

FEATURES & FINISHES REAR LANE TOWNHOMES

trailways
STOUFFVILLE

QUALITY CONSTRUCTION AND ELEGANT EXTERIORS

- Superior architecturally designed and controlled homes with premium brick and masonry detailing, pre-cast concrete and/or stone, and aluminum and/or PVC siding, trim, and accents in selected locations (as per applicable plan).
- 8' metal front entry door(s), complete with weather stripping, grip set, glazed panel and sidelight (as per applicable plan).
- Premium, high quality self-sealing shingles with a limited lifetime warranty and/or 2-ply flat roof membrane (as per applicable plan).
- Pre-finished, low maintenance soffits, fascia, eavestroughs and downspouts installed (as per applicable plan).
- Colour coordinated, triple-pane, low-e argon filled insulated vinyl casement windows on all elevations (excluding basement windows). All operable windows to receive screens. Basement windows to receive white thermo pane sliders (as per applicable plan).
- Premium quality, sectional roll-up garage doors with window lights (as per applicable plan).
- Poured concrete basement walls with damp proofing, weeping tile and exterior drainage membrane.
- Exterior hose bib located in garage. Location to be determined by Vendor.
- Poured concrete, steel reinforced front porch (where applicable). Poured in place concrete front steps to be installed where required by grade.
- Pre-cast concrete slab walkway to front entry from sidewalk.
- All driveways to consist of base and top coat layers, applied in two separate stages (second coat applied within approximately one year of first coat).
- Sunken entrances may be required due to grading and/or as per plan.
- All lots to be graded and sodded as per approved grading plans. All lots will be graded to meet requirements of the authority having jurisdiction.

DISTINCTIVE INTERIORS

- Rear Lane Townhomes to receive approximately 9'-0" high ceilings on main floor, and approximately 8'-0" high ceilings on all other floors (except at coffered, sloped or cathedral ceilings and where drops are needed for structural or mechanical systems).
- Smooth ceilings in kitchen, bathrooms, powder rooms and finished laundry areas. All other areas to receive textured ceilings with 4" smooth border.
- One coat of primer and two coats of flat-finish, premium-quality latex paint on all finished walls throughout.
- Oak staircase with stringers, treads and risers to receive a natural finish, excluding stairs to the basement which shall be paint grade.
- Main floor stair landings (where applicable) to receive site-finished natural oak flooring.
- Oak posts, pickets, handrails and nosings to receive a natural finish.
- Approximately 4" baseboards and 2-3/4" casings on swing doors, sliding doors and windows throughout all finished areas (where applicable). Finish moulding installed to all ceramic and hardwood areas.
- Satin nickel lever interior door hardware for interior doors. Privacy door locks to all bathrooms and primary bedroom (where applicable).
- Stylish 2-panel interior swing doors (as per applicable plan).
- Bedrooms to receive white, trimmed, closet sliders (as per applicable plan).

GOURMET KITCHEN FEATURES

- Kitchen cabinetry offered in a variety of furniture-quality finishes, styles and colours, from Vendor's standard samples.
- Taller upper cabinets in Kitchen (as per applicable plan).
- Colour co-ordinated kickplates to complement cabinets.
- Double bowl undermount stainless steel kitchen sink with single lever pullout spray faucet.
- Deluxe two-speed stainless steel kitchen exhaust fan with 6" exhaust vented to exterior.
- Choice of countertop in Kitchen (as per applicable plan) from Vendor's Level 1 upgrade samples.
- Kitchen island with flush breakfast bar (as per applicable plan).
- Electrical receptacle installed below counter in kitchen island and/or peninsula cabinets, as per code (applies when island cabinet is permanently fixed with plumbing).
- Dishwasher rough-in includes electrical and plumbing only with space for dishwasher (installation of dishwasher not included).

LUXURY BATHROOM FEATURES

- Vanity cabinetry offered in a variety of furniture-quality finishes, styles and colours, from Vendor's standard samples.
- Choice of laminate countertops from Vendor's standard samples.
- Primary ensuite to include shower stall with framed glass and door, and main bathroom to include acrylic bathtub (as per applicable plan).
- Water resistant board installed to tub and shower enclosures up to ceiling.
- Sleek, vapour-resistant pot light in all separate shower stalls (as per applicable plan).
- Choice of quality 8"x10" imported ceramic wall tile for all tub enclosures and shower stall walls, from Vendor's standard samples.
- High efficiency, water saving toilets.
- Single lever chrome faucets in all bathrooms and powder room.
- Chrome style bathroom accessories to include towel bar and toilet tissue dispenser.
- All bathrooms to receive drop in sinks, with the exception of a pedestal sink in the powder room.
- All bathroom vanity faucets to have shut-off valves.
- Pressure balance shower faucets in all bathrooms, where applicable.
- Mirrors over all vanities in bathrooms.

