

FEATURES & FINISHES

CALEDONCLUB



IMPRESSIVE EXTERIOR FEATURES

- 01 Superior architecturally designed homes with inspired combinations of brick, stone¹ and pre-cast stone accents, detailed exterior trim features, exquisite Hardie Board and/or SmartSide siding (on gable ends) in select locations per elevation.
- 02 Gratifying streetscapes with architecturally controlled exterior colour schemes, elevations, sitings and materials.
- 03 Detailed masonry work with striking stone¹ or pre-cast concrete accents including keystones and window sills per elevation. Coloured mortar and recessed masonry joints on front elevations for a refined finished look as per exterior colour packages.
- 04 Gracious covered porches, balconies and porticos (as per plan).
- 05 Spacious garages with prefinished insulated garage doors with beautiful inserts (as per plan).
- 06 Garage walls and ceilings to be drywalled and primed.
- 07 Fully sodded yards. Narrow side yards between houses may be graveled at vendor's sole discretion, where applicable.
- 08 Main entries featuring impressive prefinished insulated single or double doors (as per plan). Front doors also feature magnificent glass window inserts (as per plan).
- 09 Poured concrete basement walls, wrapped with heavy duty damp-proofing and drainage layer and weeping tiles for extended protection (where required by Building Code). Sump pumps as required by municipality.
- 10 Pre-cast and/or poured concrete steps at front, side and rear entrances as required by grade (as per plan). Pre-cast concrete walks to front entries, where applicable.
- 11 Low maintenance aluminum soffits, fascias, eavestroughs and downspouts.
- 12 Two exterior water taps; one in garage and one in the rear yard. Location to be determined by vendor.
- 13 Door hardware package including grip-set and deadbolt lock, plus gorgeous exterior coach lamps (as per plan).
- 14 Self-sealing asphalt shingles with a 30-year limited manufacturer's warranty and/or metal roof (as per plan).
- 15 Complimentary fully paved driveways.²
- 16 Customized builder address plaque. Location to be determined by vendor.
- 17 Reinforced concrete garage floor with grade beams.

SUPERIOR INTERIOR FEATURES

- 18 Townhomes feature (+/-) 8' basement ceilings, soaring (+/-) 9' ground floor ceilings with impressive (+/-) 9' second floor and (+/-) 8' third floor ceilings. Detached homes feature (+/-) 8' basement ceilings, (+/-) 9' ground floor ceilings with impressive (+/-) 9' second floor ceilings. (Except in sunken or raised areas, stairways and where there are raised or dropped ceilings).
- 19 Easy maintenance smooth ceilings in Kitchen, Laundry Room, Powder Room and all bathrooms. Stippled ceilings with +/- 4" smooth border throughout finished areas on ground, second and third floor, where applicable.
- 20 Oak veneer stairs to finished areas with oak handrail and nosing and choice of either oak or metal pickets and choice of stain from builder's standard samples (as per plan).
- 21 Wire shelving installed in all closets.
- 22 34" built-in linear electric fireplace (as per plan).
- 23 Choice of one interior quality paint colour from vendor's samples with all kitchen, laundry and all bathrooms finished in eggshell.
- 24 Vented Cellar with light, door and floor drain (as per plan, grade permitting).
- 25 Dropped ceilings and bulkheads (where required).
- 26 Professional duct cleaning before occupancy.

GOURMET KITCHEN FEATURES

- 27 Custom designed deluxe kitchen cabinets with taller upper cabinets, soft close doors and drawers, recycle bin, pot drawers, cutlery divider and stone countertops in a wide choice of styles from builder's standard samples (as per plan).
- 28 Breakfast bar in Kitchen with extended flush bar top (as per plan).
- 29 Stainless steel double bowl undermount kitchen sink with single lever pullout faucet.
- 30 Space for dishwasher including plumbing and electrical rough-ins for future installation provided (does not include installation).
- 31 Convenient split electrical outlets at counter level for small appliances.
- 32 USB outlet in Kitchen.
- 33 Stainless steel hood fan vented to exterior over stove area.
- 34 Heavy-duty wiring and outlet for stove and electrical outlet for refrigerator.

LUXURIOUS BATHROOM FINISHES

- 35 Quality porcelain wall tiles in tub and shower enclosure to ceiling height, where applicable.
- 36 Primary Ensuite bathroom shower stall (as per plan) to include grand marble surround, pot light and 10 mm frameless glass enclosure fastened with L-brackets, where applicable (as per plan).
- 37 Stunning freestanding soaker bathtub with Roman tub filler in Primary Ensuite (as per plan). Drop-in tub in tiled enclosure to secondary bathrooms (as per plan).
- 38 Choice of quality bathroom cabinets with choice of stone countertop in Primary Ensuite from vendor's standard samples with undermount sink.
- 39 Choice of quality bathroom cabinets with choice of laminate countertop in secondary bathrooms from vendor's standard samples.
- 40 Bathtub and shower curtain rods included, where applicable.
- 41 Base cabinet with stone countertop in Powder Room from vendor's standard samples with single lever faucet and undermount sink (as per plan).
- 42 Mirrors included in all bathrooms and Powder Room approx. 42" high.
- 43 White plumbing fixtures.
- 44 Elongated toilets with soft close seats in all finished bathrooms.
- 45 Upgraded chrome finish faucets for all vanities and showers. Primary Ensuite includes rain shower head. All other tub/showers include handheld shower on shower arm bracket from builder's standard samples (as per plan).
- 46 Efficient exhaust fans in all bathrooms.
- 47 Privacy locks on all Powder Room and bathroom doors.
- 48 Shut off valve for each sink.

