



EXCEPTIONAL EXTERIOR FINISHES

- Striking architecturally designed homes made of beautifully selected stone, clay brick, and prefinished accent panels, in addition to other quality materials and detailing, as per plan and elevation. Exterior is architecturally controlled by Builder.
- Precast concrete windowsills, 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(s) with glass sidelight(s) 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 molded paneled sectional roll-up garage doors in a variety of 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 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.
- Frost-free exterior water taps with inside shut-off valves, located at the rear of the house and in the garage.
- Walkway from driveway to front entry, patterned precast slabs, where applicable. Driveways to be paved. Fully sodded lots.

BASEMENT SPECIFICATIONS

- Oak stairs and walls leading to basement will be finished with a landing and finished door closing to unfinished basement areas.
- Basement walls as per plan with approximately 9' high ceilings.
- Complete 3-piece bathroom rough-in as per plan.
- 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, 9' high ceilings on the second floor and 9' high ceilings in the basement except at coffered or cathedral ceilings, bulkheads and dropped ceilings where required for mechanical.
- Smooth ceilings throughout the main and second floor.
- Striking decorative ceilings on the main floor as per plan.
- 2 panel, 8' interior doors on main floor.
- Luxurious stained oak staircase with hardwood on landing.
- Large 3 ½" newel post, upgraded handrail and designer black metal pickets as per Builder's sample.
- 5 ¼" baseboard throughout home with 3 ½" casing throughout.
- Direct vent gas fireplace with glass panel, gas log, wall-mounted spark-ignition switch, painted wood mantel and tile surround, as per plan.
- Brushed chrome lever handle with privacy locks for all bathrooms.
- Sliding patio doors or Garden Doors, as per plan.
- All closets have pre-finished melamine shelving and metal dowels.
- Premium quality paint on interior walls.
- All interior wood trim and woodwork is primed and painted.
- Ceilings to be painted flat white

ELECTRICAL FEATURES

- 200 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 12 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 garage door opener supplied and installed by the 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. Approx. 45".
- Crown moulding from ceiling to top of kitchen cabinet; light valance below cabinets.
- Soft close doors and full extension drawers.
- Quality hardware as per Builder's standard samples.
- Chef's desk, wet bar, pantries, breakfast bars, islands, and other features as per plan.
- 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 and servery counters as per plan from Builder's standard 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 and islands to have a receptacle.
- Dishwasher rough-in, water supply and drain provisions (space left open in kitchen cabinetry).

SPA-INSPIRED 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.
- Spa-like free standing soaker tub 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.
- Choice of quality imported shower wall tiles in all bathrooms from Builder's standard 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/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 granite countertop, chrome faucet and drain. Upper and lower cabinets included.
- 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, upper hall, and bedrooms in non-tiled areas, from Builder's standard samples.
- Premium 12" x 24" imported tile in main floor tiled areas, as per plan from Builder's standard samples.
- Premium 12" x 24" imported tile in all second-floor bathrooms and laundry room as per plan from Builder's standard 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.
- ERV included.
- All window and door frames and building perforations are caulked with premium caulking.
- Thermostat on main level.
- Water softener is a rental (option to purchase).
- Hot water tank is a rental, on demand tankless (option to purchase).
- R-31 spray foam insulation in exposed floors.
- R-60 insulation blown in Attic.
- Gas lines installed for stove, dryer and BBQ.
- 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