



WHERE ARCHITECTURE MEETS DESIGN

Luxury Features List

Detailed Exterior Features

- 1. Front Elevation: includes exteriors consisting of French Chateau, Bell Roof, French Provincial, stone, stucco, clay brick.**
2. Front covered entry consists of architectural precast arch transom with im post, surround, and arch.
3. All exterior railings to be pre-finished maintenance free aluminum, vinyl or high décor MTL railing. also to include soffits, fascia, downspouts and owner to have choice of color (as per drawing)
4. Attractive maintenance free low “e” argon gas, double-glazed vinyl casement windows - Energy Star – colour coordinated frame.
5. Maintenance free garage doors. (insulated)
6. Exterior water taps (location from inside garage and rear of home)
- 7. Self-sealing asphalt roof shingles, which include a manufacturer’s 30-year warranty.**
8. All exterior doors and windows are caulked and completed with weather stripping.
9. 1 or 2 gas forced air high efficiency furnace(s), as per Ontario building code and HVAC calculation.
10. R40 ceiling insulation, R20 exterior wall insulation and R20 basement insulation to meet or exceed Ontario building code ratings.
11. Exterior light fixtures (as per drawing)
12. Exterior concrete sills (as per drawing)
13. Copper or black metal flashing over front exterior entrance, over front living room window, over front roof of sitting area (as per drawing)
14. Exterior decorative columns to be maintenance free (as per drawing)
- 15. Maintenance free exterior French doors and Front exterior Mahogany doors (as per drawing)**
16. Hardware package includes brushed chrome grip set, dead bolt lock on front door, exterior French door and door from garage to laundry (as per drawing).

Detailed Interior Features

- 17. Poured 10” by approximately 9” exterior basement concrete walls with heavy duty damp proofing and waterproof membrane.**
- 18. 10’0” ceilings on main floor & 9’0” 2nd floor c/w 2”x6” exterior walls featuring R-20 insulation, R-20 basement insulation and R-20 ceiling insulation.**
- 19. 5” 1/4” pre finished (maple, oak or exotic) hardwood flooring throughout second floor, living room, family room, den and dining room. Client to have choice of hardwood color.**
- 20. Engineered floor joist system throughout (as per drawing). Silent floor system.**
- 21. Plywood sub floors throughout (as per drawing).**
22. Stained oak staircase and handrails from main floor to second floor and from main floor to basement finished area.
- 23. Upgraded wrought iron spindles to staircase from main floor to second floor and main floor to finished basement landing.**

24. Oak staircase (natural finish) to service stairs from laundry to basement. With 1 ¾ oak spindles & oak handrail (natural finish)
- 25. Upgraded European brushed chrome lever interior door hardware package throughout.**
- 26. 3 1/4” casing and 9” baseboard trim on main and 7” baseboard trim on second floor. Doorstop trim to all tiled and hardwood areas. All halfwalls to include trim capping. (as per drawing)**
- 27. Flat archways to be trimmed with keystone detail (as per drawing).**
- 28. Upgraded interior doors throughout. 8” on main, 6.8” on second floor.**
- 29. Elegant wall paneling and waffle ceiling (as per drawing)**
- 30. All archways to be trimmed with California round corners T/O. (as per drawing)**
31. Quality Benjamin Moore paint. White accent paint to all interior trim and doors.
32. White *decora* style switches and receptacles throughout.
- 33. Choice of imported porcelain tile 12” x 24” or 18” x 18” to be installed in foyer, main floor hallway, kitchen, powder room and all ensuites.**
- 34. Marble countertops in master bedroom ensuite, powder room, and all other ensuites with under mount sink.**
35. Luxury master ensuite bathrooms feature 6 foot oval tub or 5 foot corner tub with 12” wide marble step ups and frameless glass showers complete with glass door, where applicable.
- 36. Upgrade Toto toilet in master ensuite & powder room.**
- 37. Vanities (level 7) with mirrors in all washrooms complete with strip lighting.**
38. Porcelain tiled areas, which meet hardwood flooring to include hardwood floor thresholds.
39. Quality porcelain wall tiles with decorative inserts with tub and shower enclosures to ceiling height. Also, around oval tub (as per drawing).
40. Water saving shower heads on all showers with temperature control valves.
41. Cement wonderboard (36” high) on shower enclosure walls.
- 42. Energy efficient toilets placed in all washrooms.**
- 43. All faucets and plumbing fixtures to be high quality Kohler.**
44. Luxury Limestone gas fireplace linear flush mount with marble/porcelain slabs to wall surround.
- 45. Smooth finished ceilings throughout.**
- 46. Built in closet organizer in mater bedroom only.**
- 47. Upgraded cornice mouldings on main floor hall area, upper hallway area, in living room and dining room area.**
48. Interior decorative columns to be painted white (as per drawing)
49. 200 amp electrical service.
50. 8 ceiling speaker sound system
51. 45 interior mini flush mount halogen pot lights and 16 exterior pot lights.
52. Five high speed cable tv, digital, internet rough outlets.
53. Five CAT5 telephone/ DATA rough in outlets, client to arrange finishing with service provider after closing.
54. Interconnected smoke detector one on main floor and one on second floor (as per building code).
55. Rough in central vac to garage.
- 56. Complete central air conditioning system.**

- 57. Granite countertop to kitchen, servery counter, desk are and including kitchen island with on level breakfast bar.**
58. Under mount kitchen sink with polished granite cut out.
- 59. Gourmet designed kitchen with made to measure custom kitchen cabinets to accommodate built in cook top, microwave/wall oven and fridge. (Purchaser to provide built-in appliance specs as appliances are not included by vendor.)**
- 60. Cabinetry also includes soft touch drawer system, crown upper molding and lower valance board with lighting, pots & pans drawers, pantry, base pie cut lazy susan, angled upper corner cabinet with glass door and matching interior (as per applicable plan.)**
- 61. Tumble marble and/or glass tiles to backsplash in kitchen.**
62. Rough in electrical and plumbing for future dishwasher.
63. Upgraded Stainless Steele freestanding Zephhr hood fan over stove area vented to exterior (as per drawing)
64. Heavy duty receptacle for future stove & dryer.
65. Monitored security system consisting of master control key pad, motion detector, and magnetic contacts on all dwelling entry doors, main floor operating windows and basement operating windows with purchase.
- 66. Driveway asphalt/interlock border (as per drawing).**
67. Tarion Warranty Corporation coverage.
68. 7 years-major structural defects. 2 years plumbing, heating and electrical system 1 year – all other items
69. All drawings are subject to modifications, from time to time according to the Ontario Building Code, National Building Code and Architects.
70. Purchaser agrees to pay Tarion enrollments fee on closing as an adjustment on closing. Fee based on purchase price.
71. House to be built and finished in a good and workmanlike manner.
72. House to be left in a broom swept condition.
73. We will provide a décor consultant for all finishes, color coordination, interior features and exterior features for the home, prior to the start of construction.
74. Steel beam construction in basement (as per drawing).
75. Light fixtures provided throughout finished area. Upgraded.
76. Flush mount fireplace in the family room finished with wall detail.