



DISTINCTIVE EXTERIOR FEATURES:

- Brooklin is a new master planned neighbourhood, brilliantly conceived and created by Fernbrook Homes to enhance and compliment the rural charm of living. Each home offers you the choice of three distinctive elevations.
 - Elevation A, B & C of every plan features vertical siding & stone, brick or brick & stone with vinyl accents.
- Prefinished maintenance free aluminum or vinyl soffits, fascia, siding and downspouts as per elevation.
- Soldier coursing, arches, keystones, sills and other detailing in brick or prefinished wood siding as per elevation.
- Poured concrete basement walls with heavy duty damp proofing and weeping tiles.
- Basement walls wrapped with quality air gap waterproof membrane.
- Fully sodded front, side and rear yards, and boulevards.
- Precast concrete walks to front entries and patio slabs at side and rear (where applicable).
- Premium wood-grained sectional roll-up garage door(s) equipped with heavy duty springs and long-life rust resistant door hardware.
- Garage doors with sunburst or decorative window.
- Two exterior water taps; one being in the garage and one in the rear (location to be determined by Vendor).
- Self sealing asphalt roof shingles which include a manufacturer's 20 year warranty.
- Glass inserts are included on all front doors as per plans.
- **Paved driveway with base coat asphalt** to be paved after the first full winter.
- All elevations and colour schemes are under strict architectural control to ensure a truly harmonious streetscape.
- Antique style brass style package including house numbers, gripset with dead bolt lock and coach lamp(s) on front elevation.
- **Raised slopes on roof pitches** (as per applicable plan).
- Coloured mortar.
- Raked masonry joints to the front of house on brick and stone elevations.
- Large covered porches as per applicable plan. Porches are poured concrete, decorative painted wood pillars, columns and wood spindles are as per applicable plan.
- Purchaser has choice of exterior colour scheme from Builder's standard samples. *(See note)
- **Holiday electrical receptacle installed on soffit.**
- **Window flower boxes installed as per applicable plan.**
- **A landscape package comprising of a mix of deciduous and evergreen trees and shrubs for front of lot is included**

SUPERIOR INTERIOR FEATURES:

- 9 ft. ceilings on main floor and 8 ft. ceilings on second floor except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings.
- Easy maintenance smooth ceilings in kitchen, powder room and all bathrooms. Sprayed stipple ceiling in all other rooms and areas.
- All second floor ceilings are sprayed. Stipple ceiling areas are to receive +/- 4" smooth border.
- Choice of two interior quality paint colours from Vendor's standard samples. Kitchen, laundry room and all bathrooms to be finished in semi-gloss.
- **Elegant, solid oak handrails and 1 3/4" spindles** on stairwells to finished areas as per plan, in natural finish.
- Reinforced concrete garage floor with grade beams.
- **Wire shelving installed in all closets.**
- Optional cold storage room as per applicable plans.
- Direct vent gas fireplace as per applicable plans, includes **marble face with paint grade mantle and surround, glass doors with brass trim and gas log. Marble surround on two sided and three sided fireplace is extra.**
- Dramatic open concept ceilings as per applicable plan.
- **Coffered, vaulted or cathedral ceilings** as per applicable plan.
- Magnificent architectural columns, full and half heights as per applicable plans
- Decorative ceiling rosette in dining room.
- 2" x 6" wood stud exterior wall construction with R20 batt insulation. Continuous vapour barrier and draft-proof electrical boxes on exterior walls for increased air tightness and energy conservation.
- Extensive use of windows creating greenhouse kitchens and solariums with french door(s) as per applicable plans.

