



FEATURES & FINISHES

GENERAL/EXTERIOR FEATURES

- Architecturally inspired exterior elevations which may include genuine clay brick, stonework, precast sills as well as horizontal or vertical vinyl siding, vinyl shaker style siding and accents, decorative painted panels and trim as per elevations.
- Main level side and rear walls are brick and stonework with upper level horizontal or vertical vinyl siding on Elevation A and all brick and stonework to upper level of Elevation B, as per elevation.
- Low maintenance aluminum soffits, fascia and downspouts as per elevation.
- Self-sealing limited lifetime roof shingles (manufactures limited warranty) and metal standing seamed roofing as per elevation.
- 2" x 6" exterior wall construction with tongue and groove sub-floor sheathing. All insulation in exterior walls, roof, and basement in accordance with the Ontario building code. Expanding foam insulation on garage ceiling under living space.
- Colour coordinated low-e argon filled vinyl casement windows on all elevations excluding white basement windows, which will receive thermal pain sliders (where applicable).
- All operable windows to receive screens.
- 40' and 50' models to receive 8' front door as per plan.
- Premium quality, sectional roll-up garage doors with window lights (as per applicable plan).
- Poured concrete basement walls with damp proofing, weeping tiles and exterior drainage membrane.
- Two exterior hose bibs; one at rear of home and one in garage. Location to be determined by Vendor.
- Sunken entrances may be required due to grading.
- All driveways to consist of base and topcoat layers of asphalt applied in two separate stages.
- All lots to be graded and sodded as per approved grading plans, side yards between homes may receive gravel in lieu of sod (at the discretion of the Vendor) all lots will be graded to meet requirements set out by local municipality.
- Decorative address plaque.
- Garage walls and ceilings are drywalled and taped (concrete and block areas are excluded, drywall not sanded or painted).
- Aluminum porch railing installed where grade requires.
- Convenient cold cellars complete with steel insulated door, floor drain as per plan where grade permits.
- 3-piece washroom rough-in, in basement. Location, determined by vendor.
- Garage man door where grade permits.

WALK-OUT BASEMENTS

- Where basement walk-out conditions exist, the following features will be included in any premiums that are applicable to the lot:
 - Sliding basement patio door, and casement windows at rear of house as per applicable plan.
 - Additional exterior coach lamp and receptacle at basement patio door.
 - Additional masonry extending to concrete foundation at sides and rear (where/as required).
 - Deck installed off main floor rear patio (steps to grade from deck are not provided).
- All Decks to be built using pressure treated lumber including railing and pickets. Deck size shall be as follows:
 - A) Approximately 8 ft x 6 ft for a 6 ft wide exterior patio door.
 - B) Approximately 10 ft x 6 ft for an 8 ft wide exterior patio door.

LOOK OUT BASEMENT

- Where basement look-out conditions exist, the following features will be included in any premiums that are applicable to the lot:
 - Additional casement windows at rear of house (where applicable as per plan) sizes to be determined by Vendor.
 - Additional masonry extended to concrete foundation at sides and rear (where/as required).
 - Deck installed off main floor rear patio with stairs to grade.
 - All Decks to be built using pressure treated lumber including railing, stairs, and pickets. Deck size shall be as follows:
 - A) Approximately 8 ft x 5 ft for a 6 ft wide exterior patio door.
 - B) Approximately 10 ft x 5 ft for an 8 ft wide exterior patio door.

DECK CONDITION

- Where a rear deck condition exists, at rear patio door, due to grading the Homeowner will receive a deck with stairs to grade.
- All Decks to be built using pressure treated lumber including railing, stairs, and pickets. Deck size shall be as follows:
 - A) Approximately 8 ft x 5 ft for a 6 ft wide exterior patio door.
 - B) Approximately 10 ft x 5 ft for an 8 ft wide exterior patio door.

INTERIOR FEATURES

- 9-foot-high ceilings on main level and 8-foot-high ceilings on upper level, excluding sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings as per plan.
- Smooth ceilings in kitchen, bathrooms, and laundry room. All other ceiling areas to receive California knockdown finish. 40' and 50' models to have smooth ceilings throughout main floor.
- Contemporary 2-1/2" casing and 4" baseboard (approximate).
- Oak stairs with oak rail, picket, and nosing on main stair in natural finish.
- Main stair landings (where applicable) to receive site-finished natural oak flooring.
- All interior walls are painted in a choice of 1 colour throughout from Vendor's included colour selections. All paints used are latex. All interior doors and trim to be painted with white semi-gloss paint.
- Wire closet shelving installed in all closets.

KITCHEN FEATURES

- Kitchen cabinetry offered in a variety of colours, styles, and finishes from Vendor's included samples.
- Extended height upper cabinets in kitchen and servery as per plan.
- Double bowl stainless steel undermount sink with single lever faucet.
- Choice of granite countertop in kitchen and servery (as per applicable plan) from Vendor's included samples.
- Two - speed stainless steel kitchen exhaust fan with 6" exhaust vented to exterior.
- Space for dishwasher including plumbing and electrical rough-ins for future installation (does not include installation).

BATHROOM FEATURES

- Bathroom cabinetry offered in a variety of colours, styles, and finishes with laminate counters from Vendor's included samples.
- All bathrooms to receive drop-in sinks, powder room to receive pedestal sink.
- Master ensuite complete with elegant free-standing bathtub or drop-in tub (as per applicable plan) and separate shower stall with framed glass and door (as per applicable plan).

