



## LUXURY APPOINTMENTS CROWN, GEMSTONE AND JEWEL COLLECTION

### EXTERIOR FEATURES:

- 1). Fernbrook's Coronation 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). Self-sealing asphalt shingles with a 20 year manufacturer's warranty and prepainted metal valleys.
- 3). Elevations feature genuine all clay brick and stone elevations with precast concrete banding, concrete headers and keystones and precast sills.
- 4). Poured basement concrete walls with heavy duty damp proofing and waterproof membrane.
- 5). Front, side and rear yard fully sodded.
- 6). **9'-0" Ceilings on main floor** with 8' ceiling on 2nd floor c/w **2"x 6" exterior walls** featuring R-20 insulation, R-8 basement insulation, and R-32 blown ceiling insulation. R40 spray foam insulation to garage, porch and bay window cavities with habitable areas above as per plan.
- 7). Pre-finished maintenance free aluminum soffits, fascia and downspouts.
- 8). 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, and as per applicable plan.
- 9). Masonry block dividing walls to underside of roof trusses on townhomes.
- 10). Concrete garage floor slab reinforced with grade beams.
- 11). Steel beam and post construction.
- 12). Front stairs (where applicable) are precast and/or poured in place concrete. Porches are poured concrete with columns and railings as per applicable plan. Covered front porches as per plan.
- 13). Energy efficient, maintenance free white **vinyl thermopane casement windows throughout** (fixed or opening).
- 14). Screens provided with all operating windows and patio doors.
- 15). Steel clad insulated door to house from garage if grade permits, with safety door closer and deadbolt lock.
- 16). Exterior caulking on all doors and windows.
- 17). Cold cellars at basement level with door, standard on all 2 storey models (as per plan).
- 18). Antique brass package including gripset, dead bolt lock and front coach lamps (where applicable).
- 19). Architecturally designed, painted wood sectional roll-up garage doors with decorative glass inserts as per elevation.
- 20). Entire lot sodded, except treed and paved areas.
- 21). Two freeze resistant exterior water taps and two exterior weatherproof electrical outlets with ground fault interrupter.
- 22). **Asphalt paved driveways** as per vendor's specifications.
- 23). Concrete patio slabs from driveway to front porch and rear patio where applicable.

### SPECTACULAR INTERIOR FEATURES:

- 24). **Choice of Classique or 800 Series moulded panel interior passage doors** throughout (except exterior and cold cellar).
- 25). **Upgraded paint grade wood trim 4 1/4" baseboard, 2 3/4" casing** on all doors and windows throughout with quarter-round in all tiled areas, **painted wood accent**.
- 26). Quality brass finished knobs on interior doors.
- 27). Doors, windows and archways and pass through to be trimmed as per plan.
- 28). Mirrored sliders at front entry closet (as per plan).
- 29). **Natural finish oak stairs (treads and risers)** at main floor, as per plan. Oak entry foyer stairs standard on 3 storey homes.
- 30). Natural finish oak handrail, 1 3/4" pickets, oak stringers and nosing from vendor's samples.
- 31). 5/8" subfloors nailed to engineered floor joists and screwed and sanded down prior to installation of finished floors.
- 32). Custom fitted and beveled 4" wide marble threshold between ceramic tile and wood / carpet floor, where applicable.
- 33). All closets to include pre-coated space age shelving.
- 34). Textured ceiling with **4" smooth borders throughout** (where applicable except for kitchen, laundry and bathroom ceiling which are to have smooth finish with one coat of primer paint and one coat of white ceiling paint).
- 35). One coat of quality primer paint, and one coat of flat finished paint on all interior walls, with semi-gloss paint on all interior doors and trim.
- 36). One choice of colour for walls and one choice for trim.
- 37). **Finished lower foyer as per plan.**
- 38). Coffered, sloped or cathedral ceilings (as per plan).
- 39). Half walls with architectural decorative columns, full and half height (as per plan).
- 40). His and hers walk-in closets (as per plan).
- 41). Balcony off kitchen with double sliding door access (as per plan).
- 42). Rough-in alarm system. (all exterior doors and operating windows on main and basement levels).
- 43). 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.
- 44). Rough-in central air conditioning.
- 45). Rough-in central vacuum system.
- 46). High efficiency forced air gas furnace for maximum fuel savings with electronic ignition.
- 47). High efficiency gas hot water tank on rental basis.
- 48). All family rooms are designed with direct vent gas fireplaces with marble surround and paint grade mantle.
- 49). Rough-in for cable television(5) one per bedroom and one in family room.
- 50). Rough-in for telephone for (7) locations, one per bedroom and one in family room and kitchen
- 51). **All ducts professional cleaned prior to occupancy.**

### GORGEOUS KITCHENS:

- 52). Upgraded kitchen cabinets (Series 1) **with extended height uppers**, extended breakfast counters in a variety of styles and finishes from vendors samples.
- 53). Easy maintenance, double stainless steel ledgeback sink.
- 54). Kitchen exhaust hood fan. vented to exterior.
- 55). Rough-in plumbing and electrical for future dishwasher (installation not included).
- 56). Upgrade polished chrome single lever kitchen faucet with vegetable spray.
- 57). Heavy duty receptacle for stove & dryer.

