

# FEATURES & FINISHES

RIVER'S  
EDGE



# INCLUDED FEATURES

## IMPRESSIVE EXTERIOR FEATURES

- Architecturally designed town homes with inspired combinations of brick, stone<sup>1</sup>, vinyl siding and exterior trim in select locations (as per elevation).
- Streetscapes with architecturally controlled exterior colour schemes, elevations, siting and materials.
- Detailed masonry work with striking stone<sup>1</sup> or pre-cast concrete accents including keystones and windowsills as per elevation. Coloured mortar and recessed masonry joints on front elevations for a refined finished look as per exterior colour packages.
- Covered porches and porticos (as per plan).
- Oversized garages with ample storage come with steel insulated garage doors and inserts (as per plan/elevation).
- Garage walls and ceilings to be drywalled, taped and primed (where applicable).
- Fully sodded front, side and rear yards (where applicable).
- Main entries featuring single steel insulated doors with glass window inserts and sidelites (as per plan/elevation).
- Poured concrete basement walls, wrapped with heavy-duty damp-proofing and drainage layer and weeping tiles for extended protection (where required by Ontario Building Code). Sump pumps as required by municipality.
- 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).
- Low maintenance aluminum soffits, fascias, eavestroughs and downspouts.
- Two exterior water taps; one in garage and one in the rear yard (location to be determined by Vendor).
- Door hardware package including grip-set and deadbolt lock, plus exterior coach lamps (as per plan).
- Self-sealing asphalt shingles with a 30-year limited manufacturer's warranty (as per plan/elevation).
- Complimentary fully paved driveways<sup>2</sup>.
- Customized builder address plaque. Location to be determined by Vendor.
- Reinforced concrete garage floor with grade beams.

## SUPERIOR INTERIOR FEATURES

- Featuring (+/-) 8' basement ceilings, (+/-) 9' main floor ceilings and (+/-) 8' second floor ceilings (except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings).
- Smooth ceilings in kitchen, laundry room, powder room and all bathrooms. Stippled ceilings with 4" smooth border throughout finished areas on main floor and second floor (where applicable).
- Natural finish oak veneer stairs to finished areas with oak pickets, handrail and nosing (as per plan, from builder's standard samples).
- Choice of one interior-quality paint colour from Vendor's samples with all kitchens, laundry and bathrooms finished in semi-gloss.
- Dropped ceilings and bulkheads (where required).
- Professional duct cleaning before occupancy.

## GOURMET KITCHEN FEATURES

- Custom designed deluxe kitchen cabinets with taller upper cabinets and laminate countertops in a wide choice of styles from builder's standard samples.
- Breakfast bar in kitchen with extended flush laminate bar top (as per applicable plan).
- Stainless steel double bowl kitchen sink with single level pullout faucet.
- Space for dishwasher including plumbing and electrical rough-ins for future installation provided (does not include installation).
- Convenient split electrical outlets at counter level for small appliances.
- Efficient two-speed exhaust white hood fan vented to exterior over stove area.
- Heavy-duty wiring and outlet for stove and electrical outlet for refrigerator.

## LUXURIOUS BATHROOM FINISHES

- Quality ceramic wall tiles in tub and shower enclosure, including ceiling (where applicable).
- Separate ensuite bathroom shower stall (as per plan) to include marble surround, pot light and framed glass enclosure.

- Bathtub and shower curtain rods included (where applicable).
- Stunning freestanding soaker tub with Roman tub filler in master ensuite bathroom (as per plan).
- Pedestal sink in powder room with single lever faucet (as per plan).
- White ceramic accessories in all bathrooms.
- Mirrors included in all bathrooms and powder room (approximately +/- 42" high)
- White plumbing fixtures.
- Chrome finish faucets for all vanities and showers. All other tub/showers include handheld shower on shower arm bracket (as per plan, from builder's standard samples).
- Efficient exhaust fans in all bathrooms.
- Choice of quality bathroom cabinets with choice of laminate counters from Vendor's standard samples.
- Privacy locks on all bathroom doors.
- Shut-off valve for each sink.

## LAUNDRY ROOM ACCENTS

- Convenient fiberglass laundry room sink with base cabinet and laminate top (as per plan).
- Hot and cold laundry taps for washer with heavy-duty wiring and venting for dryer.
- Laundry room floors may be sunken to accommodate entry door(s) in laundry (if required) (Laundry areas on second floor to include floor drain as per plan).

## EXQUISITE FLOORING FINISHES

- 3 ¼" x ¾" natural prefinished engineered hardwood on main floor (excluding tiled areas as per plan).
- Quality 12"x24" porcelain tile flooring in entry, powder room, kitchen, breakfast areas on main floor only (as per plan, from builder's standard samples).
- Quality 12"x12" or 13"x13" ceramic tile flooring to interior laneway access from garage to rear yard (as per plan).
- Quality 12"x12" or 13"x13" ceramic tile flooring to second floor bathrooms and 2nd floor laundry room (as per plan).
- Luxurious premium quality 40 oz. broadloom with foam underpad in bedrooms, second floor hallway and finished (as per plan). Your choice of one colour from builder's standard samples.
- Transition strip to be used between different floor materials.

