

KLEINBURG HILLS FEATURES AND FINISHES



GENERAL NOTES

- All references to size, measurements, materials, construction styles, trade/brand/industry name or terms may be subject to change or variation with in generally accepted industry standards & tolerances. Measurements may be converted from imperial to metric or vice 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 predetermined standard selections.

EXTERIOR FINISHES

1. Architecturally controlled streetscape with pleasing exterior colour schemes, styles, materials and elevations.
2. Clay brick and/or vinyl siding or stucco and stone exteriors.
3. Soldier coursing, exterior columns, arches, keystones and other detailing.
4. Precast concrete window sills, headers and entrance arches as per plan.
5. 25-year shingles.
6. Maintenance-free aluminum soffits, fascia, heritage siding detail, eaves trough and downspouts.
7. Decorative exterior lights on front facade.
8. Fully sodded lot.
9. Rear patio finished with reinforced concrete patio slabs.
10. Driveway fully completed with "Enviro Pave" concrete paver.

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 with transom above.
13. Oversized vinyl sliding patio door with screen leading to rear.
14. Tarnish-free Brushed Chrome finish front door grip-set.
15. Pre-finished metal insulated garage doors with decorative glazing (as per elevation).

INTERIOR FEATURES

16. 9' Ceilings on main floor and 8' ceilings on second floor excluding low headroom areas due to mechanical and/or dropped areas.
17. 5-1/2" colonial style baseboards throughout with 3-1/2" casings on all main and second floor windows, doorways and flat arches.
18. Interior doors and trim to be painted white.
19. Wire shelving installed in all closets.
20. Interior walls to be painted off-white.
21. Natural finish oak veneer stairs from mid landing to first and first to second (as per plan).
22. Choice of R5 Iron or natural finish oak 1-3/4" pickets and handrails to be 3" half round with solid oak nosing.
23. 800 series style interior doors. French doors and/or pocket doors as per plan.
24. Brushed Chrome finish interior hinges, locks and lever handles (except entry doors).
25. Interior decorative smooth columns. Sizes vary according to structural requirements.
26. Smooth finish ceilings on main level (excluding open to above areas).
27. Second floor ceilings to be stipple sprayed with smooth borders except bathrooms and laundry rooms, which have a smooth finish.
28. Direct vent natural gas fireplace with Precast Limestone surround from builder's standard selection on main floor.

FLOORING

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** (BP) Prefinished 3/4" x 3" Oak Natural hardwood flooring on main & second floor (except ceramic areas) and all finished stair landings.

BATHROOMS

31. Imported ceramic wall tiles in all bathtub enclosures up to the ceiling (excluding master ensuite). Separate shower stalls to include the ceiling.
32. White pedestal sinks in all powder rooms.
33. Single lever Moen faucets with mechanical pop-ups in all bathrooms.
34. Deep acrylic soaker tubs throughout.
35. Vanity mirrors in all bathrooms. Oval mirror in powder room.
36. Flat panel oak or maple cabinetry with laminate countertops.
37. Porcelain sinks in all bathrooms.
38. Exhaust fan vented to outside in all bathrooms.
39. Strip lighting in all second floor bathrooms with ceiling mounted globe fixture in all powder rooms.
40. Master ensuite with separate shower stalls with clear glass shower door and surface mounted light fixture.

KITCHENS

41. Flat Panel Oak or Maple kitchen cabinets with taller uppers and granite counter tops from builder's standard selection.
42. Under mounted stainless steel kitchen sink.
43. Single lever Moen kitchen faucet with integrated pull-out spray.
44. Rough-in for dishwasher space provided including electrical and plumbing supply.

CONVENIENCE AND SECURITY

45. Cable rough-in in family room or great room, loft area and all bedrooms (RG-6 Cable Standard).
46. All ducts are professionally cleaned prior to occupancy.
47. Complete central vacuum system with cannister installed in garage (exact location to be at vendor's discretion).
48. Telephone rough in provided in kitchen, living room, den, family room or great room, loft area and all bedrooms.
49. Door chimes at front and rear entry doors if applicable.
50. Monitored security system available through builder's supplier. Must be ordered by purchaser (see sales representative for details).
51. Cold Cellar provided in basement with weather stripping, solid core door, light and floor drain.

NATURAL GAS, ELECTRICAL & PLUMBING DETAILS

52. Three piece rough-in installed in the basement (exact location to be at builders discretion).
53. 200 Amp electrical service.
54. Gas line to rear (capped) for future barbeque hook-up.
55. Weatherproof exterior electrical outlets, one at rear, one at front entry and one on accessible front balconies.
56. Two electrical outlet(s) in garage.
57. Extra electrical outlet in garage ceiling for future garage door opener.
58. High efficiency heating system.
59. Heavy-duty wiring and plug receptacles for kitchen stove and clothes dryer.
60. Kitchen stove vent and clothes dryer vent to be vented to outside.
61. Interior light fixtures or wall switched outlets in all bedrooms, family room, dining room, living room, great room, kitchen, breakfast area, and finished laundry areas. All lighting provided from Aspen Ridge Homes' Premium Lighting Package.
62. White Decora plugs and switches throughout, switch as per Vendor's standard specifications.
63. Ductwork sized for future air conditioning.
64. Two exterior water taps (1 located in garage).
65. HEAT RECOVERY VENTILATOR (partially ducted system).

CONSTRUCTION

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

WARRANTY

76. 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 for further details.

ENERGY STAR

77. All homes will be ENERGY STAR qualified. Energy Star for New Homes is an initiative for Natural Resources Canada to promote energy efficient home building in Ontario. Performance tested, third-party verified and government backed, the ENERGY STAR label is your assurance that your new home is built to exacting, energy-efficient guidelines.

ADDITIONAL FEATURES - 60' SINGLES ONLY

78. 10' ceilings on main floor and 9' ceilings on second floor excluding low headroom areas due to mechanical and/or dropped areas.
79. 8' high 2 panel smooth carrara door in lieu of standard doors on main floor & 7' high 2 panel smooth carrara door on second floor.
80. 3-1/2" casing with 7-1/4" baseboard on main floor and 3-1/2" casing with 5-1/2" baseboard on second floor in lieu of standard.
81. Taller 8' high insulated front entry door(s) (transom windows as per plan).