



LUXURY FEATURES

DISTINCTIVE EXTERIOR AND COMMUNITY FEATURES:

- Fully serviced community including storm and sanitary sewers. Municipal water and concrete curbs, hydro and asphalt paved roads.
- Pre-cast concrete patio slabs to the front entries, sides and rear, where applicable.
- All exterior colour packages are architecturally selected and controlled by the Vendor.
- Fully sodded lot including boulevards.
- Community is serviced by natural gas, hydro, cable T.V. and Bell telephone.
- Driveways to be paved at a cost of \$600.00 by purchaser on closing.
- Two (2) trees planted on lot by Vendor.
- Pre-cast concrete steps where applicable.

SUPERIOR CONSTRUCTION FEATURES:

- Quality brick and stone construction with brick detailing as per plans or quality clay brick and accent vinyl siding to front elevations. Sides and rear are vinyl siding.
- Maintenance free aluminum soffits, fascia, eavestroughs, downspouts and (where shown) shutters.
- Poured concrete basement walls with heavy duty damp proofing and weeping tiles.
- Self-sealing asphalt shingles with manufacturers' 20 year warranty.
- Wood and steel beam construction.
- 5/8" sub-floor nailed and screwed to floor joists.
- Raked masonry joints to the front brick elevations.
- All garages to have reinforced concrete floor (grade beams) sloped to drain out.
- Pressure treated wood deck and stairs included as per plans.
- 2" x 6" exterior wall construction including knee walls on lower level.
- 3/8" plywood roof sheathing, not aspenite.
- Coloured mortar.
- Concrete finished basement floors.
- Concrete finished front entry porches as per applicable plans.
- Raised slopes on roof pitches (as per applicable plan).
- Insulation R20 exterior walls, R32 in the attic and R12 in the basement installed as per building code.
- Exterior decorative columns as per applicable plans.
- All exterior doors and windows to be fully caulked with quality brand caulking.

OUTSTANDING INTERIOR FEATURES:

- Quality no-wax vinyl flooring in kitchen and breakfast area, main floor laundry (as per plans, vestibule, powder room (as per plans) and all bathrooms.
- Luxurious 35 oz. broadloom with 7/16" underpad in all designated areas as per plans. Choice of Two (2) from Vendor's standard samples.
- Two (2) coats of quality paint (including primer) on all walls and woodwork trim (off white in colour), one colour throughout.
- Kitchen, bathrooms and laundry room to be painted semi-gloss.
- Textured ceilings in all rooms except kitchen, breakfast area, bathrooms, powder room and main floor laundry room.
- Drop ceilings and bulkheads over kitchen cabinets (valance boxes) and dropped ceilings in bathroom over bathtub.
- Main floor laundry room as per plans.
- Solid oak handrails and spindles on stairwells to finished areas as per plans, in natural finish.
- Eight (8) foot ceilings on main floor.

WINDOWS, DOORS AND TRIM:

- Thermopane single hung or casement windows on the front of the home. Double glazed slider windows on the rest of the home. All operating windows to have screens.
- Walk-out glass patio doors as per plans.
- Quality metal insulated exterior front door(s) with weatherstripping, brass finish gripset and deadbolt lock.
- Insulated metal entry door from garage to home as per plans, and where grade permits (door to include a self-closure and deadbolt lock).
- Premium wood grained eight foot high sectional roll-up door(s) equipped with heavy duty springs and long-life rust resistant door hardware for garage.
- "Series 800" colonial style doors, colonial style casings and baseboards throughout in all finished areas.
- All bedrooms to receive pre-finished slider doors for closets.
- Mirrored sliding doors installed at front entrance closet as per plans.
- Antique brass finished interior hardware knobs.

LIGHTING AND ELECTRICAL:

- 100 amp service with circuit breaker, and copper wiring throughout to Ontario Hydro specifications.
- Heavy duty cable for stove and dryer.
- Ceiling electrical outlets in vestibule, hallways, kitchen, laundry, breakfast and dining room with builder's supplied light fixtures.
- Switch controlled wall outlets in family room as per applicable plan, living room and all bedrooms.
- One exterior waterproof electrical receptacle at the rear plus one receptacle in the garage.
- Smoke detector(s) for home and family safety.
- Front door bell - wiring and chime included.
- Above kitchen counter electrical receptacles.
- Waterproof light in shower stall enclosure as per plans.
- White switches and plates throughout.
- Antique brass finish exterior light fixtures.
- Ground fault breaker for bathroom electrical outlet for family safety.
- Pre-wired for cable T.V. in the master bedroom, family room, and living room where no family room exists.

