

# Features & Finishes



## ONE-OF-A-KIND EXTERIORS

- 1 Unique, architecturally enhanced contemporary exteriors made of beautifully selected stone, vinyl siding, and other beautiful accents (as applicable to facade).
- 2 Extra-large, modern detailed windows to enhance architectural features.
- 3 Owens Corning TRU Definition shingles with Sure Nail Technology. Limited Lifetime Warranty.
- 4 Lush landscaping, shrubbery and fully sodded yards as per landscape plan.
- 5 Sprinkler system – keeping your grass green!
- 6 Exposed aggregate driveway.
- 7 Rear deck complete with aluminum railings, glass panels with privacy screen at one end.
- 8 Exterior pot lights.
- 9 20MPa concrete foundation.
- 10 8" Concrete block partition walls installed from top of foundation to just below roofline to achieve sound transfer rating – min 57STR (for firebreak walls) as required.
- 11 Double car to have 16' x 8' insulated garage door.
- 12 Single car to have 9' x 8' insulated garage door.
- 13 ¾" OSB Tongue and Groove sub-floor sheathing, sanded, screwed and glued to minimize floor creaking.
- 14 Sawcut concrete basement and garage floor to minimize and control cracking.
- 15 Snow removal in winter months (driveway).



## SLEEK GOURMET KITCHENS

- 27 Customized kitchen cabinetry to suit your lifestyle – selections of maple, oak, thermofoil or laminate finishes.
- 28 36" upper cabinetry.
- 29 Soft close doors and full extension drawers.
- 30 Eat-in kitchen island with double bowl under mount stainless sink and pull-down designer faucet.
- 31 Quartz countertops included in kitchen.
- 32 30" stainless steel range hood fan.
- 33 Crown moulding, light valance and rough-in for under cabinet lighting.
- 34 Dishwasher rough-in.
- 35 Optional walk-in pantry with wire ventilated shelving.
- 36 Pendant light rough-in included over island.
- 37 USB outlet conveniently located in Island.

## SPA INSPIRED BATHROOMS

- 38 Luxe glass and tile walk-in shower with upgraded Moen showerhead in ensuite.
- 39 Custom bottle niche (built in).
- 40 Customized cabinetry to suit your lifestyle – selections of thermofoil or laminate finishes.
- 41 Soft close doors.
- 42 Spa-like soaker tub on tiled tub deck as per plan.
- 43 Modern Moen Rizon faucets throughout.
- 44 Main bath to include Mirolin 5' tub and shower as applicable to plans.
- 45 Spacious vanity layouts in ensuite and main bath with American Standard undermount sink.
- 46 Custom floating vanity mirrors in ensuite and main bathroom.
- 47 3 piece rough-in included in basement.

## PERSONAL SILVERGATE DESIGN CONSULTANT

- 48 Experience our one-on-one design approach with your personal Design Consultant to guide you every step of the way.
- 49 At your personalized appointment, you'll get to explore their beautiful showrooms and see new and exciting products first-hand.
- 50 Six design hours included.
- 51 On-site walk through at framing, drywall and electrical stages of your home.
- 52 Pre-delivery Inspection prior to key delivery.
- 53 Private walk through with Silvergate electrician to hand pick your pot lights and lighting locations.



## MODERN LUXURY INTERIORS

- 16 9' ceilings on main level and approx. 8' ceilings in basement.
- 17 Ceramic tile in foyer, hallway, laundry, main bath and ensuite. Tile installed complete with Ditra membrane system.
- 18 6" Hardwood floors throughout main living spaces.
- 19 Carpet tread stairs with designer pickets.
- 20 Contemporary 5 ½" baseboards.
- 21 Schlage "Latitude" levers with Century backplate.
- 22 Cozy carpeted bedrooms with upgraded under pad for maximum comfort.
- 23 Convenient main floor laundry location.
- 24 Cold room with sump pump.
- 25 Central vacuum rough-in.
- 26 Security System rough-in.



## GO GREEN FRIENDLY

- 54 All homes to be certified Energy Star.®
- 55 Energy Star® certified gas furnace and programmable thermostat.
- 56 Energy Star® qualified Energy Recovery Ventilator (ERV unit).
- 57 High efficiency air conditioning unit.
- 58 High-efficiency gas hot water heater (rental).
- 59 A Drainwater heat recovery system installed on the main drain stack.
- 60 Spray foam all window and door frames.
- 61 R22 batt insulation in applicable exterior walls.
- 62 R20 batt insulation (full height) in foundation walls.
- 63 R60 blown-in insulation in applicable ceilings.

## ELECTRICAL AND MECHANICAL

- 64 200 amp electrical.
- 65 Two exterior weather proof electrical outlets to be provided: one to service the front yard and one to service the rear yard.
- 66 Smoke detectors and CO detectors hard-wired and installed throughout home.
- 67 Outlet provided in the ceiling for future garage door operator.
- 68 Six (6) interior pot lights included.
- 69 1 shower pot light included in Ensuite.
- 70 Allowance of \$1,000.00 (HST incl.) is included in the vendor's standard for light fixtures.
- 71 Telephone outlets (3) and cable TV outlets (3) included.

**Please Note:** Due to continuous research, plans, specifications, materials and elevations are subject to change at the Builder's discretion. The Builder reserves the right to make substitutions of similar quality and value provided they meet the requirements of the Ontario Building Code.

Floorplans may change with elevation. Artist's concept only. Construction of dwelling may not be exactly as shown. Some features shown may be optional extras at additional cost. Exterior elevations, renderings or sketches are subject to architectural controls, the availability of materials to the vendor at construction of the dwelling, and site conditions. Some windows shown on side elevations may not be available due to the applicable side yard setback. Accordingly, all details, dimensions, treatments, specifications and features shown may be changed by the vendor, the Municipality, the developer or the vendor's control architect, in their sole and unfettered discretion at any time without notice. Actual usable floor space may vary from stated floor area. Due to site conditions and engineering or structural requirements, individual room dimensions may vary. Square footage is measured using the methods and tolerances prescribed by Bulletin 22 published by the Tarion Warranty Corporation. To view the acceptable measures and tolerances, please visit Bulletin 22 at [www.tarion.com](http://www.tarion.com). Features identified as "Optional" or "Opt" are at additional cost, and may not be available based on the stage of construction of the home. The location of fixtures such as electrical panels, hot water tanks, sump pumps or furnaces may change due to site conditions or engineering requirements. Features shown "where grade permits" or "subject to grading" may not be available based on the grading of the land, and may in some cases require adjacent floor areas to be lowered by one riser, or "sunken". E & O.E.

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