

# THE LUXURY FEATURES

## SUITES 2 & 3



### EXTERIOR

1. Architecturally controlled and designed CLAY BRICK, STONE, and / or LOW MAINTENANCE CEMENT BOARD with quality trim details, all colour coordinated, per applicable model and elevation.
2. Masonry details in brick as per elevation.
3. **ENERGY EFFICIENT LOW E ARGON VINYL CASEMENT WINDOWS** throughout; as per elevation (except basement windows). All operable windows to have screens.
4. Steel, insulated Front entrance door with weather-stripping.
5. Front entry door with **SATIN NICKEL PLATED GRIP SET, DEAD BOLT, and BLACK COACH LAMPS.**
6. All exterior doors and windows to be fully caulked.
7. SELF-SEALING ASPHALT ROOF SHINGLES in blended colours with a 25 YEAR MANUFACTURER'S WARRANTY.
8. Pre-finished Aluminum MAINTENANCE FREE soffits, eaves trough, fascia and downspouts.
9. paneled sectional roll-up garage doors as per elevation.
10. Two exterior hose bibs, one in garage and one at front.
11. **PAVED DRIVEWAY.**
12. Precast concrete patio slab walkway from driveway to front porch, including precast steps at front or rear doors where applicable.
13. Lot sodded and graded to the requirements of the Municipality.
14. All homes to come with civic address house number.
15. **PATIO DOOR** with screen, in kitchen area, as per plan.

### INTERIOR FEATURES

1. **NATURAL OAK STAIRCASE** and oak stringer from ground floor to third floor.
2. OAK 3" RAILING WITH METAL PICKETS, from main floor to third floor.
3. COLONIAL STYLE INTERIOR DOORS and COLONIAL STYLE TRIM 5 1/4" baseboard & 2 3/4" casing throughout finished areas, quarter round trim to tiled or wood floor areas where indicated on plans.
4. **SATIN FINISH LEVER** interior hardware for all doors.
5. All doors and windows to be trimmed throughout in finished areas.
6. **3 1/4" x 3/4" pre-finished NATURAL SOLID OAK STRIP HARDWOOD FLOORING** on Main floor, except where tiled areas as indicated on plans and 3rd floor hallway.
7. Quality 40 oz. BROADLOOM with foam under pad in third floor bedrooms, except tiles areas as indicated on plans.
8. **QUALITY IMPORTED CERAMIC TILES** (13x13 or 12x12) in foyer, kitchen, laundry, and bathrooms from vendor samples.
9. **ELECTRIC FIREPLACE** as per plan.
10. WIRE SHELVEING in all closets, including Linen.
11. Interior walls finished in quality LATEX PAINT in all areas.
12. **SMOOTH FINISH CEILINGS** throughout.
13. All interior doors and trim to be painted white. Interior walls to be painted from choice of two colours from vendor's samples.

### KITCHENS

1. Purchaser choice of Quality Design Kitchen Cabinets from vendor samples.
2. **EXTENDED KITCHEN UPPER CABINETS.**
3. **GRANITE COUNTERTOP from standard line with undermount sink and PULL OUT CHROME FAUCET.**
4. **QUALITY IMPORTED CERAMIC FLOOR TILES** from vendor samples.
5. Space for DISHWASHER provided in Kitchen Cabinets with ROUGH-IN WIRING AND FUTURE DRAIN CONNECTION included.
6. **STAINLESS STEEL** Two speed exhaust hood fan over stove area vented to exterior.
7. Heavy duty electrical receptacle for stove.
8. Split electrical outlets at counter level for small appliances.