PLUMBING AND HEATING FEATURES:

- Two (2) exterior hose bibs, one at rear and one in the garage.

- Double stainless steel kitchen sink with single lever faucet.
- Hot and cold water connections for washer and dryer. Drains for washer discharge and venting to the exterior for dryer.
- Single basin free-standing fibreglass laundry tub with hot and cold water taps.
- Natural gas water heater (on rental basis).
- Copper water pipes and abs drains throughout.
- High-efficiency furnace, forced air gas furnace and hot water tank will be located adjacent to an exterior wall or as per plan.

SENSATIONAL KITCHEN FEATURES:

- Quality furniture finish cabinetry in kitchen, powder room, master ensuite (as per plan) and main bath with post formed arborite or formica counter tops from Vendor's standard samples.
- Rough-in cabinet for dishwasher is included. Plumbing and electrical hook-ups are not included.
- White exhaust hood fan for over stove area with venting to exterior.
- Heavy duty plug receptacle for stove installation.
- Optional breakfast counter and pantries as per model type.

SUPREME BATHROOM FEATURES:

- Exhaust fan or window in all bathrooms, as per plans.
- Quality plumbing fixtures in all bathrooms, choice of white or bone colour from Vendor's standard samples.
- All bathtubs to receive shower rod and rings.
- Quality ceramic tiles to ceiling height in all tub enclosures.
- Soaker tub with two rows of ceramic wall tile to be installed when plans show separate shower stall in master ensuite.
- All bathroom vanities to receive mirrors.
- Shower head to all bathtubs except soaker tubs.
- Separate shower stall to receive waterproof light, shower door and full wall tiling as per applicable plan.
- Medicine cabinet installed in main bathroom.
- Chrome towel bar, soap dish and bathroom paper holder.

SECURITY FEATURES FOR ADDED FAMILY COMFORT:

- High quality locks with dead bolts on all exterior swing door(s).
- Hinges and striker plates reinforced with extra long screws.
- Additional blocking at all exterior doors jambs.
- Additional screws at patio door to help prevent lifting.
- Included with order of monitoring service by purchaser is a fully installed hardwire security system including contacting up to 8 opening doors, windows on main and lower levels, one motion detector, one keypad, one siren, one back-up battery, one control panel with associated hardware, insurance certificate, window stickers, programming and client demonstration.

ROUGH-INS AND EQUIPPED FEATURES:

- Rough-in for cable T.V.
- Rough-in central vacuum system.
- Rough-in telephone as previously noted.
- Provision for dishwasher.
- Rough-in for air conditioning.
- Optional rough-in for future washroom in basement.

Purchaser to have choice of colours and materials from Vendor's standard samples of the following, unless already ordered or installed.

- Vinyl flooring. Ceramic wall tiled bathtub and separate shower enclosures where applicable, powder room and front vestibule.
- Custom made kitchen cabinets and counter tops and bathroom wall cabinets and counter tops.
- Quality broadloom wall to wall in the living areas and bedrooms.
- Quality plumbing fixtures (choice of white or bone).
- A variety of exterior colour packages are available.

NOTE:

- Vendor reserves the right to control exterior colour selections for the purpose of providing a pleasing streetscape.
- Variation from Vendor's samples may occur in finished materials for kitchen and vanity cabinets and floor and wall colours.

Prices and specifications are subject to change without notice. Builder has the right to substitute materials of equal or better value. A wide variety of upgrades and options are available.

BUILDER'S GUARANTEE:

Fernbrook Homes has built over 11,000 homes to the highest standards since 1981. Fernbrook Homes has a "rating of excellence" under Ontario's New Home Warranty Program and offers a complete customer service program. Fernbrook Homes also provides an exclusive extended 5 year warranty program on top of manufacturers warranty at no additional cost to purchasers.

ONTARIO NEW HOME WARRANTY COVERAGE:

- 7 years - major structural defects.
- 2 years - plumbing, heating and electrical systems and envelope.
- 1 year - all other items.

Backed by the Ontario New Home Warranty Highest Service Rating. Purchaser agrees to pay the O.N.H.W.P. fees on closing as an adjustment.

OPTIONAL UPGRADES AND CUSTOMIZING:

Fernbrook Homes offers a wide selection of upgrades and can customize to suit your special needs where ever possible. For a list of upgrades and customizing requests, consult with the sales representative. All selections, including upgrades, are to be made from builder's samples.