

# PREMIUM FEATURES & FINISHES

## TERRAVITA EXCLUSIVE

### EXTERIOR AND QUALITY CONSTRUCTION FEATURES

- **Terravita** is a traditionally inspired new home community. House sitting and exterior colour schemes are architecturally coordinated to ensure the distinctiveness and integrity of this master-planned community.

- Fiberglass Shingle. 50 year warranty and 130 mph wind resistance rating.

- Elevations feature your choice of Permacon Laffit Stone or Arriscraft Renaissance Stone with Stucco. Exterior colour combinations are controlled and chosen from builder's samples.

- Poured basement concrete walls with heavy duty damp proofing and **drainage** membrane.

- 10' Ceilings on Main Floor with 9' Ceilings on Second Floor on all 2-storey/bungalow loft models. 9' Ceilings in (Vigneto) Main & 2nd Floor.

- 2"x 6" exterior walls construction, featuring R22 basement fiberglass batt insulation with R10 continuous. R28 fiberglass batts to main and basement header. R40 fiberglass batts to sloped ceiling assembly. R60 blown insulation.

- 5" +- 1/4" 2lb spray foam insulation to garage ceiling below living spaces only.

- Engineered Floor System.

- Pre-finished maintenance free aluminum soffits, fascia and downspouts.

- Stucco front & rear porch soffits.

- Poured concrete basement floor, garage, and porch.

- Front stairs (where applicable) are Natural Stone Landscape Steps. Front & rear porches are poured concrete with columns and railings if required by code. Rear porches requiring 2 or less stair rises will NOT receive poured concrete or natural stone steps.

- Covered Front and Rear Porches as per plan.

- Casement Windows – Multi-Chambered PVC c/w multi point locks, Encore nested hardware and spring overlap screens. Energy Efficient, Low-E 272 w/Argon glass. SDL GRILLS on FRONT of home only. (Low-E 180, single slider basement windows with half screen)

- 8' Tall Front Entry Door System (as per plan) Hinged door system with ThermaTru Fiberglass front entry door slabs. Auto latch Multi-point locks with Emtek Hardware. Door slabs and hardware choices from architecturally controlled builders selections.

- Egress 47" x 32" Black or Charcoal vinyl slider foundation window as per drawings.

- Exterior caulking on all doors and windows.

- Lot graded and fully sodded.

- Overlay Carriage Style garage doors with Madison style Clear glass windows.

- 1/2HP Belt Drive Wi-Fi Garage Door Opener, one remote per opener.

- Irrigation System with Hydrorain 6 Station Controller, rain sensor shutoff.

- Two exterior hose bibs, with internal shutoffs and bleed cap. Locations by builder.

- Unilock Windermere Paver Driveway & Walkway with a Unilock Brussels Block Border. Colour to be architecturally controlled.

- Garages to be fully-drywalled with one coat of primer.

### STUNNING LUXURY KITCHENS

- Custom kitchen cabinetry of either stained or painted doors, white melamine interiors, Soft Close on all doors, premium Vionaro Drawers, wainscoting panels on island and garbage pull outs. Fully extended upper cabinets with crown to the ceiling and /or bulkhead.

- Islands, Pantry and Breakfast Bar. (as per plan)

- Solid Surface quartz countertops on kitchen and island. Choices of level 4 & 5 selections from vendor samples.

- Blanco Horizon U 2 Silgranit sink.

- Moen Sinema One-Handle Pulldown Kitchen faucet in Spot Resist Stainless.

### LUXURY PROFESSIONAL APPLIANCES

- 36-INCH wide Jenn-Air pro-Style 6 burner all gas range.

- 36-INCH wide Jenn-Air pro-style low profile hood fan or Sirius insert 600 CFM.

- 36-INCH wide Jenn-Air pro-style 72" height counter depth French Door refrigerator.

- Jenn-Air built-in dishwasher, with pro-style handle.

- 24-INCH wide Jenn-Air under counter wine cellar.

- 24-INCH wide Jenn-Air under counter microwave oven with drawer design.

- Whirlpool high efficiency front load steam washer in chrome shadow.

- Whirlpool electric steam dryer in chrome shadow.

### FANTASTIC FLOORING

- 12"x 24" matte or polished porcelain floor tile on main floor bathrooms and laundry room as per plan. Optional 6"x36" wood grain plank tile. Choices from builder's selections.

- Up to 3/4" Engineered wide plank hardwood – up to 7" wide. Choices from standard builder selections. Main floor as per plan. Includes main floor bedrooms.

- Tuftex of California Classics Series Capret. Nylon cut and loop patterns, textures and tweeds. 9lb Urethane Stain Shield Moisture carpet cushion. On second floor bedroom, halls & living areas. Choices from builder's selections.

### BEAUTIFUL BATHROOMS

- American Standard Studio® Concealed Trapway Right Height® FloWise® White elongated toilets.

- Moen Eva chrome one-handle faucet in main bathrooms, powder room & secondary ensuite (if applicable.)

- Moen Eva chrome two-handle widespread faucet in primary en-suite.

