



QUALITY APPOINTMENTS

EXTERIOR FEATURES:

- 1.) Fernbrook's Fontainebleu is a new home community by sense of traditional neighbourhoods. House siting and exterior colour schemes are architecturally co-ordinated to ensure the distinctiveness and integrity of this master planned community.
- 2.) Front elevations include exteriors consisting of either:
 - a.) French Provincial – Mansard roofs, stone and stucco exterior.
 - b.) French Chateau – Bell roofs, stone and stucco exterior.
 - c.) English Country – Bell roofs, primarily stone exterior with stucco and/or brick accents.
 - d.) English Manor – High pitched roofs, stone and brick exterior.
 - e.) Clay Brick (Canada Brick CR Size) on rear and sides.
- 3.) Self-sealing asphalt shingles with a 25 year manufacturer's warranty. Shingles with an equivalent profile to "Renaissance XL" to be installed.
- 4.) Poured 10" by approximately 9' exterior basement concrete walls with heavy duty damp proofing and waterproof membrane.
- 5.) 9'-0" Ceilings on main & 2nd floor c/w 2"x 6" exterior walls featuring R-20 insulation, R-8 basement insulation, and R-40 ceiling insulation.
- 6.) Pre-finished maintenance free aluminum soffits, fascia and downspouts.
- 7.) Main entry features double doors with thermal insulated steel clad exterior. Front doors also feature elegant leaded glass window insert, half-height, three quarter height or full height with leaded glass side lights, as per builder's samples. Exterior brass package to include gripset, deadbolt and kick plate, as per applicable plan.
- 8.) Attractive energy efficient Thermopane vinyl casement windows with screens on front, sides, and rear (choice of three colours on 1st and 2nd floor only. Basement to feature over size white vinyl frame windows with white vinyl slider. Steel clad insulated door to house from garage if grade permits, with safety door closer and deadbolt lock.
- 9.) Architecturally designed, painted wood sectional roll-up garage doors as per elevation, including two garage door opener(s) and a digital entry pad.
- 10.) Entire lot sodded, except treed and paved areas.
- 11.) Two freeze resistant exterior water taps and two exterior weatherproof electrical outlets with ground fault interrupter.
- 12.) Paved driveways (two separate coats).
- 13.) Concrete patio slabs from driveway to front porch and rear patio where applicable.
- 14.) Front bay windows designed with custom-built foundations and covered with copper roofs on front elevations, as per plans.
- 15.) Attractive swing in French patio doors featuring double pane tempered insulglass for added entry efficiency as per applicable plans.
- 16.) Plaque house number, and black front coach lamps or surface mounted fixtures or lanterns as per elevation.
- 17.) Approximately 120 sq. ft. of pressure treated deck (no stairs) on basement walk-out lots.
- 18.) Approximately 24 sq. ft. of pressure treated deck (with stairs) on deck lots.

SPECTACULAR INTERIOR FEATURES:

- 19.) Choice of Claremont, Classique or 800 Series moulded panel interior passage doors throughout.
- 20.) 5 1/4" Colonial baseboard painted white throughout with door stop to tiled or hardwood floors areas
- 21.) 3" Colonial casing painted white complete with integrated backbanding on all door, windows & flat archway throughout finished areas.
- 22.) Quality Schlage brass or brushed chrome finish knobs or levers on interior doors.
- 23.) Natural finish oak staircases to all finished areas complete with carpet runners. (As per applicable plan).
- 24.) Large size oak pickets measuring 1 3/4"; natural finish. Purchasers to choose picket style from vendor's samples.
- 25.) All 5/8" tongue & groove plywood subfloors nailed to engineered floor joists and screwed down prior to installation of finished floors.
- 26.) Custom fitted and beveled 4" wide marble threshold between ceramic tile and wood / carpet floor, where applicable.
- 27.) All closets to include pre-coated space age shelving.
- 28.) Flat painted "Smooth" ceilings on all main floor living areas and hall & 2nd floor hall. Stippled ceilings in all other areas.
- 29.) Finished lower foyer as per plan.
- 30.) Upper & lower cabinets in laundry room (Ultra II).
- 31.) Rough-in alarm system. (All exterior doors and operating windows on main and basement levels).
- 32.) Upon purchase of 3 years of security monitoring. Purchaser will receive a fully installed security system including contacting all exterior opening doors on the main floor, plus rear opening windows and doors for "Lookout" and "Walkout" basements, two motion detectors, one keypad, one siren and a DSC 1550 six zone control panel, or equivalent, with associated hardware, programming and client demonstration.
- 33.) Complete air conditioning with programmable thermostat centrally located on main floor.
- 34.) Complete central vacuum system including hose & kit. Canister located in garage
- 35.) High efficiency forced air gas furnace for maximum fuel savings.
- 36.) High efficiency gas hot water tank on rental basis.
- 37.) All family rooms are designed with direct vent gas fireplaces featuring elegant marble fireplace hearths with matching marble surrounds; purchaser's choice of attractive paint grade, oak wood or coral mantles from builder's samples. Media centers as per plan with cable and electrical outlets.
- 38.) Rough-in for cable television(5) one per bedroom and one in family room.
- 39.) Rough-in for telephone for (7) locations, one per bedroom and one in family room & den.
- 40.) Interior walls to be painted with premium quality Benjamin Moore paint with 1 coat of primer and 2 finish coats of paint. Purchaser's choice of two colours from Vendor's standard samples.
- 41.) All interior doors and trim to be painted white.