### BATHROOMS

1. ENSUITE BATH in master bedroom with shower stall and 5' Foot Free Standing Tub as per applicable model type.
2. SINGLE LEVER TAPS WITH TEMPERATURE CONTROL in bathtub and shower, and bathtubs where no separate shower stall.
3. Pedestal sink in Powder room. Other bathrooms with Vanity Cabinets and drop in sink with choice of laminate countertop, from Vendor's samples
4. SINGLE LEVER FAUCETS to all vanity and pedestal sinks WITH MECHANICAL POP-UP DRAINS.
5. **QUALITY IMPORTED CERAMIC FLOOR TILES** from vendor samples to bathroom floors.
6. CERAMIC TILED SHOWER STALLS (where indicated on plans) with QUARTZ JAMBS and separate **INTERIOR SHOWER LIGHT.**
7. CHROME FINISH BATHROOM ACCESSORIES include towel bar and toilet tissue dispenser.
8. **FULL VANITY LENGTH MIRRORS** in all bathrooms.
9. White plumbing fixtures in all bathrooms, with water saving toilets.
10. Exhaust fans vented to exterior in all bathrooms.
11. Privacy locks on all bathroom doors.
12. Strip lighting in all bathrooms.
13. **FRAMELESS GLASS SHOWER DOOR WITH PANEL** in Master Ensuite as per plans.

### LAUNDRY AREAS

1. **QUALITY IMPORTED CERAMIC FLOOR TILES** in laundry room, from vendor's samples.
2. Single laundry tub with hot and cold water faucet, as per plans.
3. Connections for hot and cold water to future washer.
4. Heavy duty electrical outlet for dryer and electrical outlet for washer.
5. Dryer vent connection to exterior.

### ELECTRICAL

1. 100 AMP SERVICE with Circuit-breaker type panel.
2. LIGHT FIXTURES installed throughout, except living area with switch activated wall outlet, and capped ceiling outlet in dining area.
3. Hard wired SMOKE DETECTORS on all floors and carbon monoxide detector, as per OBC.
4. ROUGH-IN WIRING for future DISHWASHER.
5. Two electrical outlets in garage (one in wall, one in ceiling for future garage door opener).
6. **DECORA** style electrical switches and receptacles.
7. Door chime at front entry.
8. PREWIRING for TELEPHONE and CABLE T.V. OUTLETS.
9. Ground fault interrupter protection in all bathrooms.
10. Weatherproof GFI exterior electrical outlet located at the rear and front porch.
11. Rough-in for Electric Vehicle Charging System in garage.

### HEATING AND INSULATION

1. HIGH EFFICIENCY FORCED-AIR NATURAL GAS FURNACE and HEAT RECOVERY VENTILATOR (HRV).
2. Insulation to meet or exceed Ontario Building Code standards to all exterior walls, roof areas, garage ceilings, and basement.
3. Power vented hot water tank (gas) on a rental basis.
4. Thermostat centrally located on main floor.
5. **AIR CONDITIONING.**

### SECURITY & CENTRAL VAC.

1. **FULLY INSTALLED SECURITY SYSTEM** included at the purchaser's option when monitoring service is ordered prior to construction.
2. **ROUGH-IN CENTRAL VAC SYSTEM.**
3. **SMART HOME FEATURES:**
  - One smart door lock from garage to house.
  - One smart thermostat.
  - Three smart lighting control switches
  - Two smart flood sensors.
  - One smart panel.
  - One year Smart Home remote access.

### CONSTRUCTION & OTHER FEATURES

1. **SOARING 9 FOOT CEILINGS ON MAIN FLOOR**, and 8 foot on third floor (except drop ceiling areas, bulkheads, and low areas due to structural or mechanical).
2. RIGID 2" x 6" EXTERIOR FRAMED WALL construction.
3. Tongue & Groove Sub-flooring throughout, nailed, screwed down, and joints sanded prior to finish flooring installation.
4. Engineered roof truss system and 3/8 inch roof sheathing.
5. Poured concrete foundation walls.
6. Covered front entry porch with railings where required by grade.
7. Poured concrete ground floor and garage floors.
8. **ENGINEERED FLOOR SYSTEM**, that reduces floor squeaks.
9. Professional Duct Cleaning prior to closing
10. Interior Design Consultant provide at Décor centre to assist in selection of interior colour and upgrades.

