

EXCEPTIONAL EXTERIOR FINISHES

- Striking architecturally designed homes made of beautifully selected stone, clay brick, prefinished accent panels, and other quality materials and detailing, as per plan and elevation. Builder architecturally controls the exterior.
- Precast concrete window sills, headers, arches, and ornamental details, as per plan and elevation.
- Manufacturer lifetime limited warranty self-sealing quality asphalt roof shingles.
- All exterior wall construction is designed to meet or exceed all Ontario Building Code requirements.
- Grand insulated 8' black front entry door as per elevation.
- Elegant grip set, deadbolt locking system for the front door. Complementing exterior coach lights at entry and garage as per model type.
- Energy Star qualified colored vinyl casement windows with Low-E glass and argon gas filled.
- All operable windows have screens. Exterior windows will be black with white interior colors.
- Premium steel maintenance-free moulded panelled sectional roll-up garage doors in various enhanced designs with window-lites and hardware, as per plan and elevation.
- Poured reinforced concrete garage floor.
- Deadbolt locks for all exterior swinging doors to the dwelling.
- Pre-finished maintenance-free aluminum soffits, fascia, eavestroughs and downspouts.
- Steel-reinforced concrete front porches.
- Frieze boards on front elevations, as per plan and elevation.
- Walkway from driveway to front entry to be patterned precast slabs, where applicable.
- Driveways to have a 3/4" crushed base compacted stone. The builder will top up the settlement once the purchaser moves in, if applicable.
- Frost-free exterior water taps with inside shut-off valves, located at the rear of the house and in the garage.
- Front and rear yards are fully sodded, where applicable.

BASEMENT SPECIFICATIONS

- Oak stairs and walls leading to the basement will be finished with a landing and a finished door, as per plan.
- Unfinished basement with 3-piece bath rough-in.
- Basement walls as per plan with approximately 9' high ceilings.
- Basement foundation walls are poured with heavy-duty damp proofing and a superior free-draining membrane wrap.
- Poured concrete floor in the basement with a floor drain by the furnace area, as per plan.
- Basement walls will be insulated to R-20 Blanket - Walk-outs insulated wall areas.

EXQUISITE INTERIORS

- All models to have approximately 10' high ceilings throughout main floor resulting in higher cabinets and higher windows.
- Ceilings to have bulkheads and dropped ceilings where required for mechanical.
- Smooth ceilings throughout the main floor painted white.
- Efficient pocket door from the main hall to laundry room area if applicable as per plan.
- 2 paneled, 8' interior doors on the main floor.
- Luxurious stained oak staircase with hardwood on landing.
- Large 3 1/2" newel post, upgraded handrail and designer black metal pickets as per Builder's standard samples.
- 5 1/4" baseboard throughout home with 3 1/2" casing throughout.
- Baseboards to be installed on the finished floor to ensure a better quality finish, avoiding gap and minimizing separation.
- Brushed chrome lever handle with privacy locks for all bathrooms.
- 6' Wide sliding rear patio door by 7' high with 18" transom above.
- All closets have pre-finished wire shelving and metal dowels.
- Premium quality paint on interior walls. - 2 coat finish.
- All interior wood trim and woodwork is primed and painted.
- Trim work and interior door to have spray paint finish.

ELECTRICAL FEATURES

- 100 AMP electrical service with circuit breaker panel and copper wiring throughout the home.
- White decora switches and plugs throughout the house.
- Electrical outlets with a ground fault detector circuit in bathrooms and powder rooms.
- One soffit plug for decorative exterior housing displays.
- Interior light fixtures in every room, hallway, and walk-in closets, as per builder's specifications. Allowance for 8 pot lights - interior or exterior.
- Interconnected smoke/carbon monoxide detector(s) on each level including the basement as per the Ontario Building Code.
- Electrical front door chime.
- Exterior weatherproof electrical outlets in the rear yard and front porch. Location to be determined by the Builder.
- Electrical wall outlet(s) in garage and an electrical outlet per garage door on garage ceiling for futures garage door opener. Opener not supplied by Builder.

