



FEATURES & FINISHES

QUALITY CONSTRUCTION

- 8' ceiling height on main and second floor (some portions of ceilings may be higher or lower in some homes)
- Poured concrete basement walls
- Basement exterior walls wrapped with waterproofing membrane with weeping tile below
- Exterior walls insulated to R26, attic to R50 and basement to R12

EXTERIOR FINISHING DETAILS

- Clay brick and/or natural stone as per plan
- Exterior insulation finishing system (synthetic stucco) on second floor as per plan
- Maintenance-free vinyl siding with aluminum soffit, fascia and eavestroughs
- Self sealing shingles with limited lifetime warranty
- Energy efficient low E argon black coloured vinyl clad casement windows (some windows on side/rear elevation may be slider style windows and some panes may be fixed)
- Patio door with high efficiency low E argon gas filled panes
- Insulated fiberglass front entry door
- Premium carriage style garage door
- Garages are fully drywalled and finished with skim coat only
- Coach light and/or Pot Light at front door and patio light at rear as per plan
- Front concrete porch with pre-cast steps
- Maintenance free aluminum railing on front porches (if required by grade)
- Decorative address stone
- Full asphalt driveway paving included (to be completed after closing to allow time for driveways to settle)
- Community sodded & graded to municipal requirements
- Professionally designed landscape plan by Landscape Architect
- Parging on all exposed foundation surfaces

INTERIOR FINISHING DETAILS

- Oak handrail with choice of stained finish and clear coat as per plan
- Choice of Classique or Carrara interior doors with 4" baseboard and 2 3/4" casing, capped studio walls
- Interior lever door hardware
- Swing doors throughout as per plan
- 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 under pad
- 13" x 13" Ceramic tile as per plan
- Overhead pewter light fixtures as per plan
- 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
- Dishwasher electrical and plumbing rough-in (excludes breaker)
- Over-the-range microwave/range hood combo with premium quiet venting (choice of stainless/black)

DESIGNER BATHROOMS

- Luxurious ensuites included in all homes
- Ensuite to include walkin tiled shower with sliding glass door and tiled niche
- Custom Oak or MDF vanities with drawers (in vanities over 36")
- Granite countertops with undermount sink (powder room includes pedestal sink)
- Moen faucets
- Maintenance free one piece white acrylic tub surround in main bathroom
- Efficient dual flush toilets throughout
- Polished, beveled mirror above vanities (excluding powder room)



MECHANICAL, ELECTRICAL, PLUMBING

- High efficiency natural gas furnace
- Programmable thermostat compatible for future air conditioning
- Ducting professionally cleaned before closing and 12-month supply of furnace filters provided on closing
- High efficiency natural gas rental water heater. Purchaser to sign rental agreement with utility company
- 100 AMP electrical service
- Automatic garage door opener rough-in
- Two exterior weatherproof Ground Fault Interrupter (G.F.I.) receptacles (1) located on porch and (1) at rear of home (2) at rear of home for walkouts
- Two exterior hose bibs with interior shut offs: (1) in garage and (1) at rear of home
- Water shut off valve under all sinks and toilets
- Three piece basement bath rough-in
- 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
- Decora style switches and receptacles throughout
- Choice of two location for cable and two location for Cat 5E or telephone outlets with finished terminations
- Dehumidifier provided at closing

BUILDER'S GUARANTEE & WARRANTY

- Homes are built to meet or exceed the current Ontario Building Code (OBC)
- Homes covered by Tarion Warranty Corporation Comprehensive 7-year warranty
- Enrollment fee to be paid by purchaser as an adjustment on closing
- Homes are covered by Granite Homes Warranty Advantage which extends the length of the Tarion 1-Year and 2-Year Warranties by an additional 6 months*

CONDOMINIUM DETAILS

- 14'-6" x 10' Pressure treated deck complete with 6' high privacy fence
- Interlock walkway at front of home
- 14'-6" x 10' Interlock patio below walkout decks

- Exterior maintenance of homes included to ensure long-term aesthetically pleasing streetscape
- Front yard and community yard maintained by professional landscaping company
- Curbside waste and recycling pick-up
- Snow removal and maintenance of private laneway, visitor parking spaces and sidewalks
- Condominium property management and administration
- Building Insurance included (purchaser's to obtain condominium insurance)

NOTES

- All selections are to be made from samples provided by the Vendor
- The number of steps at the front and in the garage (if applicable) 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
- Furnace, hot water tank, sump pit (if applicable), air conditioner, water meter and hydro panel 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.



BLACKBRIDGE
T O W N S