LAUNDRY FEATURES

- Handy recessed plumbing box to facilitate ease of connection for washing machine water and drain lines.
- Freestanding laundry tub complete with hot and cold water faucets (location as per applicable plan).
- Exterior venting for future dryer.
- Heavy duty electrical outlet for dryer and electrical outlet for washer.

FLOORS AND FLOOR COVERINGS

- Choice of quality imported ceramic floor tiles, from Vendor's standard samples, to foyer, mud room, powder room, kitchen/breakfast area, upper floor laundry, and bathrooms (as per applicable plan) (excludes mechanical areas, and unfinished basements).
- Natural finish laminate flooring on ground and main floors (excluding tiled and/or unfinished areas).
- Choice of 40 oz. Broadloom on approximately 1/2" underpad on upper floor where not shown as tile, from Vendor's standard samples.
- Engineered Floor System with tongue and groove subflooring, glued and screwed to joists.

LIGHTING, ELECTRICAL AND MECHANICAL FEATURES

- 100 amp electrical service.
- Switched ceiling light fixtures in all rooms.
- All electrical receptacles located on exterior walls and insulated ceilings to be installed using draft-resistant sealed boxes.
- Two (2) exterior GFI protected receptacles; one at front porch and one at terrace door (locations determined by Vendor).
- One (1) receptacle installed on garage wall and one (1) receptacle installed in garage ceiling (for future garage door opener).
- Decora-style receptacles and switches throughout.
- Rough-in central vacuum system drops terminating in garage for future connection (location determined by Vendor).
- Decorative exterior light fixtures on exterior elevations (as per applicable plan).
- Rough-in for 4 (four) Cat6 telephone/Internet outlets. Two locations as-determined by builder (for future wifi readiness), two locations as-determined by purchaser.
- Choice of location for 1 (one) dual electrical outlet/USB port.

MECHANICAL & ENHANCED ENERGY FEATURES

- All ducting sized for future air-conditioning.
- High efficiency HVAC system designed to provide superior comfort and reliable heating (and cooling, where/when applicable).
- All homes to receive an Energy Recovery Ventilator (ERV) to promote healthier indoor air quality and provide fresh air.
- Energy Star® qualified high efficiency gas-fired tankless water heater on a rental basis with supplier as designated at Vendor's sole discretion.
- Energy Star® qualified exhaust fans vented to exterior in all bathrooms and laundry rooms.
- Smoke detectors and carbon monoxide detectors installed through home per OBC.
- All supply and return metal ductwork joints to be sealed.
- R20 blanket insulation (approximately 6" above finished floor) on exterior walls in basement.
- Continuous air barrier for increased air tightness and energy efficiency.
- Ducts professionally cleaned.

ENERCARE SMARTER HOME™ ESSENTIALS PACKAGE

- Enercare Smarter Home™ is a simple, integrated system that puts comfort and peace of mind in the palm of your hand, even when you're not at home.
- Each home comes equipped with the Enercare Smarter Home Essentials Package (complete with free installation and training by Enercare staff post-closing) and 3 years of free monitoring. Package includes:
 - 1 Smarter Home Hub
 - 1 Smarter Home Programmable Thermostat
 - 1 Smarter Home Water Leak Sensor
 - 1 Video Doorbell with Camera

NEW HOME WARRANTY

- 1 Year Warranty applies to defects in workmanship and materials.
- 2 Year Warranty applies to electrical, plumbing and heating delivery & distribution system and water penetration through building envelope or foundation.
- 7 Year Warranty applies to major structural defects .
- Purchaser agrees to pay Tarion Warranty Program enrollment fee as an adjustment at closing.

DISCLAIMER

Specifications and terms subject to change. E + OE - September 22, 2021
Purchaser shall have the right to select floor coverings, tile, cabinets and countertops, bathroom fixture and purchase upgrades from the Vendor's samples subject to their timely availability from the Vendor's normal supplier and provided that the same have not already been ordered for this house. Variations from Vendor's sample may occur in bricks, finishing material, kitchen and vanity cabinets, floor and wall finishes due to the normal production process. Steps where applicable, may vary at any exterior or interior entrance way due to grading variance. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and improve the elevations of the house exposed to the street. The Purchaser accepts these changes as necessary. When a purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. All selections of finishes will be made from Vendor's standard samples.