- Choice of quality 8" x 10" imported ceramic wall tile for all tub enclosures and shower stall walls from Vendor's included samples.
- Single lever faucets to all bathroom sinks.
- Acrylic bathtub in main bathroom and secondary ensuites as per applicable plan.
- All bathroom vanity faucets to have shut-off valves.
- Pressure balance shower faucets in all bathrooms, where applicable.
- Mirrors over all vanities in bathrooms.

LAUNDRY ROOM FEATURES

- Handy recessed plumbing box to facilitate ease of connections for washing machine water and drain lines.
- White laundry base cabinet single basin laundry tub, in finished laundry rooms complete with faucet as per plan. If laundry tub is located in basement, laundry tub to be free-standing with legs.
- Exterior venting for future dryer.
- Hot and cold laundry connections and drain rough-in for washer (as per plan).
- Heavy duty electrical outlet for dryer and electrical outlet for washer.

FLOORING FEATURES

- Choice of 12" x 12" or 13" x 13" quality imported ceramic floor tiles, from Vendor's included samples in foyer, powder room, kitchen/ breakfast/servery area, laundry room and bathrooms (excludes basement laundry, mechanical areas, and unfinished basements).
- Choice of 40 oz, broadloom on approximately 1/2" under pad on second floor where not shown as tile, from Vendor's included samples.
- Pre-finished (+/-) 3" x (+/-) 3/4" engineered flooring in natural varnished finish on main level excluding tiled areas. To be included in upper half of 40' and 50' models.

ELECTRICAL FEATURES

- All 30' and 35' models to receive 100amp electrical panel, all 40' and 50' models to receive 200amp electrical panel.
- Switched ceiling light fixtures in all rooms (except living room).
- Living room to receive a switched receptacle.
- All electrical receptacles located on exterior walls and insulated ceilings to be installed using draft-resistant sealed boxes.
- Combination CO2 and smoke detector on each floor (as per Ontario building code).
- White Decora style light switches and receptacles throughout.
- Exterior ground fault protected receptacles provided at front porch and rear door (location determined by Vendor) plus one holiday soffit outlet at front porch and switched from the interior of home.
- Rough-in two CAT 6 outlets, two RG-6 outlets, and two telephone outlets. Locations determined by Homeowner at Décor appointment.
- Rough-in for central vacuum system drops terminating in unfinished basement area for future connection (location determined by Vendor).

MECHANICAL FEATURES

- High-efficiency forced-air gas furnace with electronic ignition, power vented to exterior.
- Gas hot water unit (rental).
- Ductwork sized to accommodate ventilation system requirements for heating and cooling.
- Centrally located thermostat.
- Heat recovery ventilation unit included in all homes. Location may vary.

GENERAL

- All interior selections will be made from Vendor's included samples during private appointment with the Vendor's interior design consultant, at Décor Studio.
- Homeowner acknowledges that home may be sited on lot in mirror image / reverse siting than that which is shown on display materials and renderings.
- Front porches may incorporate recessed steps where grade requires. Number of steps at the front porch may vary due to grade conditions.

TARION NEW HOME WARRANTY

- 1-year-warranty applies to defects in workmanship and materials.
- 2-year-warranty applies to electrical, plumbing, heating delivery & distribution system and water penetration.
- 7-year-warranty applies to major structural defects.

DISCLAIMER

Homeowner shall have the right to select floor coverings, cabinets and countertops, bathroom fixtures and purchase upgrades from the Vendor's samples subject to availability and provided that the same have not already been ordered for this house. Variations from Vendor's samples may occur in exterior and interior finishing materials due to the normal production process. The Homeowner is advised that the laundry room may be lowered to accommodate side yard drainage, in some cases, door(s) from laundry room or garage will be eliminated at Vendor's discretion. Steps where applicable, may vary at any exterior or interior entrance due to grading variance. Corner lots and priority lots may have special treatments which require window changes and minor interior modifications to balance and improve the elevations of the house exposed to the street. The Homeowner accepts these changes as necessary. When selecting a house already under construction, the Homeowner acknowledges that there may be minor deviations from the floor plan, elevation or layout of this model and the Homeowner agrees to accept such changes as constructed. The floor plan shall be that plan illustrated in the Vendor's latest sales brochure for the model type selected. The Homeowner acknowledges that artist's renderings are for display purposes and may not be representative of construction details. Model homes have been decorated for public display purposes and may contain certain features, upgrade finishes and services which may not be included in the model type purchased. The Homeowner acknowledges that there will be a variance in floor levels as a result of different finishing materials. Most additional features on display in the model homes are available as extras. Front elevations are modified when alternative floor plans are selected. Due to siting, grading and paving conditions, roof lines may vary due to structural roof framing conditions, and may not be exactly as shown. The Homeowner accepts that all lots have Architectural Control applied to them and exterior architectural features may be added or altered at the Vendor's discretion to comply with Architectural Control Guidelines. Laurelcrest Homes reserves the right to use visual representations of your home, taken both during construction and after occupancy, for the purposes of Public and Advertising and I/we hereby consent to the same. Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards. Ceilings and walls may be modified to accommodate plumbing and mechanical systems and Homeowner acknowledges that ceiling heights are approximate and may vary. Exterior renderings of elevations are an artist's representation and do not represent actual builder's colour scheme packages. Specifications and terms subject to change E. & O. E.

