

# Features and Finishes

## MODERN DESIGN & SITE FEATURES

1. Designed by internationally acclaimed architects IBI Group
2. Spacious floor plans from 1,581 to 2,341 sq ft plus unfinished basement
3. Front and Rear Terraces on many models, as per plan
4. Architecturally designed street unit numbering
5. End unit elevations to receive enhanced details, as per plan
6. Naturalized green space with extensive planting of trees and native species to increase the overall ecological health and value of the surrounding area
7. Lots to be fully graded and sodded including professionally designed landscape features
8. Access to the Georgian Trail and many nearby amenities and activities promoting a healthy outdoor lifestyle
9. Expansive views of Georgian Bay and Blue Mountain from many lots
10. Visitor parking and outdoor bicycle parking racks
11. Unique and convenient, discreetly designed in-ground waste and recycling facilities
12. Paved asphalt driveway
13. All elevations are subject to architectural and colour control to ensure a truly harmonious and integrated streetscape

## EXTERIOR WINDOWS AND DOORS

14. Architecturally controlled, 8' high, Energy efficient, insulated, fiberglass front entry door with transom, side light and coordinating lever handle with deadbolt
15. **Extended height Energy efficient windows** - low maintenance with Low-E Argon gas and low emission coating, as per plan
16. Screens and cranks on all operating windows
17. Insulated, low maintenance, sliding rear patio door, as per plan
18. Metal insulated interior garage access door, as per plan
19. Architecturally controlled, insulated, **extended height garage doors to accommodate recreational vehicles and recreational equipment** with modern windows to illuminate garage
20. Where "look out", "walk out" or "walk up" basement conditions exist, the location and size of windows may vary, as per architect's direction

## INTERIOR FEATURES

21. **Grand 10' ceilings on the Ground floor with soaring 9' ceilings on Second floor. Towering 9' basement ceiling heights**
22. Open to above ceilings available on select models
23. Optional Elevators available on many plans
24. **Ground floor Master bedroom on many models**
25. **Optional Double Master bedrooms**, on some plans
26. Walk-in closets, as per plan
27. Natural gas fireplace(s) available on some plans
28. **Towering 8' interior doors on Ground floor with extended height 7' interior doors on Second floor**
29. Modern lever handles, privacy lock sets on master bedroom and all bathrooms from Builder's samples
30. 5 ½" modern baseboards
31. 3 ½" modern door and window casing
32. **Smooth finished ceilings** throughout Ground & Second floors
33. All interior walls to be painted with one coat primer and two finished coats of reduced VOC flat latex paint in one colour from Builder's samples
34. All interior ceilings to be painted white
35. All interior doors and trim to be primed and painted with one coat of white satin finish latex paint. Hinges not painted
36. Linen closets for added storage, as per plan
37. All closets to have one shelf and one hang bar

## FLOORING

38. Engineered hardwood flooring in Ground floor hallway, living, dining and kitchen from Builder's samples
39. Quality broadloom carpet with high density under-pad throughout 2nd floor (bedrooms, den, media/recreation, closets and hallway) from Builder's samples (one colour throughout)
40. High quality porcelain tiles in front foyer and front entry closet, laundry and bathrooms from Builder's samples
41. Natural Oak Staircase from Ground to 2nd floor, with handrail, modern pickets and newel post, as per Builder's samples
42. Staircase from Ground to Basement with Natural Oak stringer and carpeted treads and risers with quality broadloom

## GOURMET KITCHENS

43. Modern kitchen cabinetry with **extended height 36"** uppers
44. Cabinet interiors to be finished in white melamine
45. Superior soft-close drawers
46. Polished quartz countertops with modern square edging
47. Peninsula/Island with extended breakfast counter
48. Stainless steel undermount double sink
49. Single lever chrome faucet with pullout sprayer
50. Ceramic tile backsplash from Builder's samples
51. Range hood fan vented to exterior
52. Space for dishwasher with electrical and plumbing rough-in

## LUXURIOUS BATHROOMS

53. **Master, Powder, Ensuite and Shared Bathrooms**, as per plan
54. Modern single lever chrome faucets with pop up drains and chrome accessory package in all bathrooms
55. Bathroom fixtures to be white
56. Environmentally friendly toilet fixtures
57. Mirrors over all vanities
58. Water pressure balancing valves in all showers

## MASTER ENSUITE

59. Selection of ceramic tile from Builder's samples
60. Modern vanity from Builder's samples with two undermount sinks, as per plan
61. Polished **quartz countertop** with modern square edging from Builder's samples
62. Spacious walk in shower tiled to ceiling, with tiled base, glass enclosure and pot light
63. Stand-alone tub with chrome faucet, as per plan

## POWDER ROOM

64. Modern vanity from Builder's samples with undermount sink
65. Polished quartz countertop with modern square edging from Builder's samples

## SHARED/ENSUITE/MAIN BATHROOM(S)

66. Modern vanities from Builder's samples, with laminate counters and single drop-in sink
67. Quality acrylic tub with ceramic tiled surround with a single lever chrome faucet, spout and shower head

## ELECTRICAL, PLUMBING & GAS

68. 200 AMP electrical service with circuit breaker panel and copper wiring throughout
69. Architecturally controlled exterior LED pot lights, as per plan
70. 12 interior pot lights, as per plan or as specified by Purchaser
71. Standard Light fixtures in foyer, hallways, bedrooms, walk-in closets, bathrooms, den, media/recreation rooms, laundry areas, as per plan and pendants over island/peninsula



