

The background is a solid teal color with a pattern of light teal wavy lines that resemble water ripples, centered horizontally and vertically.

SOUTH/BAY

AT RIVERS' EDGE

Features & Finishes

Fernbrook
HOMES

ZANCOR
HOMES



SECURITY FEATURES FOR YOUR PEACE OF MIND

- Exterior hinges and striker plates reinforced with extra long screws.
- Additional blocking at all exterior doors jambs.
- High quality deadbolt locks on all hinged exterior doors.
- 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 & 5/8" subfloor 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.

CUSTOMER FRIENDLY UPGRADE PROGRAM

- 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 AND WALKOUT CONDITIONS

- Lookout lot conditions shall include as a standard 6' x 7' (approximate size, townhome deck size may vary due to space) deck with steps to grade and larger rear windows as grade permits.
- 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 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 TV, (2) location to be determined by vendor.
- Rough-in (3) network wiring (cat-6).
- 3-piece rough-in to basement (as per plans), location to be determined by Vendor.
- Rough-in gas line to BBQ, location to be determined by vendor.



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. *Stone refers to distinctively crafted stone products. † Driveways will be completed after approximately two full seasonal cycles. E&OE.