

**hygge**  
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**Features & Finishes**



# Features & Finishes

The homes at Hygge offer the ultimate in comfort. Thoughtful interior finishes in every room cultivate a style that is both refined and welcoming. You are certain to appreciate the remarkable quality and detail available here in every home.

## IMPRESSIVE EXTERIOR FEATURES

1. Superior architecturally designed homes with inspired combinations of brick, stone, vinyl siding, and exterior trim in select locations per elevation, including a signature block on the dwelling containing the builder name logo (location to be determined by Vendor).
2. Gratifying streetscapes with architecturally controlled exterior colour schemes, elevations, sitings and materials.  
Conventional Townhomes - Contemporary Style: Stone and brick/siding accents on front elevation, with brick on ground floor rear elevation and siding on 2nd floor rear elevation. End units to have brick on ground floor side elevation and siding in 2nd floor side elevation. Corner units to have stone and brick on side elevation.  
Rear Lane Townhomes - Contemporary Style: Stone and brick/siding accents on front elevation, with brick on rear elevation. End unit to have brick on side elevations. Corner units to have stone plinths and brick with metal siding accents. Detached garages with stone plinths and brick on all elevations.  
Bungalow Townhomes - Contemporary Style: Stone and brick/siding accents on front elevation, with brick on rear elevation. End units to have brick on side elevation. Corner units to have stone plinths and brick on side elevation.
3. Gracious covered porches(as per plan).
4. Spacious garages with Contemporary style vinyl insulated garage doors with beautiful glass inserts (as per plan).
5. Garage walls and ceilings to be drywalled.
6. Fully sodded front, side, and rear yards. Narrow side yards between houses may be graveled at Vendor's sole discretion.
7. Main entries featuring impressive single metal insulated doors with glass window inserts (as per plan).
8. Poured concrete basement walls, wrapped with heavy duty damp-proofing and drainage layer and weeping tiles for extended protection (where required by Building Code). Sump pumps as required by municipality.
9. Exterior soffit pot light at front porch.
10. Low Maintenance aluminum soffits, fascias, eavestroughs, and downspouts.
11. Two exterior water taps; one in attached garage or front yard (for homes with detached garages) and one in the rear yard (location to be determined by Vendor).
12. Door hardware package including grip-set and deadbolt lock, plus gorgeous exterior coach lamps (as per plan).
13. Self-sealing asphalt shingles with a limited lifetime manufacturer's warranty and/or metal roof (as per plan).
14. 2 fully paved driveways.
15. Customized builder address plaque. Location to be determined by Vendor.
16. Reinforced concrete garage floor with grade beams.

## SUPERIOR INTERIOR FEATURES

17. Soaring (+/-) 9' main floor ceilings with impressive (+/-) 8' second floor ceilings. (Except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings).
18. Easy maintenance smooth ceilings in kitchen, laundry room, powder room and all bathrooms. Stippled ceilings with 4" smooth border throughout finished areas on main and second floor (if applicable).
19. Elegant stain finished oak veneer stairs to finished areas with oak pickets, handrail and nosing (as per plan, from builder's standard samples).
20. Choice of one interior quality paint colour from Vendor's samples with all kitchen, laundry and all bathrooms finished in semi-gloss.
21. Dropped ceilings and bulkheads (where required).
22. Professional duct cleaning before occupancy.

## GOURMET KITCHEN FEATURES

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

#### LUXURIOUS BATHROOM FINISHES

30. Quality ceramic wall tiles in tub and shower enclosure to ceiling height (where applicable).
31. Quality 12" x 24" (or 18" x 18") ceramic tile flooring to bathrooms and powder room.
32. Separate ensuite bathroom shower stall (as per plan) to include pot light and framed glass enclosure with shower door, and tile to ceiling of shower enclosure.
33. Bathtub and shower curtain rods included (where applicable).
34. Stunning freestanding soaker bath tub with Roman tub filler in Master Ensuite bathroom (as per plan).
35. Pedestal sink in powder room with single lever faucet (as per plan).
36. Mirrors included in all bathrooms and powder room approx. 42" high.
37. White plumbing fixtures.
38. Chrome finish faucets for all vanities and showers. (as per plan, from builder's standard samples).
39. Efficient exhaust fans in all bathrooms.
40. Choice of quality bathroom cabinets with choice of laminate counters from Vendor's standard samples.
41. Privacy locks on all bathroom doors.
42. Shut off valve for each sink.

#### LAUNDRY ROOM ACCENTS

43. Convenient fiberglass laundry tub with separate drain (as per plan).
44. Hot and cold laundry taps for washer with heavy duty wiring and venting for dryer.
45. Laundry room floors may be sunken to accommodate entry door(s) in laundry (if required). Laundry areas on 2nd floor will come with a floor drain.

#### EXQUISITE FLOORING FINISHES

46. Selection of pre-finished laminate flooring on main floor (excluding tiled areas and bedrooms)
47. Quality 12" x 24" (or 18" x 18") ceramic tile flooring in entry, powder room, bathrooms, laundry room and open to below basement foyers (as per plan, from builder's standard samples).
48. Luxurious premium quality 40 oz. broadloom with foam underpad in bedrooms, upper hall and finished basement rooms (as per plan). Your choice of one colour per floor from builder's standard samples.
49. Transition strip to be used between different floor materials.

