



QUALITY APPOINTMENTS BUNGALOW FREEHOLD CONDO TOWNHOMES

DISTINCTIVE EXTERIOR FEATURES:

1. A Unique Adult Community of WIDE BUNGALOW FREEHOLD condo town homes with impressive entry features.
2. EXCLUSIVE ARCHITECTURAL ELEVATIONS utilizing all clay brick, stone, stucco, and other accent features as per applicable plan.
3. Maintenance free aluminum soffit, fascia, eaves trough and downspouts, as per plan.
4. Poured concrete basement walls with heavy-duty damp proofing and waterproof membrane.
5. Fully sodded lot.
6. Precast concrete walks to front entries. REAR YARD PRECAST PATIO AS PER PLAN.
7. Cladwood sectional garage doors with insert(s) as per applicable plans.
8. Two exterior hose bibs one at rear and one in the garage.
9. Self-sealing asphalt shingles which include a 20 YEAR manufacturer's warranty.
10. Fully paved driveway, 2 COATS to be paved after first full winter at no extra cost to purchaser.
11. All elevations and colour schemes are under Strict Architectural Control to ensure a truly harmonious streetscape.
12. Antique brass package including gripset with deadbolt lock and black coach lamps.
13. Raised slopes on roof pitches (as per applicable plan).
14. SOFFIT POTLIGHTS WITH TIMER (max. 4) to provide indirect night lighting, location to be determined by the vendor.
15. Masonry dividing wall between units to underside of roof trusses.
16. Raked masonry joints to the front of house. All perimeter house walls to be 2" x 6" stud construction.
17. Covered front porch (as per applicable plans).
18. Exterior house number engraved on precast.

SPECTACULAR INTERIOR FINISHES:

19. Minimum 9' CEILINGS ON MAIN FLOOR. 11' CEILINGS IN MASTER BEDROOM as per applicable plan- except in raised areas, stairways or dropped ceilings.
20. High volume., vaulted or raised ceilings as per applicable plan.
21. Easy maintenance smooth ceilings in kitchen, powder room, bathrooms and laundry room. Sprayed stipple ceiling in all other rooms and areas.
22. Choice of two (2) interior quality paint colours from vendor samples. ALL MILLWORK AND DOORS PAINTED ACCENT SEMI-GLOSS WHITE.
23. Elegant solid oak upgraded handrail and 1 3/4" oak spindles on stair wells to finished areas as per plans, in natural finish.
24. OAK NATURAL FINISH STAIRS to all finished areas.
25. Rough-in central vacuum system (home run to garage).
26. Rough-in telephone outlets (3 additional), location to be determined by vendor.
27. Rough-in cable outlets (3 additional), location to be determined by vendor.
28. Coffered ceilings as per applicable plan.
29. Cold storage room as per applicable plans.
30. 5/8" tongue and groove sub floor screwed and glued to floor joists and 3/8" plywood roof sheathing.

INNOVATIVE LEADING EDGE DESIGN FEATURES:

31. Gas fireplace with marble surround and hearth complete with oak mantle (as per applicable plan).
32. Decorated columns as per plans.
33. Art niche(s), stepped walls, double height and Palladian windows, curved walls, media centers and art ledges as per applicable plans.

GOURMET KITCHEN FEATURES:

34. Custom designed HIGHER KITCHEN CABINETS in a wide choice of styles from vendor's standard samples.
35. Built in pantries and broom closets, breakfast counters and one bank of drawers as per plans.
36. Two - speed exhaust hood fan with venting to outside over stove area.
37. Easy to clean double stainless steel sink with single lever washerless Moen faucet.
38. Space for future dishwasher including rough-in plumbing and electrical. (Hookup not included)
39. Heavy duty wiring and outlet for stove.
40. Post-formed laminate countertops from vendor's standard samples.

LUXURY BATHROOM FEATURES:

41. Oval tub in master ensuite bathrooms with quality ceramic wall tiles in tub and shower enclosure, 2 rows around oval tub, as per applicable plan.
42. SEPARATE SHOWER STALL TO HAVE MARBLE SURROUND AND WATERPROOF LIGHT FIXTURE complete with glass frameless shower door (from builder standards).
43. Pedestal sink or vanity as per plans in powder room. Choice of colour from vendor's samples.
44. Colour coordinated ceramic accessories in all bathrooms and washrooms.
45. FULL WIDTH VANITY MIRROR (42" HIGH) complete with strip lighting above included in all bathrooms and washrooms.
46. Cement "Wonderboard" (floor to ceiling) on shower enclosure walls.
47. Washerless single level faucet(s) in all vanities and bathtubs excluding oval, corner and laundry tubs.

