

TOWNHOUSES

Luxury Features & Finishes

EXTERIOR & STRUCTURAL:

- All exterior colour packages have been pre-approved by the home design agency for a desirable streetscape, similar to the surrounding area, and subject to municipal review.
- Long life maintenance free aluminum or vinyl soffits, fascia, eavestroughs and down spouts.
- All windows are Energy Star Qualified with low E glass and Argon gas filled. Basement windows are white sliders.
- Sliding patio door with screen, sized as per plan.
- Municipal address numbers above garage doors. Each townhouse block to receive a precast stone with the builder's name and or logo.
- Engineered floor joists with 5/8" tongue and groove spruce plywood subfloor. Subfloors are glued and screwed to floor joists.
- 3/8" spruce plywood roof sheathing.
- All roof areas to be covered with self-sealing Limited Lifetime Warranty asphalt shingles in architecturally blended colours. Side gables may be vinyl or aluminum.
- Exterior walls above grade to be 2"x6" construction.
- Drainage membrane on all basement exterior wall surfaces.
- Elegant double steel front entry door with glass panel and/or transom window as per plan. Includes brushed chrome gripset with deadbolt lock.
- Entry resistant framing on all swing style perimeter doors.
- Quality caulking to exterior of all window and door openings.
- Two exterior water taps (one at rear or side and second in garage with interior shutoff valves).
- Steel insulated raised panel sectional garage door(s) with glazed panels as per plans, equipped with heavy duty springs and rust resistant hardware.
- Garage slab with reinforced concrete floors.
- Garages are to be fully drywalled, taped (1 coat) and primed.
- Poured concrete front porch as per plan.
- Pre-cast slab walkway to front door and step at rear where required.
- Lot is graded and sodded to Municipal requirements. Common side yards 6' or less may be finished with granular material.
- Two-stage Asphalt driveway (consisting of base coat and top coat.) to be paved within 2 years of occupancy.
- Maintenance free exterior aluminum railings as per plan or the Ontario Building Code.

KITCHEN:

- Quality kitchen cabinets with stove & dishwasher space provided, as per plan.
- Extended upper cabinets 36", with lower valance board. Choice of colour & door style from Vendor's standard samples.
- Granite countertops in kitchen from vendor's standard samples.
- Undermount stainless steel double kitchen sink with shut off valves.
- Single lever pullout faucet with vegetable sprayer.
- Electrical outlets at counter level for small appliances.
- Heavy-duty receptacle for electric stove and dedicated receptacle for fridge.
- Two speed hood fan (6" vent) in kitchen over stove, vented to the exterior.
- Electrical rough-in with water valve for future dishwasher (hook up not included even if appliances are included as part of the agreement).
- Bulkheads where applicable.

BATHS:

- Bathrooms to receive post-formed laminate countertops selected from vendor's standard samples
- Energy efficient chrome single lever washer-less faucets for all bathroom vanities and shower stalls. Pop up drain stoppers in bathroom and powder room sinks.
- All showers to receive energy efficient pressure balanced faucets. Sinks to have shut off valves.
- Pedestal sink in powder room, as per applicable plan.
- Primary ensuite to receive a separate shower stall, complete with framed glass panels & door. Separate showered stalls to receive a recessed waterproof light fixture with a dedicated switch (as per plan).
- Shower stalls to have cement-board or equivalent to walls and ceilings.
- Shower stalls to get a synthetic marble threshold (as per applicable plan) complete with water resistant light fixture on a separate switch.
- Drop-in bathtubs with showers, as per plan, have cement-board or equivalent to Approx. 32" above the tub. Drop ceiling over bathtubs and showers where required.
- Exhaust fan vented to the exterior in bathrooms and powder room.
- Quality white plumbing fixtures in all bathrooms and powder room.
- Quality vanities in all bathrooms as per plans.
- Quality ceramic tiles to walls of bathtub enclosures to ceiling height. Showers stalls include tile on the ceiling. Drop-in tubs to get 2 rows of wall tile above the tub deck.
- Colour coordinated ceramic accessories in bathrooms and powder room. Matched with plumbing fixtures.
- Full width vanity mirrors with strip lighting in all bathrooms and powder rooms.
- Water saving toilets and low flow shower heads.
- Privacy locks on all bathroom and powder room doors.