LAUNDRY ROOM ACCENTS

- 49 Laundry tub in base cabinet (as per plan).
- 50 Hot and cold laundry taps for washer with heavy duty wiring and venting for dryer.
- 51 Laundry Room floors may be sunken to accommodate entry door(s) in laundry (if required). Laundry areas on second or third floor will come with a floor drain (as per plan).

EXQUISITE FLOORING FINISHES

- 52 Townhomes feature 3/4" x 3/4" prefinished engineered hardwood with choice of stain on ground floor, second floor and upper hall on the third floor from builder's standard samples (excluding tiled areas and bedrooms).
- 53 Detached homes feature 3/4" x 3/4" prefinished engineered hardwood with choice of stain on ground floor and upper hall from builder's standard samples (excluding tiled areas and bedrooms).
- 54 Quality 12" x 24" porcelain tile flooring in Foyer, Powder Room, Kitchen/Breakfast areas, all bathrooms, Laundry Room and open to below basement Foyers from builder's standard samples (as per plan).
- 55 Luxurious premium quality 40 oz. broadloom with foam underpad in bedrooms and finished basement rooms (as per plan). Your choice of one colour from builder's standard samples.
- 56 Transition strip to be used between different floor materials (due to different flooring materials that may be selected, transition heights between floor surfaces may occur).

WINDOWS, DOORS AND MILLWORK

- 57 Striking (+/-) 4 1/4" colonial style baseboard, painted white throughout with doorstep to tiled and hardwood floor areas. (+/-) 2 3/4" casing painted white on all doors, windows and flat/returned archways throughout finished areas (as per plan).
- 58 Two panel smooth style interior doors, except where indicated as sliding doors. Not applicable to Cellar or exterior doors.
- 59 Satin nickel levers to all interior doors.
- 60 Doors, windows and full archways to be trimmed (as per plan).
- 61 Vinyl casement Low E thermopane windows (as per plan).
- 62 Low maintenance structural vinyl Low E thermopane basement windows (as per plan).
- 63 Townhomes include sliding thermal-glazed patio door or garden door (as per plan). Detached homes feature 2 or 4 panel vinyl clad, thermal-glazed sliding patio door system with centre access, where applicable (as per plan).
- 64 Extensive caulking for improved energy conservation and to minimize drafts.

LIGHTING AND ELECTRICAL

- All wiring will be in accordance with the Ontario Building Code and the Electrical Safety Authority.
- 65 Decorative black coach lamps on exterior elevations, where applicable.
 - 66 Fully installed exterior light fixtures.
 - 67 Two exterior waterproof electrical outlets (one at the front porch and one at rear yard). Holiday plug in front elevation soffit. Plugs for future garage door openers.
 - 68 Heavy duty 220V electrical outlet for stove and dryer.
 - 69 Light fixtures provided throughout finished areas, with white decora style switches and receptacles.
 - 70 One automatic smoke/strobe detector installed on every floor and in every bedroom for home and family safety.
 - 71 Electric door chime with doorbell at front entry.
 - 72 Ground fault interrupter protection for all bathroom(s) and Powder Room.
 - 73 Carbon monoxide detector.
 - 74 200-amp electrical service with circuit breaker panel.

ENERGY SAVING FEATURES

- 75 Gas fired, forced air high-efficiency natural gas furnace complete with ECM motor for super efficiency and comfort controlled by an electronic programmable thermostat.
- 76 Heat Recovery Ventilator (HRV) for improved indoor air quality.
- 77 Exterior walls and 2nd or 3rd floor ceilings (where applicable) to be fully insulated – ceiling to R-60 walls to R-22. All insulated areas are to be covered by poly vapour barriers (all as per Ontario Building Code).
- 78 Spray foam insulation in garage ceilings where habitable spaces are above.
- 79 Spray foam around windows and exterior doors for increased air tightness.
- 80 Basement walls insulated full height (as per Ontario Building Code).
- 81 Water saving aerators on all faucets.
- 82 Water saving toilets.
- 83 Water saving shower heads on all showers with temperature control valves.
- 84 Provisions for rough-in electric car charger in garage.

SECURITY FEATURES

- 85 Exterior hinges and striker plates reinforced with extra long screws.
- 86 Additional blocking at all exterior door jambs.
- 87 High quality deadbolt locks on all hinged exterior doors.
- 88 Additional screws at patio door to prevent lifting.