FLOOR FINISH FEATURES:

48. 12" X 12" imported ceramic tile floor in foyer, main hall, and powder room, all bathrooms, kitchen, breakfast areas and laundry rooms (as per applicable plans). Purchaser's choice from vendors samples.
49. Luxurious 40 oz. broadloom with +/-7/16" underpad to all designated areas as per plans. Purchaser choice of two colours from vendor's standard samples.

WINDOWS, DOORS AND MILLWORK:

50. Choice of "800 series" or "classique" doors. All window and door casings are 2 3/4" and colonial baseboards are 4 1/4". Not applicable to cold storage or exterior areas.

51. Polished brass interior door handles.
52. Natural finish on all oak stairs and nosing to finished areas.
53. VINYL CASEMENT WINDOWS THROUGHOUT except basement as per applicable model.
54. Vinyl French patio door(s) or vinyl sliding thermal glazed doors with screens as per applicable plans.
55. Extensive caulking (Mono) for improved energy conservation and draft prevention.

LIGHTING & ELECTRICAL:

56. Light fixtures to rear door(s) (where applicable) from vendor's samples.
57. Two exterior water proof electrical outlets (one being in the garage).
58. Light fixtures provided throughout finished areas except in living room and family room which have switch-controlled receptacles. Ceiling light fixtures included in all bedrooms from vendor's samples.
59. Automatic smoke detector(s) for home and family safety.
60. All wiring in accordance with Ontario Hydro standards.
61. Electric door chime.
62. Copper wiring throughout.
63. DECORA WHITE LIGHT SWITCHES, PLUGS AND PLATES.
64. Ground fault interrupter protection for all bathroom(s) and powder room.
65. 100 amp breaker panel.
66. 2 carbon monoxide detectors for your family's added protection and safety.
67. ELECTRICAL EXTERIOR PLUG FOR SEASONAL LIGHTING.
68. Split electrical outlets at kitchen counter level for small appliances.

ENERGY EFFICIENT FEATURES:

69. Gas fired, forced air high-efficiency furnace.
70. Ducting sized to accommodate future air conditioning.
71. Exterior walls and ceilings fully insulated. Ceilings to R-32, walls to R-20 and upgraded to R-32 sprayed foam insulation in garage ceilings and overhangs with living areas above. All insulated areas to be covered by poly vapor barriers.
72. High efficiency hot water tank is a gas rental unit, power vented to exterior.
73. Exterior basement walls insulated as per code.
74. Low flow aerators on taps.
75. Low flow shower heads (temperature controls) in all showers.
76. Low flow toilet dam.

SECURITY FEATURES FOR ADDED FAMILY COMFORT:

77. High quality locks with dead bolts on all exterior swing door(s).
78. Hinges and striker plates reinforced with extra long screws.
79. Additional blocking at all exterior door jams.
80. Additional screws at patio door to help prevent lifting.
81. With purchase of optional two-year security system, the buyer will receive a fully installed security system which includes contacts on all opening windows and doors for "lookout" and "walkout" basements, one motion detector, one keypad, one siren and control panel with associated hardware. Order of security system also includes programming and client demonstration.

INTELLIGENT WIRING FOR THE FUTURE:

82. "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. Smart home structures cable consists of: 1 RG6VDSLX video cable for TV access, 1 RG6VDSLX video cable for satellite and or computer internet access, 1 CAT 5 SV multi-conductor for computer, 1 CAT 5 NW multi-conductor for home-office networking. All structured cables are terminated with a multi purpose jack and home run to the electrical panel (demark point). Cable R66VDSLX for digital satellite TV terminated with RG finish plate & home run to electrical panel.

ADDITIONAL SUPERIOR CONSTRUCTION FEATURES:

83. Steel beam construction in basement.
84. All sub floors will be refastened with screws prior to floor finishes.
85. Architecturally predetermined siting and exterior colours.
86. Survey provided on closing.

BUILDER'S GUARANTEE:

Fernbrook Homes is currently building at 12 different locations in the greater Toronto area and has built over 20,000 homes to the highest standards. Fernbrook Homes is an excellent rated builder and maintains a complete Customer Service Department.

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 Tarion New Home Warranty highest service rating.
Purchaser agrees to pay the Tarion on closing as an adjustment.

FERNBROOK DÉCOR AND HOME FURNISHINGS CENTRE

Fernbrook Homes is pleased to provide quotations for extras or custom finishes for exterior and interior features. Purchaser has the opportunity to make such selections when they attend and choose their colours and materials, when schedules permit. All colour selections and upgrades are to be made at our Décor Centre at 2220 Highway #7, unit #5, Concord, Ontario L4K 1W7. (416-667-0447) Fernbrook Homes provides the services of a professional decorator to assist in the completion of their colour selection and the selection of upgrades.