LAUNDRY:

- Single laundry tub with separate drain (located in laundry room or in basement as per plan) and faucets for washer and venting sleeve with cap for dryer, as per plan.
- Any laundry room on the second floor will have a curb and drain (as per applicable plan). Laundry tubs in finished areas will have shut off valves.
- Heavy duty electrical outlet for dryer and outlet for washer.

HEATING/INSULATION:

- Quality engineered forced air heating system with ducting sized to accommodate future central air conditioning.
- High efficiency tankless hot water heater on a rental basis.
- Energy Star qualified furnace (Min. AFUE of 95%).
- Energy Star qualified HRV (Heat Recovery Ventilator).
- The shim gap around windows and doors will be injected with spray foam insulation to help reduce air leakage.
- R31 Sprayed foam insulation in garage ceiling with living areas above.
- Attic insulation to be R60 (nominal), Exterior above grade wall to have upgraded R22 insulation and R20 insulation to basement walls.

INTERIOR FINISHES:

- Ceiling Heights Towns – Approximately 8' Basements, 9' Ground Floor & 8' Second Floor as per plan.
- Choice of Classique or Carrara "Series 800" molded panel interior passage doors throughout finished areas (Purchaser's choice of one style throughout).
- Brushed nickel style finish lever handles and hinges on all interior doors in finished areas (Hinges will not be painted).
- Stairs to have oak veneer stringers with carpeted treads and risers. All oak to have a clear finish.
- Elegant solid natural finished oak handrail and pickets on stairwells to finished areas. All oak to have a natural clear finish.
- Upgraded 4 1/8" baseboard to all finished areas with paint grade profiled doorstop trim in all tiled areas.
- Upgraded 2 3/4" trim on all swing style doors, flat archways up to 7" deep and windows in finished areas.
- Knee walls, ledges and widow seats to be capped with painted MDF trim detailing.
- Wire shelving installed in all closets.

ELECTRICAL:

- 100-amp service with circuit breaker panel and copper wiring throughout, all to Ontario Hydro specifications.
- Quality black cast aluminum coach lamps to front entry and garage as per applicable plans. Also, at rear and side door where applicable.
- Exterior switched plug at front soffit for "holiday" lighting, and two exterior weatherproof outlets.
- One electrical outlet in garage for each parking space and one outlet on the ceiling for each future garage door opener. One ceiling light is also provided in the garage.
- Rough-in for electric car charger in garage.
- Ceiling light fixtures provided throughout finished areas including all bedrooms (with the following exceptions): rooms having sloped ceilings or ceilings over 10' that span the entire room are to have a switch-controlled receptacle only.
- Decora style switches and receptacles in finished areas.
- Interior door chime for front door and side door if applicable, smoke detector and carbon monoxide detector provided.
- Rough-in for future air conditioning.

PAINTING:

- All interior walls to be painted. Purchaser to have a choice of 1 paint colour throughout from Vendors standard samples. All trim and doors to be painted with a semi-gloss white accent paint.
- Smooth ceilings throughout all finished areas (excluding bedrooms).
- Bedroom ceilings to receive a knockdown stipple ceiling with 4" smooth border. Walk in closets have stipple ceilings only. Small closets will have smooth ceilings.

FLOORING:

- Imported ceramic tile flooring (12"x24" or 18"x18") ceramic floor tile in foyer, kitchen, breakfast area, main hall, laundry, mud room, powder room, main bathrooms, ensuite bathrooms and drop in bathtub decks as per applicable plan.
- All shower floors to include 2"x2" mosaic ceramic tile from vendors standard samples.
- Berber carpet with 3/8" chip foam underpad with choice of colour from builders standard samples (Excluding tiled areas).
- Concrete basement floor with drain.

ALSO INCLUDED:

- Rough in for central vacuum system, minimum two outlets (dropped to basement).
- Basement walls wrapped with Delta MS (or equivalent) drainage layer to help keep basement dry.
- Poured concrete basement wall complete with weeping tile & drainage membrane.
- All ducts to be professionally cleaned.
- Survey provided at no additional cost.
- Entry door from garage to interior (where grade permits) with safety door closer and keyless entry hardware as per plan. No credit if not allowed by zoning regulations. (If optional, extra charges will apply).

