

EXTERIOR FEATURES

- Architectural Controlled designs with broad selection of styles, blended to give variety throughout the streetscape
- Stone and pre-finished wood siding with 15-year manufacturer limited warranty (Vendors standard samples)
- Maintenance free aluminum soffits, fascia, eavestroughs and downspouts, all colour coordinated (Vendors standard samples)
- Exterior windows and doors sealed with high-grade caulking and completed with weatherstripping to all exterior doors
- Insulated pre-finished roll-up overhead garage doors
- Overhead door standard to be 8'x7' high (Vendors standard samples)
- Choice of architecturally controlled and coordinated exterior colour packages with builder's final approval
- Gravel driveway
- Professionally sodded and graded lot, excluding naturally treed areas, areas to be left natural.
- Colour coordinated Low E Argon maintenance-free vinyl casement windows with split finish (white interior/ black exterior)
- Screens on all operating windows and patio doors
- Architecturally inspired 8' insulated fiberglass front entry door, exterior main doors will be insulated steel

BATHROOMS/LAUNDRY

- Beautifully crafted cabinetry in a wide variety of styles and finishes (as per plan).
- Stone counter tops in bathrooms (as per plan)
- Standard Laundry tub (as per plan)
- Taps and drain for washer, dryer vent rough-in

- Master bathroom to have white acrylic freestanding tub as per plan (Vendors standard samples)
- All sink faucets and plumbing fixtures to include shut off valves
- 2 exterior hose bibs, one located at the rear of the home, one located in the garage
- 3 piece rough-in in the basement as per plan

INTERIOR FEATURES AND FLOORING

- Basement Featuring 8' concrete walls
- Main floor featuring 9' ceilings with varied designs including vaulted or coffered options (as per plan)
- Second floor 8' ceilings, with varied designs including vaulted options (as per plan)
- Stippled ceilings throughout home with flat white painted ceilings in kitchen, bathrooms, laundry
- 5/8" tongue & groove plywood subfloors, nailed and glued to floor joists
- Up to 5-1/4" premium quality pre-finished engineered oak strip flooring in living room
- Beautiful selection of 12" x 24" Porcelain Tiles as per plan (Vendors standard samples)
- Quality broadloom carpet with high-density underpad to be selected from Vendor's samples (located in all bedrooms and hallways)
- Main staircase and handrail to be red oak, stained to match hardwood (as per plan)
- Carpet grade stairs in basement with spruce handrail to suit
- Poured in place front porch steps and concrete front porch slab
- Elegant 5-1/4" step baseboard and 3-1/2" casing
- Gas fireplace on the main floor as per plan

- Interior doors (preselected by builder), swing doors on closets
- Door hardware throughout, satin nickel lever handles
- MDF shelving in all bedroom and linen closets
- House fully insulated, 2x6 wall assembly with R22 batt, attics blown-in R60, cathedral ceilings R31, exposed floor insulation R31, full height R20 basement blanket wrap insulation
- Garage common walls of home to be insulated and gas proofed
- Fully drywalled double car garage with access to mudroom (grade permitting)
- Fully ducted mechanical system including high efficiency forced gas central heating, HRV and air conditioning
- Gas fired water heater (rental)

ELECTRICAL

- 100 Amp. Electrical service with breaker panel and copper wiring throughout home
- All electrical to meet ESA (Electrical Safety Authority) standards
- Wired Smoke detectors and carbon monoxide detectors with strobe (as per Ontario Building Code)
- 220 Volt heavy-duty receptacle for stove and dryer
- Contemporary exterior lighting (as per plan)
- LED bulbs in all compatible fixtures
- High quality electrical light fixtures (preselected by builder)
- White Decora light switches and receptacles throughout

- 8 interior pot lights as per plan
- Soffit outlet (as per plan) for seasonal festive lighting
- 2 exterior weatherproof outlets (1 at the front porch and 1 at the rear of house)
- Security system rough-in with wiring to all exterior doors, wiring for keypad in master bedroom, garage entry and front door
- Single switch operating all basement lights
- Waterproof recessed pot light to shower enclosure in master bathroom
- Central Vac rough-in

KITCHEN

- Luxurious kitchen cabinetry offered in a variety of styles and colour options as per Vendor's standard samples
- Stone counter tops with under mount double stainless steel sink with single lever pull out faucet in kitchen
- Extended height upper cabinets
- Rough-in for future dishwasher with plumbing and electrical connections, final hook-ups to dishwasher not included
- Walk-in pantries (as per plan)

WARRANTY

- Backed by TARION (Ontario New Home Warranty Program)
- Calibrex Developments is a registered member of TARION and shall comply with all warranty requirements