- Painted or stained double or single vanity with soft close doors and premium Vionaro drawers. (as per plan)

- Freestanding furniture style painted or stained powder room vanity. (as per plan)

- American Standard Studio Carre White rectangle undermount bathroom sinks throughout.

- Solid surface quartz countertops on vanities. Choices of level 1 & 2 selections from vendor samples.

- White Mirolin Beacon or White Brooke Freestanding Tub in Primary ensuite. Tub mounted Moen Eva roman filler with body sprayer.

- Tiled showers in all bathrooms excluding powder rooms). Schulte® Systems Tiled Preform shower base, Schulte® stainless square drain, Kerdi Waterproofing membrane, Wall Niche with quartz border and tile backing. Quartz step in sill. 12" x 24" wall tile & 2" x 2" non-slip shower floor mosaic, from standard builder selections.

- Frameless shower enclosures (as per drawings) to ceiling height, with clear tempered glass, chrome or 6" back to back "D" pull & fixed panel fastened w/ 2x2 clamps.

- Moen Eva chrome temp control valve with Riobel slide bar with hand shower and shower arm with Riobel rain head in primary en-suite.

- Moen Eva chrome temp control valve with Riobel slide bar with hand shower in Main Bathrooms & secondary ensuite.

- 5mm clear mirror with polished edges tand 42" height.

- Bathrooms to have exhaust fans (as per Ontario Building Code).

### SPECTACULAR INTERIOR FEATURES

- 8' doors on main and upper floors (heights as required in basement if applicable). SOLID CORE DOORS on all BEDROOMS & BATHROOMS. Door slab styles chosen from standard builder selections.

- Pocket Doors as per plan.

- 7 1/4" Poplar Baseboard – to be selected from builders samples.

- 3 1/2" Poplar Casing with Backband - to be selected from builders samples.

- 1 1/4" Poplar Stop/Shoe throughout hard surface areas.

- Emtek door hardware, choice of available finishes with matching hinges to all interior doors. Lever, rosette, and finish choices from standard builder selections.

- Stain-Finished White Oak Stairs (treads), painted risers (poplar) & stringers (poplar); main floor to second & main to basement, as per plan.

- STAIN-FINISHED WHITE OAK HANDRAIL, White Oak Posts, METAL SPINDLES (where applicable) from vendor's samples.

- All closets to include white vinyl-coated wire rack shelving.

- MARQUIS SOLACE 3624 CLEANVIEW Zero Clearance Direct Vent Gas FIREPLACE with traditional log set. Standard white painted poplar mantle and tile surround selected from vendors samples.

### PAINTING AND FINISHES

- SMOOTH PAINTED CEILINGS throughout with resilient channel on main floor.

- TWO (2) interior wall paint; colours chosen from builder approved selections. Ceilings, trim, doors and closets painted white.

- STAINED stair treads & Handrail to complement hardwood floor of choice. (stain will not be exact match to hardwood floor), white painted risers & stringers.

### FUNCTIONAL LAUNDRY ROOM FEATURES

- Stainless steel laundry sink with MOEN Integra Faucet in chrome (if applicable, per plan. NIC in Vigneto model)

- Upper cabinetry & lower cabinetry with split level laminate countertop (if applicable, per plan. NIC in Vigneto model)

- Washer box with water line shut off's and drain for washing machine.

- Exhaust fan and general use receptacles.

### ELECTRICAL & MECHANICAL FEATURES

- 200 AMP Service.

- FORTY (40) LED POT LIGHTS (interior and/or exterior).

- \$3,000 LIGHT FIXTURE ALLOWANCE to be used towards all interior and exterior lighting (excluding pot lights, under cabinet lighting, and keyless fixtures). Allowance includes applicable taxes.

- White Decora style switches and receptacles throughout.

- Under cabinet lighting in kitchen.

- Kitchen island receptacles.

- Two (2) automatic closet light openers.

- Strobe smoke detectors and carbon monoxide detectors are per code.

- G.F.I. & A.F.C.I. plugs as per code.

- Carrier Performance Series 95% hi-efficiency furnace.

- Lifebreath HRV System interconnected with furnace.

- Carrier Comfort Series Central Air Conditioning.

- Enercare smarter home thermostat.

- Enercare hot water heater rental.

- TWO (2) exterior weatherproof electrical outlets.

### ROUGH-INS

- Rough-in for 3 PIECE (future bathroom in basement) drain lines only. Future exhaust rough in including duct & exterior louvre only. Water lines NIC.

- Rough-in for SIX(6) communication outlets. Purchaser is to arrange finishing detail directly with phone/cable company after closing.

### NOTES

- Changes may occur due to the Building Code Requirements and product availability – builder may substitute products of same or greater value.

- Minor variations may occur from vendor's floor plans, house elevations and samples.

- Location and size of windows may vary.

- All dimensions are approximate. Furnace and hot water tank locations may vary from that shown.

- All plans, elevations, and specifications are subject to modification from time to time by Vendor according to the Ontario Building Code. November 3, 2023