GORGEOUS KITCHENS:

- 42.) Gourmet designed kitchens with made to measure custom kitchen cabinets. Cabinetry includes 2 pull-out drawers for pot & pans, built-in broom closet or pantry, lower lazy susan, angled upper cabinets and microwave shelf, as per applicable plan (Signature II Cabinets).
- 43.) Granite kitchen counter top, with undermount, 2 compartment stainless steel sink and single lever faucet. (Choice of colour from vendor's standard samples).
- 44.) Upgraded cyclone kitchen exhaust hood fan. Choice of colour from builder samples.
- 45.) Rough-in plumbing and electrical for dishwasher.
- 46.) Breakfast bars and islands as per plan.
- 47.) Ceramic tile backsplash in kitchen (choice of colour from builders samples).

- 48.) Heavy duty receptacle for stove & dryer.
- 49.) Split electrical outlets at counter level for small appliances.

FANTASTIC FLOORING:

- 50.) 3/4" x 2 1/4" Natural pre-finished oak hardwood floor on all main area except for tiled areas.
- 51.) 12" x 12" imported ceramic floor tile in entrance, kitchen, breakfast room, laundry room and powder room; 8" x 8" imported ceramic tiles in all washrooms. Engineered floor system spaced closer together, exceeding the building code, for added floor strength and stability. Purchaser to choose tiles from builder's samples.
- 52.) 40 oz Nylon "Cameo Parc" broadloom with 7/16" chip foam underpad on 2nd floor & other carpeted areas. Choice of 2 colours.

BEAUTIFUL BATHROOMS:

- 53.) Marble counter top with undermount sink(s) in master ensuite bathroom. Purchaser to choose colour from vendor standard samples.
- 54.) Upgraded Moen Monticello chrome & polished brass 8" spread faucet with high arch in ensuite sink(s), oval tub, shower & powder room.
- 55.) Upgrade Toto "Caruso" in master ensuite & powder room.
- 56.) Energy efficient toilets in all other washrooms.
- 57.) Single lever Moen faucet throughout other washrooms.
- 58.) Luxury master ensuite bathrooms feature 6 foot oval tubs or 5 foot corner tub with 12" wide marble step ups, where applicable as per plan. Shower enclosure frames finished with same marble as step up on tub, with shower door and light.
- 59.) 6" x 8" Ceramic tiles in bathtub enclosures including ceiling. Pressure balance and water temperature controls (except oval tub).
- 60.) Den-Sheid in all shower stalls. Shower with waterproof light fixtures and climate controls. Showers to have marble jamb and sill complete with frameless shower door.
- 61.) Vanity (Ultra III) width beveled mirrors in all washrooms complete with strip lighting.

ELECTRICAL FEATURES:

- 62.) Electrical outlets in all bathrooms and powder rooms including ground fault interrupters.
- 63.) Circuit breaker type panel with 200 Amp Service.
- 64.) Light Fixtures in all bedroom and hallway ceilings.
- 65.) White decora style switches and receptacles.
- 66.) Three electrical outlets in the garage (one in ceiling for future door opener).
- 67.) A electrical outlet in unfinished area of basement under electrical panel.
- 68.) One quality carbon monoxide detector and one smoke detector on each floor for home safety.
- 69.) A complete structured wire program consisting of two ports and one separate phone and one separate cable TV outlet. Each port has two wide band with RG6 lines and two high speed, high capacity category 5 voice/data lines. The individual phone and cable outlet will also be category 5 and RG6 installations, respectively.
- 70.) Seasonal duplex receptacle located under front porch with interior switch.
- 71.) Switch controlled receptacle in living room and family/great room. Covered switched outlet for purchaser installation of fixture in dining and breakfast rooms.
- 72.) Twelve low voltage halogen recessed potlights. Location to be determined by purchaser's drawing 30 days after date of agreement of purchase and sale. Vendor will locate potlights if drawing not submitted.

ROUGH-INS:

- 1.) 5 rough-in for cable TV.
- 2.) 7 rough-in telephone as previously noted.
- 3.) Provision for dishwasher.
- 4.) Rough-in 3pc. basement washroom as per plan.

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

- 1.) Ceramic flooring, ceramic wall tiled bathtub and separate shower enclosures where applicable, powder room and front vestibule.
- 2.) Custom made kitchen cabinets and counter tops and bathroom wall cabinets and counter tops.
- 3.) Quality broadloom wall to wall in the living areas and bedrooms.
- 4.) Quality plumbing fixtures (choice of white, bone or grey).
- 5.) Interior paint
- 6.) Choice of "Claremont", "Classique" or "800 Series" doors with "Schlage" brass or brushed chrome knobs or lever handles.

*NOTE:

- (a.) Vendor reserves the right to control exterior colour selections for the purpose of providing a pleasing streetscape.
- (b.) Variations 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 been building homes of the highest quality for 22 years. The company has received the prestigious "Seventeen (17) years service complete customer service program".

All homes are protected by the seven (7) year Ontario New Home Warranty Program and Fernbrook Homes' own five (5) year limited warranty. Fernbrook homes shall provide all warranties offered by its reputable component suppliers for roofing, hardware, electrical, plumbing, heating, cooling and mechanical systems, including other key elements, as applicable.

ONTARIO NEW HOME WARRANTY PROGRAM COVERAGE:

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

Backed by Ontario New Home Warranty highest service rating. Purchaser agrees to pay the ONHWP on closing as an adjustment.