GOURMET KITCHEN FEATURES:

- **Custom designed kitchen cabinets in a wide choice of styles from Vendor's standard samples. Regal and Regal Plus are standard.**
- Moveable island as per applicable plans.
- Breakfast counter as per applicable plans.
- **Desk and pantry standard** as per applicable plans.
- Two-speed exhaust hood fan with venting to outside over stove area. Choice of colour from Vendor's standard samples.
- Easy to clean **double stainless steel sink with single lever tap and vegetable spray.**
- Removable cabinet for dishwasher including plumbing and electrical rough-ins for future hook-ups provided. Hook-up cost is extra.
- Heavy-duty wiring and outlet for stove and dedicated electrical outlet for refrigerator.
- Post formed laminate countertops from Vendor's standard sample.
- Split electrical outlets at counter level for small appliances.
- Optional summer kitchen as per applicable plan.
- Extended upper cabinets (if 9' ceilings option is selected).

LUXURY BATHROOM FEATURES:

- **Oval or corner tub in ensuite bathroom** as per applicable plans.
- Quality ceramic wall tiles in tub and shower enclosure, two rows around oval tub and step (where applicable).
- **Separate ceramic tiled shower stall to have marble threshold and light fixture, glass shower door is provided.**
- Pedestal sink or vanity as per plans in powder room. Choice of colour from Vendor's standard samples.
- **Colour co-ordinated ceramic accessories in all bathrooms and washrooms.**
- Full-width mirror and make-up bar lighting included in all bathrooms and powder room.
- Cement "Wonderboard" (36" high) on shower enclosure wall(s).
- Coloured plumbing fixtures - choice of colours from Builder's standard samples.
- Post formed arborite or formica counter tops.
- Easy-storage towel shelves as per applicable plans.
- **Single lever faucet(s)** except in oval or corner tubs and laundry.
- Exhaust fans in all bathrooms.
- Choice of quality bathroom cabinets from Vendor's standard samples (Regal & Regal Plus).
- **Pressure balanced shower and bath controls to prevent scalding.**

LAUNDRY ROOM FEATURES:

- **All main floor and second floor laundry rooms provided with single basin laundry tub inset in cabinet as per plans.**
- **Upper and lower cabinets in all main floor and second floor laundry rooms provided from Vendor's Regal or Regal Plus line.**
- Outside venting for dryer.
- Laundry room floors, may be sunken to accommodate entry door(s) into laundry, as may be required.

FLOOR FINISH FEATURES:

- **Imported 12" x 12" or 13" x 13" ceramic tile in entry, kitchen, powder room, all bathrooms, laundry room and main hall** (where applicable).
- **Luxurious 40 oz. broadloom with +/- 7/16" underpad** to all designated areas as per plans. Choice from Builder's standard samples.
- Purchaser's choice of two colours.

WINDOWS, DOORS AND MILLWORK FEATURES:

- **Upgraded colonial trim casing +/- (2 3/4") and baseboard +/- (4 1/4") painted white.**
- **Colonial "Classique" style doors**, except where indicated as sliding doors. Not applicable to cold storage or exterior areas.
- **Doors, windows and full archways to be trimmed.**
- Brass style interior door levers.
- Oak stringers, plywood treads and risers on main staircase (covered with Vendor's standard broadloom).
- Paint grade quarterround in tiled areas.



- **Maintenance free, energy efficient casement or single hung thermopane vinyl clad windows** with internal grilles to the front of the home, sliders or casement vinyl clad windows as per plans to the rest of the home. All operating windows to have screens.
- Extensive use of picture and palladian windows to create bright and airy rooms as per applicable plans.
- Maintenance free, structural vinyl thermopane basement windows as per plans.
- Thermally insulated steel entrance door(s) including vinyl clad frames as per elevation with weather-stripping.
- Sliding thermal-glazed patio door(s) with screen or metal insulated/glazed door(s) as per applicable plans.
- Extensive caulking (Mono) for improved energy conservation and draft prevention.
- Mirrored sliders or wood swing door(s) at front entry closet as per applicable plans.