72. Capped ceiling outlet in dining area, as per plan
73. White Decora Style light switches and outlets throughout
74. Switched outlet in living room
75. Electrical receptacle below counter on peninsula/island
76. Weatherproof (GFI) receptacles. One each at front entry, rear entry, lower entry and terrace(s), as per plan
77. Automatic garage door opener with two remotes
78. 220-volt heavy duty wiring with receptacles for range and dryer
79. Electrical outlet for washing machine in laundry area
80. Electrical outlet for refrigerator in kitchen
81. Electric receptacle in garage and one for garage door opener
82. Electric car charging station rough-in located in the garage
83. Lighting at all exterior entry doors
84. Front door bell chime
85. High density polyethylene water lines with ABS drains and vents
86. Drain water heat recovery pipe (copper) installed in waste water stack in basement
87. Two Frost free hose bibs with shut off valves: one in garage; one at rear of building
88. All plumbing fixtures to have independent shut offs
89. Recessed "Oatey" box (or equivalent) in the laundry area for ease of connection of washing machine to water lines and drain
90. Dryer vent roughed-in to exterior

#### CONVENIENCE, SAFETY & SECURITY

91. 3 ethernet connections, 3 cable TV connections and 1 telephone land line outlet
92. Smoke and carbon monoxide detectors, as per Building Code
93. Central vacuum rough-in with connection in the garage and outlets located on each finished floor and unfinished basement

#### ENERGY EFFICIENT FEATURES

94. High efficiency forced air gas furnace. Location and orientation at Builder's discretion
95. Programmable thermostat centrally located on Ground floor at Builder's discretion
96. All supply and return metal ductwork joints throughout home to be sealed for better delivery of heated/conditioned air
97. Central air conditioning
98. Energy Recovery Ventilation (EVR)
99. Exhaust fans in all bathroom and laundry areas
100. High efficiency rental hot water tank. The Purchaser acknowledges the hot water tank is a rental unit and agrees to execute a rental agreement before closing with local supplier
101. All ducting to be cleaned upon completion

#### SUPERIOR QUALITY CONSTRUCTION

102. Wood and steel beam construction, as per plan
103. Engineered floor joist system for all subfloors, except landing
104. Sienna style, pressure treated rear deck, as per plan
105. All exterior doors, windows and building perforations to be foam insulated and fully caulked
106. Elevations featuring low maintenance exterior materials
107. State of the art roofing membrane with capped parapet walls
108. Prefinished scuppers, downpipes and capping
109. 5/8" tongue and groove, engineered state of the art OSB subfloors, nailed, glued and screwed to floor joists
110. Poured concrete basement walls with heavy duty damp proofing, weeping tiles and exterior drainage membrane
111. Poured concrete basement floor, front porch and garage floor
112. Poured front steps with an interlocking paver walkway from driveway to front entrance, as per plan
113. Precast concrete slabs and/or step(s) at rear doors, as per plan
114. Insulation includes: a minimum of R 22 batt in all exterior walls above grade; R31 insulation above garage ceiling; R20 full height basement blanket insulation on exterior walls

115. Exterior walls constructed with solid 2" x 6" wall assembly
116. Garage walls insulated with gas-proofing where required
117. Garage walls except masonry walls drywalled and paint ready
118. Premium waterproof system under floor and wall tiles for all bathtub/shower areas where ceramic tiles are installed
119. Walk out basements with 9' ceiling height. (Some ceiling areas may be lower due to mechanical, structural or decorative requirements, including dropped ceiling areas and bulkheads)
120. Rough-ins for: natural gas BBQ at rear of home and future 3-piece basement bathroom (waste pipes only)

#### DESIGN SELECTIONS

121. Interior design selections will be made from Richpark's samples, during a private appointment. At this time, you will also have the opportunity to consider and incorporate upgraded finishing touches to your gorgeous modern Richpark Home.

#### WARRANTY

122. Tarion Warranty Program: 7 years for major structural defects; 2 years for defects in workmanship and materials of electrical, plumbing, heating and building envelope; 1 year for defects in workmanship and materials
123. The Builder reserves the right to substitute suppliers and/or materials of equal or superior value and Purchaser agrees to accept same
124. All selections from Builder's samples, unless otherwise specified
125. Where the Purchaser is given a choice of materials, colours, items, etc. the Purchaser agrees to confirm such choices to the Builder within 14 days of being requested to do so, otherwise the Builder will make choices on behalf of the Purchaser who agrees to accept same
126. Variation in uniformity and colour from Builder's samples may occur in the finished material (Purchaser agrees to accept same)
127. The Builder is not responsible for shade difference occurring from different dye lots on all materials such as ceramic tile or broadloom, hardwood flooring, wood stairs, railing, kitchen cabinets, countertops or exterior materials. Colours and materials will be as close as possible to Builder's samples but not necessarily identical. Purchasers may be required to reselect colours and/or materials from the Builder's samples as a result of unavailability or discontinuation
128. All dimensions, measurements, and specifications are approximate and subject to normal construction variances and tolerances
129. Location of pot lights may vary subject to mechanical or framing restrictions
130. The Builder will enroll home in the Tarion New Home Warranty Program and Purchaser agrees to pay Tarion Enrollment Fee
131. Mechanical, plumbing and/or structural components will be boxed in with framing and drywall as required which may impact room dimensions
132. The Builder shall be entitled to reverse the floor plan of the unit being constructed in accordance with the Site Plan
133. The Purchaser acknowledges that door swings may be different than those indicated and agrees to accept swings as adjusted at the Builder's discretion
134. Actual usable floor space and square footage may vary from the stated floor area. Errors & Omissions Excepted.
135. The number and location of steps into/out of the home (including basement walk out, walk up) and inside the garage may vary due to grading conditions and municipal requirements. The Builder reserves the right to eliminate the door from the garage to the home if the grade difference exceeds three risers.

\*E. & O.E.

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