

Architectural Excellence & Standard Features

The design of our Townhomes, Bungalows and Bungalow with loft is based upon architecture from the “Queen Anne” period of the late 1800s. The distinct roof lines and dormers are reminiscent of waterfront buildings that graced Southern Georgian Bay over a hundred years ago. Models are named after the great ships that plied these waterways many years ago.

EXTERIOR:

- Four preselected colours of Premium Quality Wood Siding with a 30 year guarantee on the integrity of the wood and 18 year guarantee on paint finish, to maintain a pleasing streetscape.
- Pre-Finished and maintenance free, Aluminum soffits, eaves trough, fascia and downspouts as per applicable plan and elevation. Colour predetermined by Vendor.
- Insulated metal entry door with weather stripping and thermal glass inserts and glazing. Colour & Design predetermined by Vendor.
- Insulated garden doors with weather stripping and thermal glass inserts for both walkouts.
- Deadbolt hardware with grip set on all main entry doors preselected by Vendor.
- All operable windows including garden doors are complete with screens.
- Argon, Low E, Windows & Exterior Doors.
- Premium quality sectional roll-up garage door preselected by Vendor.
- Paved Driveways, concrete walkways & Verandas as per applicable plan and elevation.
- 40yr Architectural Shingle with Wide Valley Flashing and Ice & Water Shield preselected by Vendor..
- Two exterior frost free water taps including backflow prevention valves.
- 2X6 studs on 16” centers
- Fully landscaped and predesigned by Vendor.
- Vinyl Decking & Glass Railings or Pressure Treated Decking, Pickets and Rail including privacy fencing as per plan and elevation.
- 7/16 roof sheathing
- OBS Sheeting
- Super 6 mil Vapor Barrier
- Continuous Sealed House Wrap on Exterior

INTERIOR:

- 8 foot standard ceiling height throughout Bungalow floor plans & 9 foot ceilings on main floor in Townhomes.
- Oak or Maple flooring on main floor living & dining areas.
- 800 Series Style interior doors throughout with preselected Pewter hardware by Vendor.
- Step Baseboard, Casing and Trim are standard as per plan.
- All interior walls to be primed & painted antique white using premium latex paint.
- Natural Gas fireplace with preselected mantel, hearth & surround by Vendor.
- Drywall Textured Ceilings throughout as per floor plan.
- Engineered silent floor joist.
- Stairs in Town Homes include 40oz carpet and square spindle railing.

KITCHEN, ENSUITE, MAIN BATHROOM, POWDER ROOM & LAUNDRY ROOM:

- Purchaser's choice of premium quality cabinets & counter tops from Vendor's samples.
- Dishwasher space provided as per kitchen plan with rough-in electrical and water.
- Double Stainless Steel Kitchen Sink with Moen single lever faucet or equivalent.
- Premium quality ceramic flooring in kitchen, foyer, powder room & laundry room as per floor plan.
- Ensuite has Soaker Tub & Separate One Piece sit down 48" Shower as per floor plan.
- Main Bathroom has one piece tub and shower.
- Pedestal sink in powder room.
- All bathrooms have low flush toilets.
- Full size vanity mirror in ensuite & main bathroom.
- Pressure balance valves in all showers including soaker tub & laundry.
- Moen faucets with pop up drains in main bathroom, powder room & ensuite vanities.
- Ceramic flooring, Tub & Shower surround ensuite as per floor plan.
- HRV in dedicated Bathrooms & Kitchen with Grease Filter.
- Electrical outlet for dryer and dedicated outlet for washer.
- Exterior vent for dryer.
- Rough-in 3 piece bathroom in walkout as per floor plan.
- ABS Plumbing throughout.

ELECTRICAL:

- 200 amp service with circuit breaker panel in basement.
- Standard light fixtures throughout preselected by Vendor.
- Exterior light fixtures at front entry, rear walkout and deck.
- White Decora style switches & receptacles throughout including GFI receptacles where applicable, preselected by Vendor.
- Pre-wired for security system & central vacuum.
- Remote garage door opener.
- Stove & Dryer Receptacle.
- Electric door bell.
- Pre-wired for cable outlets & telephone jacks.
- Sump pumps in crawl space area as per bungalow floor plan.

HEATING & INSULATION:

- High efficiency forced air gas furnace.
- Electric hot water tank.
- Dedicated HRV system.
- Smoke/Carbon Monoxide Detectors
- Thermostat centrally located on main floor.
- Central Air Conditioning Unit as per plan.
- Insulation in exterior walls exceeds an R-22 factor including walkouts as per plan & R-40 in roof.

TARION WARRANTY:

- The home is warranted against major structural defects for seven years.
- The home is free of defects in workmanship and materials on electrical, plumbing, heating systems, exterior cladding, windows & doors and basement remains free from water penetration for two years.
- The home is free from defects, workmanship and materials for one year.