



KETTLE LAKES CLUB

ON BAYVIEW

20' & 25' TOWNS FEATURES & 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 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 Vendor's pre-determined standard selections.
- Any brand name features and/or finishes may be substituted by other brand name features and finishes provided they are of equal or better quality.

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 crezone and/or vinyl/aluminum siding exteriors.
3. Soldier coursing, exterior columns, arches, keystones and other detailing.
4. Precast concrete and/or stucco window sills, headers and entrance arches.
5. Maintenance-free aluminum soffits, fascia, eavestrough and downspouts as per elevation.
6. Pre-finished sectional roll-up garage doors with decorative glazing and heavy duty springs.
7. Decorative exterior lights on front façade.
8. Fully sodded lot.
9. Fully paved driveway.

DOORS AND WINDOWS

10. Casement windows throughout (excluding basement windows). All windows will be vinyl Low E, Argon gas filled.
11. Insulated front door.
12. Entry door from garage to house if grade permits without landing and/or steps.
13. Vinyl sliding patio door(s) with screen leading to rear yard.
14. Tamish-free Brushed Chrome finish front door grip-set.

INTERIOR FEATURES

15. Two-Storey Towns:
 - 9' Ceilings on ground floor and certain second floor bedrooms as noted on floorplans (excluding low headroom areas due to mechanical systems and/or dropped areas).Three-Storey Towns:
 - 8' ceilings on ground floor, 9' ceilings on main floor and 8' ceilings on upper floor (excluding low headroom areas due to mechanical systems and/or dropped areas).
16. Two-Storey Towns:
 - 4-1/4" modern style baseboards throughout with matching 2-3/4" casings on all ground and second floor windows, doorways and flat arches.Three-Storey Towns:
 - 4-1/4" modern style baseboards throughout with matching 2-3/4" casings on all ground, main and upper floor windows, doorways and flat arches.
17. Interior doors and trim to be painted white.
18. Interior walls to be painted off-white.
19. Stained Oak veneer staircases (not including unfinished spruce basement staircase).
20. Stained Oak pickets and handrails (not including unfinished basement staircase). Oak pickets to be 1-5/16" square and handrails to be 2-5/8" half round complete with solid oak nosing.
21. 2 panel smooth square Cambridge interior doors with brushed chrome finish, interior hinges, locks and lever handles (except entry doors).
22. Two-Storey Towns:
 - Smooth ceilings on ground floor throughout. Second floor ceilings to be stipple sprayed with smooth borders except bathrooms and second floor laundry room which will have a smooth finish.Three-Storey Towns:
 - Smooth ceilings on ground and main floor throughout. Upper floor ceilings to be stipple sprayed with smooth borders except for bathrooms which will have a smooth finish.
23. Wired shelving in all closets.

FLOORING

24. Ceramic tile flooring in foyer, powder room and ground or second floor laundry room and all bathrooms.
25. Two-Storey Towns:
 - Satin Finish Pre-finished 3/4" X 3-5/8" stained oak engineered flooring throughout ground floor, second floor upper hall and finished basement areas as per plan (excluding tiled areas).
 - Purchaser's choice of Group 'A' Berber carpeting with standard underpad (one colour and no partial areas) in all second floor bedrooms.

Three-Storey Towns:

- Satin Finish Pre-finished 3/4" X 3-5/8" stained oak engineered flooring throughout ground floor, main floor, upper floor hall and finished basement areas as per plan (excluding tiled areas).
- Purchaser's choice of Group 'A' Berber carpeting with standard underpad (one colour and no partial areas) in all upper floor bedrooms.

BATHROOMS

26. Ceramic wall tiles in all bathtub enclosures up to the ceiling (excluding master ensuite tub). Separate shower stalls to include the ceiling.
27. Master Ensuite oversized shower stalls with surface mounted light fixture and obscure frameless glass enclosures.
28. Pedestal sink in all powder rooms.
29. Single lever Moen faucets with mechanical pop-ups in all bathrooms.
30. Freestanding deep acrylic soaker tub in ensuite as per plan.
31. Vanity mirrors in all bathrooms. Oval mirror in powder room.
32. Flat panel Oak or Maple Cabinetry with laminate countertops.
33. Porcelain sinks in all bathrooms.
34. Strip lighting in all bathrooms excluding powder room (ceiling globe in powder room).
35. Dual flush toilets in all bathrooms.

KITCHENS

36. Flat Panel Oak or Maple kitchen cabinets with tall upper cabinets and laminate countertops.
37. Stainless steel kitchen sink with ledgeback and spillway.
38. Single lever Moen kitchen faucet with integrated pull-out spray.
39. Rough in electrical and plumbing supply for dishwasher.

CONVENIENCE AND SECURITY

40. Six cable and telephone rough-in's (locations to be determined at Grand Alarms Appointment).
41. All ducts are professionally cleaned prior to occupancy.
42. Rough-in for central vacuum system (terminated at garage).
43. Door Chime at front entry door.
44. Monitored security system available through builder's supplier. Must be ordered by purchaser (see sales representative for details).

NATURAL GAS, ELECTRICAL & PLUMBING DETAILS

45. 100 Amp electrical service.
46. Gas line to rear (capped) for future barbeque hook-up.
47. Weather-proof exterior electrical outlets, one at rear, one at front entry and one on accessible front balconies.
48. Electrical outlet in garage.
49. One electrical outlet in ceiling for each garage bay to accommodate future garage door opener.
50. High efficiency heating system.
51. Heavy duty wiring and plug receptacles for kitchen stove and clothes dryer.
52. Ceiling light fixtures in all rooms with the exception of living rooms and open to above family rooms which will receive a wall switched outlet.
53. Smoke detectors and carbon monoxide detectors installed and hard-wired (as per Ontario Building Code).

54. White Decora plugs and switches throughout (excluding fireplace switch) as per Vendor's standard specifications.
55. Two Exterior water taps (one located in the garage).
56. Ductwork sized for future air conditioning.
57. Heat Recovery Ventilator (partially ducted system).

CONSTRUCTION

58. Poured concrete basement walls with heavy-duty damp proofing with drainage layer.
59. Poured concrete porch (as per plan).
60. Poured concrete garage floor.
61. 3/4" tongue and groove sub-flooring to be nailed, glued, sanded and screwed.
62. All finished interior walls and ceilings to be drywall construction.
63. Spray foam insulation minimizing air penetration in garage ceiling below livable areas as well as all cantilevered areas.
64. 2" x 6" exterior wall construction.

WARRANTY

65. 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

66. 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. third-party verified and government backed, the ENERGY STAR label is your assurance that your new home is built to exacting, energy efficient guidelines.



ASPEN RIDGE®
H O M E S

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