LIGHTING AND ELECTRICAL FEATURES:

- **100 amp electrical service** with circuit breaker panel.
- Exterior light fixtures. Quality brass style finished coach lamps to front entry and garage as per applicable plans. Light fixture to rear and side door (where applicable).
- Three exterior waterproof electrical outlets (one being in the garage).
- Light fixtures provided throughout finished areas except in living room. Ceiling light fixtures included in all bedrooms and family room.
- One automatic smoke detector installed on every floor for home and family safety.
- Electric door chime for front and side door, as per plans.
- Copper wiring throughout.
- Dimmer switch in dining room.
- Split electrical outlets at counter level for small appliances.
- Switch controlled receptacles in living room.
- Dedicated electrical outlet provided for refrigerator.
- **White light switches, plugs and plates.**
- Ground fault interrupter protection for all bathroom(s) and powder room.
- Prewiring for 3 telephone and 2 cable T.V. outlets (location to be determined by Vendor).
- Exhaust fan in laundry room.
- Dedicated electrical outlet in the ceiling of the garage for future remote door opener.

ENERGY EFFICIENT FEATURES:

- **Gas fired, forced air high-efficiency furnace complete with electronic ignition.**
- Exterior walls and ceilings fully insulated, walls to building code and ceilings to R-32, walls to R20 and upgraded to R-32 spray foam insulation in overhangs and garage ceilings with livable areas above. All insulated areas are to be covered by poly vapour barriers.
- Basement walls insulated as per building code.
- **Low flow aerator on taps.**
- **Low flow shower heads (all showers).**
- **Water saving saving toilet(s).**

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 door jambs.
- Additional screws at patio door to help prevent lifting.
- Included with order of monitoring service by purchaser is a fully installed hardware security system including contacting up to 8 opening doors and windows on main and basement 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.

INTELLIGENT WIRING FOR THE FUTURE:

- **"Smart Ready Home"**. A fully integrated system to connect phone lines, audio, video and computer data systems. Prewire house for future internet, network, video and communication connections. Cable bundle consist of 2 coax, 1 telephone (3 pair), 1 network (4 pair) and 2 station Z wires (2 pair each). All bundles are terminated with a multi purpose jack and home run to the electrical panel.
- **Cable ready for digital satellite TV subscriber service.**

ADDITIONAL SUPERIOR CONSTRUCTION FEATURES:

- Steel beam construction in basement.
- **All subfloors will be refastened with screws prior to floor finishes and joints sand.**
- Rough-in for future 3 piece washroom in basement, as per applicable plan.
- **All ducts cleaned prior to occupancy.**

BROOKLIN DECOR AND HOME FURNISHINGS CENTRE:

- Fernbrook Homes is pleased to provide quotations for extras or custom finishes for exterior and interior features. Purchasers have the opportunity to make such selections when they attend and choose their colours and materials, when schedules permit.
- Fernbrook Homes provide the service of a professional decorator to assist in the completion of their interior colour selection and the selection of upgrades.

DECK AND WALKOUT LOT CONDITIONS:

- All deck lot conditions shall include as standard a 5' x 8' deck with steps to grade and oversized basement windows as grade permits, the cost of which is to be added to the purchase price.
- All walkout lot conditions shall include as per plans a 5' x 8' deck without steps to grade and large rear basement windows, the cost of which is to be added to the purchase price.

ROUGH-INS:

- 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.

PURCHASER TO HAVE CHOICE OF COLOURS AND MATERIALS FROM VENDOR'S STANDARD SAMPLES OF THE FOLLOWING UNLESS ALREADY ORDERED OR INSTALLED:

- Ceramic 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.
- Interior walls painted; choice of two colours.
- Quality plumbing fixtures (choice of white, bone or grey).
- 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.
- 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 built over 11,000 homes to the highest standards since 1981.
- **Fernbrook Homes is an excellent-rated builder under Ontario's New Home Warranty Program and offer a complete customer service program for a period of one year after closing. Fernbrook Homes also provides an exclusive extended 5 year warranty program on top of manufacturer's warranty at no additional cost to the purchasers.**

ONTARIO NEW HOME WARRANTY PROGRAM COVERAGE:

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

Backed by Ontario New Home Warranty highest Service Rating. Purchaser agrees to pay the ONHWP enrollment fee on closing as an adjustment.