WARRANTY:

Crystal Homes and Fernbrook Homes warranty backed by Tarion Warranty Corporation.

ONE YEAR WARRANTY

- The builder warrants that the home is free from defects in workmanship and materials, and is fit to live in and meets the Ontario Building Code requirements from the date of possession.

TWO YEAR WARRANTY PROTECTION

- Water seepage through the building envelope, including the basement or foundation walls.
- Defects in materials and work in the electrical, plumbing and heating delivery and distribution systems.
- Defects in materials and work in the exterior cladding, caulking windows and doors leading to detachment or serious deterioration.
- Violations of the Ontario Building Code's health and safety provisions.

SEVEN YEAR WARRANTY PROTECTION (Major Structural Defects)

- Any defect in materials or workmanship that result in the failure of a load-bearing part of the structure, or any defect in materials or workmanship that materially and adversely affects the use of the building as a home. Purchaser will reimburse the Builder for the cost of the Warranty Fee as an adjustment on closing.

The home is subject to conditions of the Purchase and Sales Agreement. Plans, materials, specifications and prices are subject to change without notice at the Builder's discretion. The Builder reserves the right to substitute materials and fixtures with those of equal or greater value. The Builder reserves the right to make changes or modifications to the plans and specifications at its discretion. Items, fixtures and finishes in 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 model homes. These will not be included in the house unless they are specifically requested on an Options and Upgrades Agreement. Some items in brochures may be optional and available at an additional cost. House sitings are architecturally controlled. E. & O.E.

SINGLES

Luxury Features & Finishes

EXTERIOR & STRUCTURAL:

- All exterior colour packages have been pre-approved by the home design agency for a desirable streetscape, similar to the surrounding area, and subject to municipal review.
- Long life maintenance free aluminum or vinyl soffits, fascia, eavestroughs and down spouts.
- All windows are Energy Star Qualified with low E glass and Argon gas filled. Basement windows are white sliders.
- Sliding patio door with screen, sized as per plan.
- Municipal address numbers above garage doors. Each house to receive a precast stone with builder name at front porch.
- Engineered floor joists with 5/8" tongue and groove spruce plywood subfloor. Subfloors are glued and screwed to floor joists.
- 3/8" spruce plywood roof sheathing.
- All roof areas to be covered with self-sealing Limited Lifetime Warranty asphalt shingles in architecturally blended colours. Side gables may be vinyl or aluminum.
- Exterior walls above grade to be 2"x6" construction.
- Drainage membrane on all basement exterior wall surfaces.
- Elegant single or double steel front entry door with glass panel and/or transom window and/or side lite as per plan. Includes brushed chrome gripset with deadbolt lock.
- Entry resistant framing on all swing style perimeter doors.
- Quality caulking to exterior of all window and door openings.
- Two exterior water taps (one at rear or side and second in garage with interior shutoff valves).
- Steel insulated raised panel sectional garage door(s) with glazed panels as per plans, equipped with heavy duty springs and rust resistant hardware.
- Garage slab with reinforced concrete floors.
- Garages are to be fully drywalled, taped (1 coat) and primed.
- Poured concrete front porch as per plan.
- Pre-cast slab walkway to front door and step at rear where required.
- Lot is graded and sodded to Municipal requirements. Common side yards 6' or less may be finished with granular material.
- Two-stage Asphalt driveway (consisting of base coat and top coat) to be paved within 2 years of occupancy.
- Maintenance free exterior aluminum railings as per plan or the Ontario Building Code.

KITCHEN:

- Quality kitchen cabinets with stove & dishwasher space provided, as per plan.
- Extended upper cabinets 36", with lower valance board. Choice of colour & door style from Vendor's standard samples.
- Granite countertops in kitchen from vendor's standard samples.
- Undermount stainless steel double kitchen sink with shut off valves.
- Single lever pullout faucet with vegetable sprayer.
- Electrical outlets at counter level for small appliances.
- Heavy-duty receptacle for electric stove and dedicated receptacle for fridge.
- Two speed hood fan (6" vent) in kitchen over stove, vented to the exterior.
- Electrical rough-in with water valve for future dishwasher (hook up not included even if appliances are included as part of the agreement).
- Bulkheads where applicable.
- Optional spice kitchen as per plan.