SMART NETWORK HOME - ROUGH-IN

- Three (3) - Cat6A Network Cables for IPTV
- One (1) - Cat6 Network for keypad
- Two (2) - Cat5e Network Cable for IP Cameras

GOURMET KITCHENS

- Kitchen cabinetry with an abundance of styles and colors to suit every taste and design style, as per Builder's standard samples.
- Elegant extended height kitchen upper cabinets. Approximately 45".
- Crown moulding on upper kitchen kitchen cabinet; light valance below cabinets.
- Soft close doors and full extension drawers.
- Quality hardware as per Builder's standard samples.
- Options for pantry, breakfast bar, and added island to be discussed at design selections.
- Stunning selection of quartz countertops from Builder's standard samples, with stainless steel double compartment undermount sink and Moen chrome finish single lever faucet.
- Ceramic tile backsplash above kitchen countertops as per plan from Builder's standard tile samples.
- Split-circuit electrical outlets above the kitchen counter for future small appliances.
- Heavy-duty receptacle for future stove.
- Dedicated electrical outlet for future refrigerator.
- Dishwasher rough-in, water supply and drain provisions (space left open in kitchen cabinetry)

BATHROOMS

- Quality cabinetry with an abundance of styles and colors to suit every taste and design style, from Builder's standard samples.
- Stunning selection of quartz countertops in all bathrooms from Builder's standard samples.
- Free standing shower in Primary Ensuite as per plans.
- Frameless glass shower enclosure in primary ensuite and all showers as per plans.
- Recessed shower pot light in all separate shower stalls, where applicable.
- Choice of quality imported shower wall tiles in all bathrooms from Builder's standard tile samples.
- White lavatory sinks, water closets and bathtubs where applicable as per plan.
- Premium Moen chrome single lever faucets for all bathroom lavatory sinks with manufacturer's limited long-term warranty.
- Efficient water saving Kohler comfort height- elongated toilet in all bathrooms that comply with the most recent building codes.
- Mirrors above all bathroom vanities.
- Privacy locks on all bathroom and powder room doors.
- Showers with Moen chrome single level pressure balance and temperature-control valves.
- Luxurious premium acrylic bath in all secondary bathrooms where applicable as per plan.
- Exhaust fans in all bathrooms according to the Ontario Building Code.
- All sinks and toilets have water shut-off valves

FUNCTIONAL LAUNDRY ROOMS

- Single laundry tub set in white melamine cabinet base with quartz countertop, chrome faucet and drain. Upper cabinets included from Builders samples.
- Dryer vent for future automatic dryer.
- All required plumbing, electrical and venting rough-ins will be provided.

UPGRADED FLOORING

- All sub-floors are tongue and groove; nailed, glued and screwed down.
- Engineered hardwood flooring on main floor, and bedrooms in non-tiled areas, from Builder's standard hardwood samples.
- Premium 12" x 24" imported tile on main floor tiled areas, as per plan from Builder's standard tile samples.
- Premium 12" x 24" imported tile in all bathrooms and laundry room as per plan from Builder's standard tile samples.
- All ceramic floor tile in designated areas, and all hardwood flooring in designated areas, will be installed prior to baseboard installation to ensure a high level quality finish, with limited gaps between baseboard and floor finish.

HEATING AND INSULATION

- Forced air high-efficiency gas furnace. Air Conditioning Included.
- All window and door frames and building perforations are caulked with premium caulking.
- Thermostat located on main floor
- Hot water tank is a rental. Option to Purchase. On Demand Tankless.
- HRV supplied and installed.
- R-31 spray foam insulation in exposed floors.
- R-60 insulation blown in Attic.
- Ducts cleaned prior to closing.

WARRANTY

- Sally Creek Lifestyle Homes is registered and enrolled with the TARION warranty program and the warranty includes:
 - Defects in material and workmanship for one (1) year
 - Defects on electrical, plumbing, heating delivery and distribution systems exterior cladding, and water penetration for two (2) year
 - Major structural defects for seven (7) years