#### BREATHTAKING WINDOWS, DOORS AND MILLWORK

50. Striking (+/-) 4" contemporary style baseboard, painted white throughout with doorstop to tiled floor areas. (+/-) 2 1/4" casing painted white on all doors windows and flat archways throughout finished areas (as per plan).
51. Sophisticated two panel smooth style interior doors, except where indicated as sliding doors. Not applicable to cold storage or exterior doors.
52. Satin nickel levers to all interior doors. Privacy locks on all bathroom and powder room doors.
53. Doors, windows and full archways to be trimmed (as per plan). Taller archways on main floor where applicable.
54. Vinyl casement Low E thermopane windows (as per plan).

55. Low maintenance structural vinyl Low E thermopane basement windows (as per plan).
56. Sliding thermal-glazed patio door or garden door (as per plan).
57. Extensive caulking for improved energy conservation and to minimize drafts.
58. Two-panel door(s) at front entry closet (as per plan).

#### LIGHTING & ELECTRICAL

59. All wiring will be in accordance with the Ontario Building Code and the Electrical Safety Authority.
60. 100 amp electrical service with circuit breaker panel.
61. Decorative black coach lamps on exterior elevations (where applicable).
62. Fully installed exterior light fixtures.
63. 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.
64. Heavy duty 220V electrical outlet for stove and dryer.
65. Light fixtures provided throughout finished areas except in living room, with white decora style switches and receptacles.
66. Switch controlled receptacles in living room.
67. One automatic smoke/strobe detector installed on every floor and in every bedroom for home and family safety.
68. Electric door chime with doorbell at front entry.
69. Ground fault interrupter protection for all bathroom(s) and powder room.
70. Carbon monoxide detector.

#### INCREDIBLE ENERGY SAVING FEATURES

71. Gas fired, forced air high-efficiency natural gas furnace complete with humidifier, and ECM motor for superior efficiency and comfort controlled by an electronic programmable thermostat.
72. Heat Recovery Ventilator (HRV) for improved indoor air quality
73. Exterior walls and 2nd floor ceilings fully insulated - ceiling to R-60 walls to R-22. All insulated areas are to be covered by poly vapour barriers (all as per Ontario Building Code).
74. Spray foam insulation in garage ceilings.
75. Spray foam around windows and doors for increased air tightness.
76. Basement walls insulated full height per Ontario Building Code.
77. Ducting sized for future air conditioning.
78. Water saving aerators on all faucets.
79. Water saving toilets.
80. Water saving shower heads on all showers with temperature control valves.

Hygge is...

A place to call your own.

A story of who you are.

A collection of things you love.

Hygge is Home.

#### SECURITY FEATURES FOR YOUR PEACE OF MIND

81. Exterior hinges and striker plates reinforced with extra long screws.
82. Additional blocking at all exterior doors jambs.
83. Additional screws at patio door to prevent lifting.
84. Rough-in for security system (location to be determined by Vendor).

#### ADDITIONAL SUPERIOR CONSTRUCTION FEATURES

85. Steel beam construction at basement (as per applicable plan).
86. Engineered floor joists & ¾" subfloor glued to achieve outstanding structural strength.
87. All sub-floors will be re-fastened with screws prior to floor finishes. All joints to be sanded.
88. 2" x 6" exterior wall construction.

#### CUSTOMER FRIENDLY UPGRADE PROGRAM

89. We are pleased to provide quotations prior to construction for extras or custom finishes for interior features. Purchasers have the opportunity to make upgraded interior selections when they attend their decor appointment to choose their colours and materials (when schedules permit).

#### HELPFUL ROUGH-INS FOR YOUR GROWING FAMILY

90. Rough-in for central vacuum system piped to garage.
91. Rough-in for telephone (2) location to be determined by Vendor.
92. Rough-in for cable TV (2) location to be determined by Vendor.

#### NOTES TO PURCHASERS

93. Purchaser agrees to pay Tarion enrolment fee on closing as an adjustment and is based on the purchase price herein.
94. 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.
95. Purchasers are notified that side door (where applicable) may be lowered or eliminated to accommodate side yard drainage as per grading or municipality requirements.
96. Interior or exterior steps may vary at any entranceway due to grading.
97. The Vendor has the right to substitute materials of equal or better value.
98. 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 the Vendor. Otherwise, the Vendor reserves the right to choose the colour and/or materials.
99. Location and size of windows and doors may vary with walk out deck conditions. All dimensions are approximate. Furnace and hot water tank locations may vary.

<sup>1</sup> Stone refers to distinctively colored stone products.

<sup>2</sup> Driveways will be completed after approximately two full seasonal cycles.

\*All finishes to be chosen are as per plan and shall be chosen from a selection of Vendor's standard samples. All features and finishes, prices, materials, construction styles, trade/brand/industry name or terms and specifications are subject to change without notice. Product measurement/size may vary slightly due to site/grade conditions. All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the Vendor's sole discretion. Please note the ceiling heights stated are approximate. The height is measured from the upper surface of the sub-floor. Where ceiling bulkheads are installed (or where drop ceilings are necessary such as kitchen, foyer, closets, bathrooms, laundry room and hallways), the ceiling height will be less than stated. All available features are as per plan and may vary from home to home. All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Builder Bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Patch may be enclosed on one or both sides as per site conditions. Decorative and upgraded items displayed in the furnished model homes and sales office are for display purposes only and are not included in the purchase price. The provisions of Schedule "X" of the Agreement, including section 2(b), apply to this Schedule "A", and where there is any conflict between the above provisions and the provisions of Schedule "X", Schedule "X" shall govern. E & D S.