

# CREDIT MANOR HEIGHTS TOWNS

## FEATURES AND FINISHES



### GENERAL NOTES

- All references to sizes, measurements, materials, construction styles, trade/brand/industry names or terms may be subject to change or variation within generally accepted industry standards & tolerances. Measurements may be converted from imperial to metric or visa versa & actual product size may vary slightly as a result.
- All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the Vendor's sole discretion.
- All features and finishes where Purchasers are given the option to select the style and/or colour shall be from the Vendor's pre-determined standard selections.

### EXTERIOR FINISHES

1. Architecturally controlled streetscape with pleasing exterior colour schemes, styles, materials and elevations.
2. Clay brick and/or stone and/or stucco and/or siding exteriors.
3. Soldier coursing, exterior columns, arches, keystones and other detailing.
4. Precast concrete window sills, headers and entrance arches.
5. 25 year Manufacturer's warranty on shingles.
6. Maintenance-free aluminum soffits, fascia, heritage siding detail, scallop detail, eavestrough and downspouts as per elevation.
7. Decorative exterior lights on front facade.
8. Fully sodded lot.
9. Rear patio finished with concrete patio slabs.
10. Fully paved driveway.

### DOORS AND WINDOWS

11. Casement windows throughout (excluding basement windows). All windows will be vinyl LOW E, ARGON GAS filled. Opening windows are screened. Internal aluminum grilles on all front elevations (front, side, and rear for corner conditions). See sales representative for details.
12. Insulated front entry door.
13. Entry door from garage to house (as per plan) if grade permits without landing and/or steps.
14. Vinyl sliding patio door(s) with screen leading to rear yard.
15. Tarnish-free Brushed Chrome finish front door grip-set.
16. Metal insulated garage doors with decorative glazing (as per elevation).

### EXCITING INTERIOR FEATURES

17. 9' ceilings on main floor (excluding low headroom due to mechanical systems and/or dropped areas).
18. 4-1/4" colonial style baseboards throughout with 2-3/4" casings on all main and second floor windows, doorways and flat arches.
19. Interior doors and trim to be painted white.
20. Interior walls to be painted off-white.
21. Wire shelving installed in all closets.
22. Natural finish oak veneer stairs from first to second floor and from main floor to basement door.
23. 800 series interior doors with unpainted Brushed Chrome finish hinges, locks and lever handles (except entry doors).
24. Electric fireplace (location as per plan) with stone cast mantle.
25. Natural finish oak pickets and handrails from first to second floor and from main floor to basement door. Oak pickets to be 1-5/16" and handrails to be 2-5/8" half round complete with solid oak nosing.
26. Interior decorative smooth columns. Sizes vary according to structural requirements.
27. All ceilings to be stipple sprayed with smooth borders except kitchens, bathrooms, main and second floor laundry rooms which have a smooth finish.
28. Cold cellar provided in basement (as per plan) with solid core door with weather stripping, light, floor drain and vent.

### FLOORINGS

29. Imported ceramic tile flooring in foyer, kitchen, powder room and main or second floor laundry room and all bathrooms as per Vendor's standard samples.
30. **Satin Finish** 3/4" x 2-1/4" Oak hardwood flooring on main level (excluding tiled areas). Purchasers choice of pre-finished natural Laminate flooring or Group A Berber carpeting with standard underpad (one colour and no partial areas) in all non-tiled areas throughout second floor.

### BATHROOMS

31. Imported ceramic wall tiles in all bathtub enclosures up to the ceiling (excluding master ensuite tub). Separate shower stalls to include the ceiling.
32. Master Ensuite separate shower stalls as per plan with surface mounted light fixture and Clear Glass Shower Door.
33. White pedestal sink in all powder rooms.
34. Single lever Delta, Moen or Price Pfister faucets with mechanical pop-ups in all bathrooms. As per Vendor's standard selection.
35. Deep acrylic soaker tubs throughout.
36. Vanity mirrors in all bathrooms. Oval mirror in powder room.
37. Flat panel Oak or Maple cabinetry with laminate countertops.
38. Porcelain sinks in all bathrooms.
39. Strip lighting in all second floor bathrooms with ceiling mounted globe fixture in all powder rooms.

### KITCHEN

40. Flat panel Oak or Maple kitchen cabinets with Taller Upper Cabinets and laminate counter tops from builders' standard selection.
41. Stainless steel kitchen sink.
42. Single lever Delta, Moen, or Price Pfister kitchen faucet with integrated pull-out spray.
43. Rough in electrical and plumbing supply for dishwasher.

### CONVENIENCE AND SECURITY

44. Cable rough-in in family room or great room and all bedrooms (RG-6 Cable Standard).
45. All ducts are professionally cleaned prior to occupancy.
46. Rough-in central vacuum system (location at Vendor's discretion).
47. Telephone rough in provided in kitchen, living room, den, family room or great room and all bedrooms.
48. Door chime at front and side entry doors if applicable.
49. Monitored security system available through builder's supplier. Must be ordered by purchaser (see sales representative for details).

### NATURAL GAS, ELECTRICAL & PLUMBING DETAILS

50. Rough-in three piece drains in basement as per Vendor's standard location.
51. 100 Amp electrical service.
52. Gas line to rear (capped) for future barbeque hook-up.
53. Weather-proof exterior electrical outlets, one at rear, one at front entry and one on accessible front balconies as per applicable floor plan.
54. Two electrical outlet(s) in garage.
55. Extra electrical outlet in garage ceiling.
56. High efficiency heating system.
57. Heavy duty wiring and plug receptacles for kitchen stove and clothes dryer.
58. Kitchen stove vent and clothes dryer vent to be vented to outside.
59. Interior light fixtures or wall switched outlets in all bedrooms, family room, great room, dining room, living room, kitchen, breakfast area, den halls and laundry. All lighting provided from Vendor's premium lighting package.
60. Smoke detectors and carbon monoxide detectors installed and hard-wired (as per Ontario Building Code).
61. White Decora plugs and switches throughout (excluding fireplace switch), as per Vendor's standard specifications.
62. Two exterior water taps (one located in the garage).
63. Ductwork sized for future air conditioning.
64. Heat Recovery Ventilator (partially ducted system)

### CONSTRUCTION

65. Poured concrete basement walls with heavy-duty damp proofing drainage board and weeping tiles.
66. Poured concrete porch.
67. Poured concrete garage floor.
68. 3/4" tongue and groove sub-flooring.
69. Sub-flooring to be nailed, sanded, glued and screwed.
70. 2" x 6" wood stud exterior wall construction with R22 insulation value.
71. R50 attic insulation.
72. Spray foam insulation minimizing air penetration in garage ceiling below livable areas as well as all cantilevered areas.
73. Garage walls and ceiling to be fully drywalled (unfinished space).

### WARRANTY

74. The Tarion Warranty Corporation backs Aspen Ridge Homes with the following warranties:  
The home is free from:

- defects in workmanship and materials for a period of one year.
- defects in workmanship and materials for a period of two years on electrical, plumbing and heating distribution systems. Any water penetration through exterior cladding, windows, doors and exterior caulking.
- major structural defects for a period of seven years.

*Please refer to your home owner information package and/or visit [tarion.com](http://tarion.com) for further details.*