BATHS:

- Bathrooms to receive post-formed laminate countertops selected from vendor's standard samples.
- Energy efficient chrome single lever washer-less faucets for all bathroom vanities and shower stalls. Pop up drain stoppers in bathroom and powder room sinks.
- All showers to receive energy efficient pressure balanced faucets. Sinks to have shut off valves.
- Pedestal sink in powder room, as per applicable plan.
- Primary ensuite to receive a separate shower stall as per plan, complete with framed glass panels & door. Separate showered stalls to receive a recessed waterproof light fixture with a dedicated switch (as per plan).
- Shower stalls to have cement-board or equivalent to walls and ceilings.
- Shower stalls to get a synthetic marble threshold (as per applicable plan) complete with water resistant light fixture on a separate switch.
- Drop-in bathtubs with showers, as per plan, have cement-board or equivalent to Approx. 32" above the tub. Drop ceiling over bathtubs and showers where required.
- Free standing tubs in primary ensuite as per plan.
- Exhaust fan vented to the exterior in bathrooms and powder room.
- Quality white plumbing fixtures in all bathrooms and powder room.
- Quality vanities in all bathrooms as per plans.
- Quality ceramic tiles to walls of bathtub enclosures to ceiling height. Showers stalls include tile on the ceiling. Drop-in tubs to get 2 rows of wall tile above the tub deck.
- Colour coordinated ceramic accessories in bathrooms and powder room. Matched with plumbing fixtures.
- Vanity mirrors with strip lighting in all bathrooms and powder rooms.
- Water saving toilets and low flow shower heads.
- Privacy locks on all bathroom and powder room doors.

LAUNDRY:

- Single laundry tub with separate drain (located in laundry room or in basement as per plan) and faucets for washer and venting sleeve with cap for dryer, as per plan.
- Any laundry room on the second floor will have a curb and drain (as per applicable plan). Laundry tubs in finished areas will have shut off valves.
- Heavy duty electrical outlet for dryer and outlet for washer.

HEATING/INSULATION:

- Electric fireplaces included, as per plan.
- Quality engineered forced air heating system with ducting sized to accommodate future central air conditioning.
- High efficiency tankless hot water heater on a rental basis.
- Energy Star qualified furnace (Min. AFUE of 95%).
- Energy Star qualified HRV (Heat Recovery Ventilator).
- The shim gap around windows and doors will be injected with spray foam insulation to help reduce air leakage.
- R31 Sprayed foam insulation in garage ceiling with living areas above.
- Attic insulation to be R60 (nominal), exterior above grade wall to have upgraded R22 insulation and R20 insulation to basement walls.

INTERIOR FINISHES:

- Ceiling Heights 36' & 42' Singles – Approximately 8' Basements, 9' Ground floor, 8' Second Floor as per plan.
- Ceiling Heights 50' Singles – Approximately 8' Basements, 9' Ground floor, 9' Second Floor as per plan.
- Choice of Classique or Carrara "Series 800" molded panel interior passage doors throughout finished areas (Purchaser's choice of one style throughout).
- Brushed nickel style finish lever handles and hinges on all interior doors in finished areas (Hinges will not be painted).
- Stairs to have oak veneer stringers with carpeted treads and risers. All oak to have a clear finish.
- Elegant solid natural finished oak handrail and pickets on stairwells to finished areas. All oak to have a natural clear finish.
- Upgraded 4 1/8" baseboard to all finished areas with paint grade profiled doorstop trim in all tiled areas.
- Upgraded 2 3/4" trim on all swing style doors, flat archways up to 7" deep and windows in finished areas.
- Knee walls, ledges and window seats to be capped with painted MDF trim detailing.
- Wire shelving installed in all closets.

ELECTRICAL:

- 200-amp service with circuit breaker panel and copper wiring throughout, all to Ontario Hydro specifications.
- Quality black cast aluminum coach lamps to front entry and garage as per applicable plans. Also, at rear and side door where applicable.
- Exterior switched plug at front soffit for "holiday" lighting, and two exterior weatherproof outlets.
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