

FEATURES & FINISHES

EXTERIOR FOUNDATION

- 8" poured concrete walls
- Slab on grade

EXTERIOR FINISHING:

- Brick, stone, stucco and siding as per plan
- One-piece stone sills under windows and doors as per plan
- Stone municipal house number over garage
- Terraces as per plan and model

WINDOWS AND EXTERIOR DOORS

- DEL Windows and doors
- Metal clad front entrance doors with or without sidelight as per plan
- Low-E Argon double-pane, high performance, energy efficient vinyl clad windows
- Metal insulated sectional garage door with decorative window inserts as per plan

LANDSCAPING

- Sod and planting as per landscape plan approved by City of St. Catharines
- Paved asphalt driveway installed one year after the first winter

INTERIOR WALL, FLOOR & ROOF CONSTRUCTION

- 9' high ceilings on the ground and main level
- 8' high ceilings on the third floor
- Exterior wall 2" x 6" wood stud with 7/16" exterior type sheathing
- Interior walls 2" x 4" wood stud
- Engineered roof trusses with 3/8" exterior type sheathing (Garden Models)
- Engineered roof trusses with 5/8" tongue and groove sheathing, glued and nailed (Skyview Models)

DRYWALL AND INSULATION

- Exterior walls R24 bat insulation
- Roof R31 foam insulation (Skyview Models)
- Roof R60 loose-fill insulation (Garden Models)
- Walls and ceiling above ground drywall- drywall in garage, taped and gas proofed with one coat of paint
- Smooth Ceilings

PLUMBING

- Pex water lines
- Plumbing fixtures as per samples*
- Kitchen one compartment Blanco Silgranit sink, single lever faucet as per builder's samples*
- Bathrooms-Square under-mount sinks with single lever polished chrome faucets
- All toilets, comfort height elongated toilet bowls
- One-piece acrylic shower with glass sliding door in ensuite, one-piece acrylic tub and shower in all main baths
- Laundry room to be supplied with water and drain laundry box as per plan
- One hose bib in garage, and one in rear if possible

HEATING, COOLING & FRESH AIR

- Enerzone Hydronic Air Handling System
- Keeprite 14 SEER 2 Ton Side Discharge Central Air Conditioning System
- Rental Tankless Water Heater
- Venmar Heat Recovery Ventilation System



KITCHEN

- Quartz counter tops from builder's samples*
- High quality cabinets from builder's samples*, with valance and soft close drawers as per builder's samples*
- Quartz kitchen backsplash from builder's samples*

ELECTRICAL

- 100-amp circuit breaker panel with copper wiring
- Electrical outlets installed according to the Ontario Hydro Code
- Suspended ceiling mount dome light fixtures throughout finished areas including bedrooms, halls and principal rooms except for kitchen and baths
- Decora white plugs and switches located as per code
- Electrical door chime
- Arc-fault protection as per code
- Hardwired smoke detectors on each level
- Hardwired carbon monoxide detector
- Laundry facilities: heavy-duty outlet for dryer and outlet for washer
- Two exterior outlets one at rear and one on front porch where possible
- Garage door opener
- Light fixtures over all of the exterior doors
- Alarm system
- 20 pot light allowance
- Quality fixtures from builder's samples*
- Under cabinet lighting
- 220 volts dedicated electrical outlet for range
- OTR microwave with exhaust fan and light vented to the outside
- Rough-in for included built-in dishwasher
- Sump pump for stormwater if needed as per City of St Catharines



BATHROOMS

- Strip lighting over sinks
- Beveled mirrors with clips over all sinks
- One ground fault interrupter outlet and G.F.I. protected circuit
- Quartz countertops
- High-quality cabinets from builder's samples*

APPLIANCES

- Whirlpool 36" Counter Depth French Door Refrigerator
- Whirlpool Slide-in Range
- Whirlpool Dishwasher
- Whirlpool Over the Range Microwave
- Whirlpool 24" front-load Washer
- Whirlpool 24" Heat pump Dryer



WOODWORK

- Interior Doors-Madison 1 panel, smooth finish
- Single lever hardware from builder's sample*
- 5" Base from builder's samples*
- 3" Casing from builder's samples*
- Wire shelves as per plan from builder's samples*
- Oak stairs, handrails and spindles as per plan from builder's samples*

PAINTING

- White trim colour from builder's samples*
- Choice of 4 colours wall paint from builder's samples*

FLOORING

- Ceramic tiles as per plan from builder's samples*
- Laminate as per plan from builder's samples*

HOME COMFORT AND SAFETY

- Rough-in for Central Vac
- Internally monitored security system
- Entrance from garage to the living area where possible
- High-tech cable-ready 4-RG6 wiring in four pre-determined locations
- Deadbolt locks all entry doors
- Accent lighting at all exterior doors
- Extensive street lighting



The builder shall have the right to substitute other products and materials for those listed in this schedule or provided for in the plans and specifications provided that the substituted materials are of equal to or better quality than the products and materials listed or provided.

Colours and specific finishes will depend on builder's samples* as selected.

All specifications are subject to change without notice. E. & O.E. 2022