

FEATURES & FINISHES

BUILDING EXTERIOR

- Professionally designed exterior including finishes of natural stone and brick as shown on building elevations
- Long life synthetic roof membrane
- Energy efficient low E argon black coloured vinyl clad windows with white interiors (some window panes may be fixed)
- Patio/garden doors have high efficiency low E argon gas filled panes
- Insulated front entry door
- Maintenance free membrane and aluminum railing on balconies
- At grade patios to be poured concrete slab on grade
- Steel exterior stairs with poured concrete treads

INTERIOR FINISHING DETAILS

- 9' ceiling height on Level A, 1, 2 and 8' ceiling height on Level 3 (some portions of ceilings may be lower)
- Oak handrail with choice of stained finish and clear coat as per plan
- Choice of 2 interior door styles with 4" baseboard and 2 3/4" casing, capped studio walls
- Interior lever door hardware
- California style ceilings. Bathrooms and standard closet ceilings are smooth finish
- Choice of 2 low Volatile Organic Compound (VOC) interior wall paint colours (one colour throughout)
- Low (VOC) high quality carpet with 4lb foam underpad in bedrooms and on stairs
- Luxury vinyl plank flooring in living/dining areas and kitchen. Some plans include hallways
- Overhead pewter light fixtures as per plan
- Premium wire shelving in all clothes closets and four (4) wire shelves in each linen closet

GOURMET KITCHEN

- Custom Oak or MDF cabinetry with soft close doors and drawers and maple or white melamine interiors
- Granite countertops with undermount sink
- Moen pull-out faucet (chrome)
- Over-the-range microwave/rangehood combo with premium quiet venting (stainless)

DESIGNER BATHROOMS

- Custom Oak or MDF vanities with drawers (in vanities over 36")
- Granite countertops with undermount sink (powder room includes pedestal sink)
- Moen faucets (chrome)
- Acrylic tub/shower with tiled surround walls
- 13"x13" ceramic tile flooring
- Efficient dual flush toilets throughout
- Polished, beveled mirror above vanities (excluding powder room)

MECHANICAL, ELECTRICAL, PLUMBING

- Natural gas heating/cooling combination units
- Heat Recovery Ventilator (HRV) system
- Programmable thermostat
- Ducting professionally cleaned before closing
- High efficiency natural gas rental water heater. Purchaser to sign rental agreement with utility company
- 100 AMP electrical service
- Exterior weatherproof Ground Fault Interrupter (G.F.I.) receptacles (1) located on balconies
- Water shut off valve under all sinks and toilets
- 220 volt wiring and outlet for stove and clothes dryer
- Inter-connected hard-wired smoke detectors on all levels and in bedrooms

- Carbon monoxide detectors on bedroom levels for safety
- Decora style switches and receptacles throughout
- Predetermined locations for for cable, Cat 5 and telephone outlets with finished terminations (4 locations)

BUILDER'S GUARANTEE AND WARRANTY

- All Homes are built to meet or exceed the current Ontario Building Code (OBC)
- All homes covered by Tarion Warranty Corporation. Comprehensive 1-year warranty plus a 2-year warranty covering the electrical, plumbing, heating systems and water penetration of the building envelope and a 7-year warranty against major structural defects (enrollment fee to be paid by purchaser as an adjustment on closing)
- All homes covered by Granite Homes Warranty Advantage which extends the length of the Tarion 1-Year and 2-Year Warranties by an additional 6 months*

COMMON ELEMENTS

- Each unit provided with one (1) dedicated parking space. Additional parking spaces are available for purchase
- Exterior maintenance of homes included to ensure long-term aesthetically pleasing streetscape
- Professionally designed landscaped grounds and irrigation system
- Molok garbage/recycling centre
- Snow removal and maintenance of private laneway, visitor parking spaces, sidewalk and front steps
- Professional property management and administration
- Building insurance included (purchaser's to obtain insurance on upgrades and contents)
- Exterior lighting operated and maintained by Condominium Corporation

NOTES

- All selections are to be made from samples provided by the Vendor
- The number of steps at the front may vary from that shown and are subject to grade
- The decorated model home, marketing floorplans and images/renderings do contain some items not included in the base price
- Variations in uniformity and color (ie. ceramics, wood products, etc.) from Vendor's samples may occur and can be expected in finished materials
- Plans and specifications are subject to modification at the discretion of the Vendor. The Vendor reserves the right to substitute materials of similar or better quality. All measurements are approximate. E. & O.E
- Mechanicals may not be positioned as shown on plan
- *The Granite Warranty Advantage is a builder sponsored extended warranty. The Tarion Warranty Corporation has no responsibility beyond the statutory warranty requirements. The Granite Warranty Advantage applies to the original purchaser and is non-transferable. The Granite Warranty Advantage is not applicable to rental properties. Subject to change without notice.