ADDITIONAL FEATURES

- 89 Steel beam construction in basement, where applicable (as per plan).
- 90 Engineered floor joists & 5/8" subfloor glued to achieve outstanding structural strength.
- 91 All sub-floors will be re-fastened with screws prior to floor finishes. All joints to be sanded.
- 92 2" x 6" exterior wall construction.

UPGRADE PROGRAM

- 93 Purchasers will have the opportunity to make upgraded interior selections when they attend their decor appointment to choose their colours and materials (when schedules permit).

LOOKOUT/WALKOUT CONDITIONS

- 94 Lookout lot conditions shall include larger rear basement windows as grade permits.
- 95 Walkout lot conditions shall include a sliding patio door or garden door in basement and larger rear basement windows as per applicable plan, a railing will be installed at the door on main floor level.

HELPFUL ROUGH-INS

- 96 Rough-in for central vacuum system piped to garage.
- 97 Rough-in for security system. Location to be determined by vendor.
- 98 Rough-in gas line to BBQ at rear of home. Location to be determined by vendor.
- 99 Rough-in for telephone (2) . Location to be determined by vendor.
- 100 Rough-in for cable T.V. (2) . Location to be determined by vendor.
- 101 Rough-in (3) network wiring (cat-6) . Location to be determined by vendor.
- 102 3-piece rough-in to basement (as per plans) . Location to be determined by vendor.



01 Exterior



02 Living Room



03 Kitchen

NOTES TO PURCHASERS

- 103 All plans, elevations and specifications are subject to modification from time to time by the vendor according to the Ontario Building Code, National Building Code and Architectural guidelines.
- 104 The vendor will not allow the purchaser to do any work and/or supply any material to finish the dwelling before the closing date.
- 105 Purchaser agrees to pay Tarion enrolment fee on closing as an adjustment and is based on the purchase price herein.
- 106 The purchaser acknowledges that finishes and materials contained in any sales office and model homes, including broadloom, furniture, cabinets, stained floor, staircase and railings, architectural ornamental plaster, acoustic tile ceiling and luminous lenses, etc., may be for display purposes only and may not be included in the dwelling unit purchased herein.
- 107 Purchasers are notified that side door (where applicable) may be lowered or eliminated to accommodate side yard drainage as per grading or municipality requirements.
- 108 Interior or exterior steps may vary at any entranceway due to grading.
- 109 House types and streetscapes subject to final approval by the municipality or developer's architectural committee and final siting and approval by the vendor's architect.
- 110 The purchaser shall indemnify and save the vendor, its servants and agents, harmless from all actions, claims and demands for upon or by reason of any relatives, workmen, and agents, who have entered on the real property or any subdivision of which the real property forms a part of, whether with, or without authorization, express or implied, by the vendor.

- 111 Variations from vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process.
- 112 The vendor has the right to substitute materials of equal or better value.
- 113 Purchaser's choice of interior colours and materials to be chosen from the vendor's standard samples if not yet ordered or installed, colours and materials are to be chosen by the purchaser within 7 business days of notification by the vendor. Otherwise, the vendor reserves the right to choose the colour and/or materials.
- 114 The vendor shall be entitled to reverse the plan of the house being constructed.
- 115 The vendor is not responsible for shade difference occurring from different dye lots on all materials such as porcelain tile or broadloom, roof shingles, hardwood flooring, wood stairs, railing, kitchen cabinets, countertops or brick. Colours and materials will be as close as possible to vendor's samples but not necessarily identical. Purchasers may be required to reselect colours and/or materials from the vendor's samples as a result of unavailability or discontinuation.
- 116 The purchaser acknowledges and agrees that where adjoining rooms are finished in different floor materials, there may be a difference in floor elevations between the rooms, and furthermore the builder, at its discretion, may install thresholds as a method of finishing the transition between the two rooms.
- 117 Location and size of windows and doors may vary with walk out deck conditions. All dimensions are approximate. Furnace and hot water tank locations may vary.

All references to size, measurements, materials, construction styles, trade/brand/industry name or terms may be subject to change or vary within generally accepted industry standards and tolerances without notice. Product measurement/sizes may vary slightly due to site/grade conditions.

All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the vendor's sole discretion.

All features and finishes where purchasers are given the option to select the style and/or colour shall be from the Builders Standard Samples. A wide variety of upgrades and options are available from predetermined Vendor selections and shall be quoted upon request.

Prices and specifications are subject to change without notice. Builder has the right to substitute materials of equal or better value. A wide variety of upgrades and options are available.

Items, fixtures and finishes in sales office or model homes may be for display purposes only and may not be included in the purchase price and may not be available for future purchases. Some structural changes may be present in the model homes. These will not be included in the house unless they are specifically requested on a purchaser request for Upgrades form. E. & O.E.

¹ Stone¹ refers to distinctively crafted stone products.

² Driveways will be completed after approximately two full seasonal cycles.