



GRANDVIEW TRAIL NORTH OSHAWA LIVING

Deluxe Features

EXTERIOR FEATURES & STRUCTURAL COMPONENTS

Beautiful streetscapes with architecturally controlled exterior colour schemes, elevations, sittings and material.

Premium exterior selection of 9 colour schemes.

All clay brick, stone and smart trim combinations (as per plan).

Maintenance free insulated steel garage doors with glass inserts (as per plan).

Steel thermal insulated front door with sidelights (as per plan).

Fully sodded front and rear yards including boulevards.

Poured concrete basement walls, wrapped with waterproof membrane and weeping tiles for extended protection.

Low maintenance aluminum soffits, fascias, eaves troughs and downspouts.

Two exterior water taps; one in garage and one in the rear (location to be determined by vendor).

Exterior coach lamps (as per plan).

Self-sealing shingles with a 25-year manufacturer's warranty (as per plan).

Garage to be fully drywall and prime.

Door from garage to laundry room and or/interior (grade permitting as per plan). Grade conditions may require installation of stairs and landing (located inside the garage), which may limit depth of garage and vehicle access.

Poured concrete front porch, the number of steps required at front and rear entrances may vary from that shown on plans due to grading conditions and municipal requirements.

Driveway to be paved asphalt. (Vendor will provide base coat asphalt.) The finished coat will be completed by the Vendor at the Purchaser's expense (non-refundable) to be adjusted on closing.

Vinyl casement thermopane Low E windows (as per plan)

Low maintenance structural 30" x 14" vinyl thermopane basement slider windows in clay or white colour (Vendor to determine location)

Sliding 6' thermal-glazed patio door with screen (as per plan).

Exterior caulking for improved energy conservation and draft prevention.

All sub-floors will be glued and re-fastened with screws prior to floor finishes. All joints to be sanded.

SUPERIOR INTERIOR FEATURES

White melamine shelving installed in all closets.

9' main floor ceilings with 8' second floor ceilings (except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings, beams or ductwork).

Easy maintenance smooth ceilings in kitchen, powder room, all bathrooms and laundry room. Stippled ceilings with 4" smooth border throughout main and second floor.

Quality red oak stairs from first to second floor, handrails and spindles in natural finishes (as per plan).

Choice of one interior paint colour from Vendor's paint samples throughout house in flat finish.

Colonial 4 1/4" style baseboard, throughout with doorstop to tiled areas. Window and Door casing 2 3/4". 2 panel flat door with lever handle.

Doors, windows and full archways to be trimmed (as per plan). All trim to be painted in eggshell white.

Dropped ceilings and bulkheads over kitchen cabinets (where applicable).

Duct cleaning at time of occupancy.

GOURMET KITCHEN FEATURES

Extended kitchen upper cabinets 36" with laminate countertops in a wide choice of styles from Vendor's standard samples.

Space for dishwasher including plumbing and electrical rough-ins for future installation provided (does not include installation).

Convenient split electrical outlets at counter level for small appliances.

Energy efficient two-speed exhaust hood fan vented to exterior over stove area.

Heavy-duty wiring and outlet for stove and electrical outlet for refrigerator.

LIGHTING & ELECTRICAL

200 amp electrical service with circuit breaker panel.

Exterior electrical outlets.

Electrical outlets on garage ceiling for garage door openers.

Light fixtures provided throughout finished areas. All finished rooms to have white decora style switches and receptacles.

Smoke detectors installed on every floor and in ALL bedrooms. Carbon monoxide detector also per building code.

Electric door chime with doorbell at front entry.

WALKOUT CONDITIONS

Walkout conditions (grade permitting as per plan) shall include a standard 6' x 7' deck and larger basement windows. The cost shall be added to the purchase price.

LUXURIOUS BATHROOM FINISHES

60" x 42" oval soaker tub in master ensuite.

Separate shower stall (as per plan) to include framed glass enclosure surround, marble surround and light fixture.

Quality ceramic wall tiles in tub and shower enclosure to ceiling height, with 2 rows of 6" x 8" tile or 1 row of 10" x 10" or 12" x 12" around oval tub (where applicable).

Single lever Moen shower faucet with posi-temp feature in all shower stalls.

Single lever Moen faucet with pop up drain in all bathrooms vanity's including pedestal sink in powder room.

White ceramic accessories in all bathrooms.

Mirrors included in all bathrooms and powder room.

Choice of quality bathroom cabinets with choice of laminate counters from Vendor's standard samples.

Privacy locks on all bathroom doors.

LAUNDRY ROOM FEATURES

Single basin laundry tub insert and cabinet for main or second floor laundry rooms (as per plan).

Hot and cold laundry taps for washer with heavy duty wiring for dryer. Exterior venting for dryer.

Laundry room floors/garage entries may be sunken to accommodate entry door(s) in laundry (if required).

FLOORING FINISHES

Quality ceramic tile flooring in entry, powder room, bathrooms, kitchen, breakfast areas and laundry room (as per plan).

Premium quality 35 oz. broadloom and underpad on main floor and second floor (excluding tiled areas and unfinished areas as per plan).

HEATING, INSULATION FEATURES

Forced air high-efficiency gas furnace complete with electronic ignition, thermostat and HRV for improved indoor air quality and comfort (Vendor to determine location).

Exterior walls and ceilings fully insulated – ceiling to R-60 walls to R-22. All insulated areas are to be covered by poly vapour barriers.

All windows to have expanding spray foam insulation.

Spray foam insulation to garage ceiling below liveable space.

Basement walls insulated full height (as per Building Code).

Ducting sized for future air conditioning.

Hot water tank is a rental.

SMART WIRE ROUGH-INS (rough-in locations determined by Vendor)

Rough-in security system on main floor only.

Rough-in for central vacuum system to garage.

Rough-in 2 cable T.V. in great room and master bedroom.

Rough-in 2 network wiring (cat-5) in great room and master bedroom.

Rough-in 3 telephone wiring in kitchen, great room and master bedroom.

CONDITIONS

Tarion Warranty Program:

7 year on major structural defects.

2 year on electrical, plumbing, heating delivery & distribution systems, building envelope integrity and water penetration.

1 year on workmanship & materials.

Purchaser agrees to pay Tarion enrollment fee on closing as an adjustment.

All plans, elevations and specifications are subject to modification from time to time by the Vendor according to the Ontario Building Code, National Building Code and Architect.

Colours and materials will be as close as possible to Vendor's samples but not necessarily identical. Purchasers may be required to reselect colours and/or materials from the Vendor's samples as a result of unavailability or discontinuation.

Purchaser's choice of interior colours and materials to be chosen from the Vendor's standard samples if not yet ordered or installed provided that the colours and materials are chosen by the purchaser within 10 days of notification by the vendor. Otherwise, the Vendor reserves the right to choose the colour and/or materials of greater or equal value.

The Purchaser is not allowed to do any work and/or supply any material to complete the house before the closing date.

Exterior colour schemes are subject to architectural control.

Prices, specifications, terms & conditions are subject to change without notice. Vendor has the right to substitute materials of equal or greater value. E. & O.E.