## BREATHTAKING WINDOWS, DOORS AND MILLWORK

- Striking one-step (+/-) 4 ¼" baseboard, painted white throughout with doorstop to tile floor areas and (+/-) 2 ¾" casing painted white on all doors, windows and flat archways throughout finished areas (as per plan).
- Classic two-panel smooth style interior doors. Not applicable to exterior doors.
- Satin nickel levers on all interior doors.
- Doors, windows and full archways to be trimmed (as per plan). Taller archways on main floor where applicable.
- Vinyl casement Low-E thermopane windows (as per plan).
- Low maintenance vinyl Low-E thermopane basement windows (as per plan).
- Sliding thermal-glazed patio sliding door (as per plan).
- Extensive caulking for improved energy conservation and to minimize drafts.

## LIGHTING & ELECTRICAL

- All wiring will be in accordance with the Ontario Building Code and the Electrical Safety Authority.
- 200 amp electrical service with circuit breaker panel.
- Decorative black coach lamps on exterior elevations (where applicable).
- Fully installed exterior light fixtures.
- 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.
- Heavy-duty 220V electrical outlet for stove and dryer.
- Light fixtures provided throughout finished areas except in family room, with white Decora style switches and receptacles.
- Switch controlled receptacles in family room.

- One automatic smoke/strobe detector installed on every floor and in every bedroom for home and family safety.
- Electric door chime with doorbell at front entry.
- Ground fault interrupter protection for all bathroom(s) and powder room.
- Carbon monoxide detector.

## INCREDIBLE ENERGY SAVING FEATURES

- Gas-fired, forced air high-efficiency natural gas furnace complete with ECM motor for super efficiency and comfort controlled by an electronic programmable thermostat.
- Heat Recovery Ventilator (HRV) for improved indoor air quality.
- Exterior walls and ceilings fully insulated to meet or exceed Ontario Building Code. All insulated areas are to be covered by poly vapour barriers (all as per Ontario Building Code).
- Spray foam around windows and doors for increased air tightness.
- Spray foam insulation to garage ceilings (where applicable).
- Basement walls insulated full height per Ontario Building Code.
- Ducting sized for future air conditioning.
- Water-saving aerators on all faucets.
- Water-saving toilets.
- Water-saving shower heads on all showers with temperature control valves.

## SECURITY FEATURES FOR YOUR PEACE OF MIND

- Exterior hinges and striker plates reinforced with extra long screws.
- High quality deadbolt locks on all hinged exterior doors (as per plan).
- Additional blocking at all exterior door jams.
- Additional screws at patio door to prevent lifting.
- Rough-in for security system (location to be determined by Vendor).

## ADDITIONAL SUPERIOR CONSTRUCTION FEATURES

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

## CUSTOMER FRIENDLY UPGRADE PROGRAM

- We are pleased to provide quotations prior to construction for extras or custom finishes for interior features. Purchasers colours and materials (when schedules permit).

## LOOKOUT AND WALKOUT CONDITIONS

- Lookout lot conditions shall include larger rear basement windows including deck with steps to grade, (if grading permits), as per applicable plan.
- Walkout lot conditions shall include sliding door in basement and larger rear basement windows, (if grading permits), as per applicable plan.

## HELPFUL ROUGH-INS FOR YOUR GROWING FAMILY

- Rough-in for central vacuum system piped to garage.
- Rough-in for telephone (2) location to be determined by Vendor.
- Rough-in for cable T.V. (2) location to be determined by Vendor.
- Rough-in (3) network wiring (cat-5).
- 3-piece rough-in to basement (as per plans), location to be determined by Vendor.

1. 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.
2. The Vendor will not allow the purchaser to do any work and/or supply any material to finish the dwelling before the closing date.
3. Purchaser agrees to pay Tarion enrollment fee on closing as an adjustment and is based on the purchase price herein.
4. 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.
5. Interior or exterior steps may vary at any entranceway due to grading.
6. The purchasers 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 part of, whether with or without authorization, express or implied by the Vendor.
7. Variations from Vendor's samples may occur in finishing materials, kitchen and vanity cabinet floor and wall finishes due to normal production process.
8. The Vendor has the right to substitute materials of equal or better value.
9. Purchaser's choice of interior colours and materials to be chosen from the Vendor's standard samples if not yet ordered or installed provided that the colours and materials are chosen by the purchaser within 10 days of notification by Vendor. Otherwise, the Vendor reserves the right to choose the colour and/or materials.
10. The Vendor shall be entitled to reverse the plan of the house being constructed.
11. The Vendor is not responsible for shade difference occurring from different dye lots on all materials such as ceramic 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 re-select colours and/or materials from the Vendor's samples as a result of unavailability or discontinuation.
12. The purchaser acknowledges and agrees that where the 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.
13. Location and size of windows and doors may vary with lookout deck conditions or walk-out deck conditions (depending on grade condition). All dimensions are approximate. Furnace and hot water tank locations may vary.



Actual features and finishes may differ and are subject to change without notice, as per applicable plan. Please refer to Schedule A of the Agreement of Purchase and Sale for more detailed information. Photos are for representation purposes only. Renderings are artist's concept.

1 Stone refers to distinctively crafted stone products.

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