- 58). Split electrical outlets at counter level for small appliances.

### FANTASTIC FLOORING:

- 59). Imported ceramic floor tile in entrance, kitchen, breakfast room, laundry room and powder room, on all bathrooms. **Engineered floor system** spaced closer together, exceeding the building code, for added floor strength and stability. Purchaser to choose tiles from builder's samples.
- 60). **40 oz Performa II broadloom** with 7/16" chip foam underpad on non-tiled designated areas (as per plan). Choice of 2 colours.

### BEAUTIFUL BATHROOMS:

- 61). Energy efficient toilets in all other washrooms.
- 62). Bathroom fixtures to have single lever faucets throughout **with pop-up drains**.
- 63). Luxury master ensuite bathrooms feature corner oval tubs.
- 64). **Shower door and light included.**
- 65). Imported quality ceramic floor and wall tiles in tub and shower enclosures and backsplash above oval tub (2 rows where applicable).
- 66). Den-Sheid (or equivalent) in all shower stalls (including ceiling). Ceiling to be completely tiled.
- 67). Vanity (Series 1) with oversized mirrors in all washrooms complete with strip lighting.
- 68). **Pressure balance and water temperature controls** (except oval tubs).
- 69). Powder room to have pedestal sink (as per plan).
- 70). All bathrooms to have exhaust fans.

### CONVENIENT LAUNDRY ROOM FEATURES

- 71). All main and second floor laundry rooms to have single basin laundry tub **inset in white cabinetry**, as per plan.
- 72). All second floor laundry rooms to have drains.
- 73). Heavy duty electrical outlet and exterior dryer vent provided for all laundry areas.
- 74). Where grade permits, door from garage to laundry room and/or to interior foyer where indicated on floor plans (as per plan).

### ELECTRICAL FEATURES:

- 75). Electrical outlets in all bathrooms and powder rooms including ground fault interrupters.
- 76). Circuit breaker type panel with 100 Amp Service.
- 77). **Light fixtures provided throughout** except dining room (ceiling outlet to be capped only), no fixture provided, and living room, family room and recreation rooms to have switch plugged. No overhead light fixtures.
- 78). **White decora style switches and receptacles.**
- 79). Electrical outlet in garage
- 80). One electrical outlet in unfinished area of basement under electrical panel.
- 81). A quality carbon monoxide detector and one smoke detector on each floor for home safety.
- 82). 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.
- 83). Electrical door chime.
- 84). Dedicated electrical outlet provided for refrigerator.

### ROUGH-INS:

- 1). 5 rough-in for cable T.V.
- 2). 7 rough-in telephone as previously noted.
- 3). Provision for rough-in dishwasher.
- 4). Optional 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 (white colour).
- 5). Interior paint
- 6). Choice of "Classique" or "800 Series" doors with brass finished interior knobs.

\*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 25 years. The company has received the prestigious "Eighteen (18) years service complete customer service program".

All homes are protected by the seven (7) year Ontario New Home Warranty Program. 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 Tarion fee on closing as an adjustment.



## ULTIMATE APPOINTMENTS

### EXTERIOR FEATURES:

- 1). Fernbrook's Coronation 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). Modern - Contemporary, stone and stucco exterior.
  - b). French Chateau - Bell roofs, stone and stucco exterior.
  - c). Georgian - High pitched roofs, stone and brick exterior.
  - d). Forest Hill - High pitched roofs, stone, brick and stucco.
- 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. R40 spray foam insulation to garage, porch and bay window cavities with habitable areas above as per plan. 10' ceilings on main floor bungalows.
- 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, and as per applicable plan.
- 8). Attractive energy efficient Thermopane vinyl casement windows with screens on front, sides, and rear. 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). Attractive swing in French patio doors featuring double pane tempered insulglass for added entry efficiency as per applicable plans.
- 15). Plaque house number, and black front coach lamps or surface mounted fixtures or lanterns as per elevation.
- 16). Approximately 120 sq.ft of pressure treated deck (no stairs) on basement walk-out lots.
- 17). Approximately 24 sq. ft of pressure treated deck (with stairs) on deck lots.

