

# FEATURES & FINISHES

## EXTERIOR FINISHES

- LiVante's custom elevations feature architecturally inspired exteriors which include genuine clay brick, Arriscraft stone, stucco, vinyl siding with ornamental trim detail, simulated stone sills and surrounds, shutters and covered porches and balconies as per elevation.
- House siting and exterior colour will be architecturally coordinated and predetermined to ensure a harmonious streetscape in conformance with applicable zoning and architectural control guidelines.
- Soldier coursing, exterior columns, arches, keystones and other detailing as per applicable plan.
- Maintenance-free aluminum soffits, fascia, heritage siding detail, eaves-trough and downspouts.
- Roll-up style moulded or composite sectional roll-up garage doors with heavy-duty springs and decorative glazing.
- 25 year self-sealing shingles.
- Coach lights on front façade as per elevation.
- Fully sodded lot.
- Rough-in gas line for BBQ.
- Rear patio finished with reinforced concrete patio slabs.
- Fully paved (2-stage) driveway including base and top coat.
- Two exterior water taps (one in rear of home and one in the front).
- Porches include maintenance-free columns and railings as per elevation and grade requirements.

## DOORS AND WINDOWS

- Low E energy efficient vinyl casement windows throughout Main and Upper Level. Lower Level windows are sliders. All operable windows are pre-designated by the Builder and include screens.
- All exterior doors are insulated non-warp metal doors with energy efficient weather stripping.
- Insulated metal entry door from garage to house if grade permits without landing and/or more than three risers.
- Tarnish free brushed nickel finish front door grip-set and brushed nickel finished passage and deadbolts on all exterior front doors.
- All exterior windows and doors are caulked and completed with weather stripping.

## INTERIOR FEATURES

- 10' ceiling height on the Ground/Main Level, 9' ceiling on Second Floors. 8' ceiling height in Basement/Lower Level.
- 4-1/4" colonial style baseboards throughout with 2-3/4" casings on all Main and Upper Level windows, doorways and flat arches.
- All Fire places on Ground/Main floor are included with optional fire places available as per plan.
- 8" interior doors on Ground/Main floor Colonial 800 or Classique Series with brushed nickel finish hinges, locks and lever handles (except entry doors).
- Interior doors and trim to be painted white and walls to be painted one neutral colour throughout.
- Natural finish oak veneer stairs with natural finish oak 1-3/4" pickets and 3" half round

- handrails with solid oak nosing for all finished areas (and as per applicable plan).
- Interior decorative smooth columns (as per applicable plan). Sizes vary according to structural requirements.
- Trimmed openings on Ground/Main Level as per applicable plan.

## FLOORING

- 3-1/4" x 3/4" oak strip hardwood flooring in a natural oak finish in all non-tiled areas of the Main Floor including the Second floor hallway (as per applicable plan).
- Choice of high quality ceramic tile flooring (12"x12" or 13"x13") in Foyer, Kitchen, Powder Room, and Main or Upper Level Laundry Room and all Bathrooms as per Builder's standard samples.
- 40 oz. broadloom with foam under pad in all bedrooms.
- In the Lower Level/Basement, unless otherwise specified, the finished flooring will be 40 oz broadloom and foam underpad.

## BATHROOMS

- High quality ceramic tiles from Builder's samples in all tub enclosures, up to the ceiling. Separate shower stalls to include tiled ceiling.
- Master Ensuite separate shower stalls with surface mounted light fixture with soaker tub or corner tub as per applicable plan.
- Frameless glass showers as per plan.
- Pedestal sinks in all powder rooms as per applicable plan.
- Single lever MOEN faucets with mechanical pop ups in all Bathrooms, as per Builder's standard selections
- Mirrors in all Bathrooms.
- Choice of quality designed cabinets from Builder's standard samples.
- Porcelain sinks in all Bathrooms.
- Exhaust fan vented to outside for all Bathrooms.
- White ceramic Bathroom accessories to include towel bars, toilet tissue dispensers, and soap dish in tubs.

## KITCHENS

- Custom quality cabinets in a variety of colours and styles with Granite countertops in all kitchens and master ensuite. As per Builder's standard samples.
- Double compartment ledge back stainless steel Kitchen sinks.
- Single level MOEN Kitchen faucet with pull-out spray as per Builder's standard selection.
- Rough-in for dishwasher and space provided including electrical and plumbing supply.
- Flush breakfast bars as per applicable plan.
- Rough-in gas line for stove.
- White exhaust fan over stove area. Vented to exterior.

## ELECTRICAL AND HEATING

- 200 Amp electrical service.
- Weatherproof exterior electrical outlets, one at rear; one at front entry and one on accessible front balcony as per applicable plan.
- Electrical outlet(s) in garage, one for single car and two for double car garage as per applicable plan.

- Extra electrical outlet in garage for future garage door opener.
- Interior light fixtures in all bedrooms, Family Room, Great Room, Living Room, Kitchen, Breakfast Area, Den, halls and Laundry Area as per applicable plan.
- Smoke detectors and carbon monoxide detectors installed and hardwired (as per the Ontario Building Code).
- Upgraded white Decora plugs and switches throughout. Light switches to be installed at child accessible height.
- Rough-in central vacuum dropped to Lower Level.
- Rough-in security system.
- Door chime at the front entry door.
- Telephone outlet in Kitchen, Family Room and Master Bedroom.
- Pre-wired with CAT6 network cables in Family Room, Living/Dining Room and Master Bedroom as per applicable plan.
- RG6 high speed cable TV/internet rough-in outlets in Family Room or Living Room and Master Bedroom.
- High efficiency natural gas fired furnace.
- Ductwork sized for future air conditioning.
- Energy efficient gas fired hot water system (rental agreement).

## CONSTRUCTION

- Poured concrete Lower Level walls with heavy-duty damp proofing, drainage membrane and weeping tiles.
- Cold cellar included as per plan.
- Rough-in washroom in all Basements as per plan.
- 9' height Lower Level insulation wrap (as per the Ontario Building Code).
- Poured concrete porch (as per applicable plan).
- Poured concrete garage floor.
- 5/8" tongue and groove sub-flooring.
- Sub-flooring to be nailed sanded and screwed.
- 3/8" plywood roof sheathing.
- 2"x6" exterior wall construction with insulation value (exceeding the Ontario Building Code).
- All interior walls and ceilings to be drywall construction.
- Steel post and wood beam construction with pre-engineered floor system.
- Insulation installed through-out as per the Ontario Building Code.
- Spray foam insulation in garage ceiling below livable areas as well as all cantilevered areas.
- Subdivision services to include paved roads, curbs and sidewalks where applicable. Sewer and water connection, natural gas, telephone, electrical and cable.

## TARION WARRANTY CORPORATION COVERAGE

- Seven Years: Major Structural Defects.
- Two Years: Plumbing, Heating, Electrical System and Building Envelope.
- One Year: All Other Systems.

**\*ALL EXTERIOR AND INTERIOR SPECIFICATIONS LISTED ARE SUBJECT TO CHANGE WITHOUT NOTICE. BUILDER HAS THE RIGHT TO SUBSTITUTE MATERIALS OF EQUAL VALUE.**