### WARRANTY

1. TBL Homes Corporation warranty includes:
  - > the home free from defects in workmanship and materials for one year after the closing or possession date.
  - > a two year warranty extends to defects in the electrical, plumbing, heating systems, and exterior building envelope.
  - > a seven year warranty against major structural defects.
2. TBL Homes Corporation to complete a pre-delivery inspection with the Purchaser prior to closing or possession date.

Note: The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal shall be made by the vendor's architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the Property may vary from Vendor's samples as a result of manufacturing and installation processes. E & O. E.



# THE LUXURY FEATURES

SUITE 1 - GROUP D PERSONAL SERVICES SPACE (Ground Floor)



### EXTERIOR

- 1. Architecturally controlled and designed clay brick, with quality trim details, all colour coordinated, per applicable model and elevation.
- 2. Masonry details in brick as per elevation.
- 3. Energy efficient low e argon vinyl windows throughout, as per elevation.
- 4. Steel, insulated Front entrance door with weather-stripping.
- 5. Front entry door with satin nickel plated grip set, dead bolt
- 6. All exterior doors and windows to be fully caulked.
- 7. Paneled sectional roll-up garage door as per elevation.
- 8. Two exterior hose bibs, one in garage and one at front.
- 9. Paved driveway.
- 10. Precast concrete patio slab walkway from driveway to front porch.
- 11. Civic address number.

### INTERIOR FEATURES

- 1. Perimeter walls drywalled, taped, and finished in quality latex paint from choice of two colours from vendor's samples.
- 2. Smooth ceilings throughout.
- 3. All interior doors and trim to be painted white. Interior walls to be painted from choice of two colours from vendor's samples.

### BATHROOMS

- 1. Rough In 2 Piece Washroom as per plan.

### ELECTRICAL

- 1. Dedicated 100 AMP SERVICE with Circuit-breaker type panel.
- 2. Fluorescent lighting fixtures installed throughout.
- 3. Hard wired smoke detectors and carbon monoxide detector, as per Ontario Building Code.
- 4. Two electrical outlets in garage (one in wall, one in ceiling for future garage door opener).
- 5. Decora style electrical switches and receptacles.
- 6. Door chime at front entry.
- 7. Prewiring for telephone and cable T.V. outlets.
- 8. Weatherproof GFI exterior electrical outlet located at the rear and front porch.
- 9. Rough-in for Electric Vehicle Charging System in garage.
- 10. Provision on building face to accommodate for exterior signage for future advertising as per applicable plan. Sign to have provisions for lighting.
- 11. Exit lights on exterior doors, as per Ontario Building Code.

### HEATING AND INSULATION

- 1. Dedicated High efficiency forced-air natural gas furnace and heat recovery ventilator (HRV).
- 2. Insulation to meet or exceed Ontario Building Code standards to all exterior walls, roof areas, garage ceilings, and basement.
- 3. Power vented hot water tank (gas) on a rental basis.
- 4. Thermostat centrally located on ground floor.
- 5. Air conditioning.

### CONSTRUCTION & OTHER FEATURES

- 1. Poured concrete foundation walls.
- 2. Rigid 2" x 6" exterior framed wall construction.
- 3. Covered front entry porch with railings where required by grade.
- 4. Poured concrete ground floor left unfinished and garage floor.
- 5. Perimeter Exterior wall and ground floor ceiling to be 1 hour fire rated as per Ontario Building Code.

### WARRANTY

- 1. TBL Homes Corporation warranty includes:
  - > the home free from defects in workmanship and materials for one year after the closing or possession date.
  - > a two year warranty extends to defects in the electrical, plumbing, heating systems, and exterior building envelope.
  - > a seven year warranty against major structural defects.
- 2. TBL Homes Corporation to complete a pre-delivery inspection with the Purchaser prior to closing or possession date.
- 3. Warranty only applies to work done by TBL Homes Corporation, any alterations void the warranty.

Note: The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal shall be made by the vendor's architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the Property may vary from Vendor's samples as a result of manufacturing and installation processes. E & O. E.