### SPECTACULAR INTERIOR FEATURES:

- 18). Optional den ceiling to consist of approximately 2' x 2' coffered ceiling with plaster crown moulding (VC-32) and one low voltage halogen pot light per moulding square as per plan.
- 19). Plaster crown moulding (VC-36) in living room, dining room and main hall ceilings.
- 20). Choice of Claremont, Classique or 800 Series moulded panel interior passage doors throughout.
- 21). 5" Colonial baseboard painted white throughout with door stop to tiled or hardwood floors areas
- 22). 3" Colonial casing painted white complete with integrated backbanding on all door, windows & flat archway throughout finished areas.
- 23). Quality brass or Brushed Chrome finish knob or lever on interior doors.
- 24). Stain finish oak staircases to all finished areas complete with carpet runners. (as per applicable plan).
- 25). Choice of large size oak pickets measuring 1 3/4" stained to match staircase(s) on all models or black wrought iron pickets with oak handrail and oak end posts from Vendor's samples.
- 26). All 5/8" tongue & groove plywood subfloors nailed to engineered floor joists and screwed down prior to installation of finished floors.
- 27). Custom fitted and beveled 4" wide marble threshold between ceramic tile and wood / carpet floor, where applicable.
- 28). All closets to include pre-coated space age shelving.
- 29). Flat painted "Smooth" ceilings throughout all finished areas.
- 30). Finished lower foyer as per plan.
- 31). Upper & lower cabinets in laundry room AYA Series 2.
- 32). Rough-in alarm system. (all exterior doors and operating windows on main and basement levels).
- 33). 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.
- 34). Complete air conditioning with programmable thermostat centrally located on main floor and mist type humidifier.
- 35). Complete central vacuum system including hose & kit. Canister located in garage
- 36). High efficiency forced air gas furnace for maximum fuel savings.
- 37). High efficiency gas hot water tank on rental basis.
- 38). 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.
- 39). Rough-in for cable television(5) one per bedroom and one in family room.
- 40). Rough-in for telephone for (7) locations, one per bedroom and one in family room & den.
- 41). Interior walls to be painted with premium quality Benjamin Moore "white collection" paint with 1 coat of primer and 2 finish coats of paint. Purchaser's choice of two colours from Vendor's standard samples.
- 42). All interior doors and trim to be painted white.

### GORGEOUS KITCHENS:

- 43). 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 (AYA Series 6).
- 44). Granite kitchen counter top, with undermount, 2 compartment stainless steel sink and single lever faucet. (Choice of colour from vendor's standard samples).
- 45). Upgraded cyclone kitchen exhaust hood fan. Choice of colour from builder samples.
- 46). Rough-in plumbing and electrical for dishwasher.
- 47). Breakfast bars and islands as per plan.
- 48). 2nd upgrade ceramic tile backsplash in kitchen (choice of colour from builders samples).

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

### FANTASTIC FLOORING:

- 51). 3/4" x 3 1/4" Stained pre-finished oak hardwood floor on all main areas except for tiled areas and upper hall. (choice of colour from vendors samples).
- 52). 12" x 12" imported ceramic floor tile (2nd upgrade) 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.
- 53). 40oz Nylon "Cameo Parc" broadloom with 7/16" chip foam underpad on 2nd floor & other carpeted areas. Choice of 2 colours.

### BEAUTIFUL BATHROOMS:

- 54). Marble counter top with undermount sink(s) in master ensuite bathroom. Purchaser to choose colour from vendor standard samples.
- 55). Upgraded Moen Monticello chrome & polished brass 8" spread faucet with high arch in ensuite sink(s), oval tub, shower & powder room.
- 56). Upgrade Toto "Caruso" in master ensuite & powder room.
- 57). Energy efficient toilets in all other washrooms.
- 58). Single lever Moen faucet throughout other washrooms.
- 59). 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.
- 60). 6" x 8" Ceramic tiles in bathtub enclosures including ceiling. Pressure balance and water temperature controls (except oval tub).
- 61). Den-Sheild (or equivalent) in all shower stalls (including ceiling). Ceiling to be completely tiled. Shower with waterproof light fixtures and climate controls. Showers to have marble jamb and sill complete with frameless shower door.
- 62). Vanity (AYA Series 3) with beveled mirrors in all washrooms complete with strip lighting.

### ELECTRICAL FEATURES:

- 63). Electrical outlets in all bathrooms and powder rooms including ground fault interrupters.
- 64). Circuit breaker type panel with 200 Amp Service.
- 65). Light Fixtures in all bedroom and hallway ceilings.
- 66). White decora style switches and receptacles.
- 67). Three electrical outlets in the garage (one in ceiling for future door opener).
- 68). One electrical outlet in unfinished area of basement under electrical panel.
- 69). A quality carbon monoxide detector and one smoke detector on each floor for home safety.
- 70). 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.
- 71). Seasonal duplex receptacle located under front porch with interior switch.
- 72). Switch controlled receptacle in living room and family / great room. Covered switched outlet for purchaser installation of fixture in dining and breakfast rooms.
- 73). Twelve low voltage halogen recessed potlights on 40' models, twenty on 50' and 60' models. Location to be determined by purchaser's drawing 30 days after date of agreement on Purchaser and Sale. Vendor will locate potlights if drawing not submitted.

### ROUGH-INS:

- 1). 5 rough-in for cable T.V.
- 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 (white colour).
- 5). Interior paint
- 6). Choice of "Claremont", "Classique" or "800 Series" doors with brass or brushed chrome knob or lever handles.

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### 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.