

quality appointments

signature series

22' semis, 27', 33' & 36' models



grandcentral
BRADFORD

QUALITY CONSTRUCTION

- Clay brick construction (except for 27' elevation A) with soldier courses, colour co-ordinated mortar, stone sills, keystones and other accent detailing, as per plan (end gables to receive vinyl siding where applicable)
- Board & Batten, vertical, horizontal and/or shakes style vinyl siding with other accent detailing, as per plan
- Architecturally selected and co-ordinated exterior colour packages
- Choice of front entrance landscape packages; included is a mix of evergreen trees and shrubs
- Self-sealing asphalt roof shingles with 25 year manufacturer's warranty (including ice and water shield, eave and valley protection)
- Metal roof accents where applicable.
- 3/8" plywood roof sheathing
- Pre-finished aluminium soffit, fascia, eaves trough and downspout
- Pre-cast concrete walks to front porch; rear patio step, where applicable
- Covered porches include; decorative pillars, columns and spindles, as per applicable plan
- 2-stage asphalt paved driveway (base & top coat). Base coat paving to occur within the first year of occupancy
- Reinforced concrete garage floors with grade beams
- Two exterior hose bibs: one in garage and one at rear of home. Location to be determined by Vendor
- Fully sodded front, and back yards. Narrow side yards between houses may be gravelled at Vendor's sole discretion. Lots to be graded to the requirements of the authority having jurisdiction
- Sectional roll up embossed garage doors, as per elevation
- Poured concrete foundation with weeping tile and damp-proofing. Basement walls wrapped with drainage membrane.
- All services included: asphalt paved roads, concrete curbs, sanitary & storm sewers in roads, water, hydro and gas
- Water meter supplied and installed by the Vendor
- Exterior walls to be 2"x 6" stud construction (2x4 stud construction at garages and framed knee walls for raised bungalow, W.O.B and L.O.B conditions), as per plan

LOOK-OUT AND WALK-OUT CONDITIONS

- All walk-out conditions shall include a deck and oversized rear basement window(s) and sliding glass patio door/swing door in basement, as grade permits
- All look-out conditions shall include a deck with steps to grade and oversized rear basement window(s) as grade permits

EXQUISITE INTERIOR FEATURES

- Eight foot high ceilings on main and second floor except in raised or sunken floor areas, stairways, cathedral/vaulted ceilings and bulkheads/dropped ceilings (where required by mechanical, plumbing and/or structural components)
- Ceiling treatments with coffered, vaulted and/ or cathedral features, as per plan
- Choice of two interior wall/trim colours: Alabaster White or Bone White
- Smooth ceilings in kitchen, powder room, bathroom, & finished laundry room (where applicable). Sprayed stippled ceiling with 4" smooth borders in all other rooms (sloped ceilings to be sprayed stippled where clearance permits)
- Aquapex tubing water pipes throughout
- Ducts sized for future air conditioning
- Professionally cleaned ducts prior to closing

WINDOWS, DOORS AND MILLWORK

- Mirrored sliders in front entrance way, as per plan
- Residential "Schlage" exterior door lock set, with custom builder logo key
- Colonial trim casing +2" with corner blocks and baseboards +3"
- Flat archways to be trimmed, as per applicable plan
- Newport series passage doors with "Schlage" interior door handle in Satin Chrome finish (Orbit, 626)
- Basement windows consist of structural vinyl thermal panes, as per plan
- Screens on all operable windows and on sliding doors
- Metal insulated glazed door(s). Sliding thermal glazed patio door(s) with screen, as per applicable plan
- Low maintenance operable/non-operable thermal pane vinyl clad casement windows, with internal grills on front elevation. Side and rear elevations to receive sliders, combination and/or fixed windows.
- Natural finish oak pickets & railings on main stairs to second floor, oak nosing under pickets on main floor, 35 ounce broadloom on main stairs

STUNNING FLOOR FINISHES

- Ceramic tile in foyer, kitchen/breakfast, powder room, bathrooms and finished laundry room, as per plan
- 35 ounce broadloom (1 choice of colour) with 10 mm under pad in living room, dining room, great room, family room, study and main floor hallway, on second floor and finished basement area as per plan
- Structurally engineered floor joist system
- **Tongue and groove structural sub flooring**, sanded at seams, screwed and glued down

GOURMET KITCHEN FEATURES

- Kitchen cabinetry offered in a variety of finishes, styles and colours (from Vendor's samples)
- Post formed laminate countertops to be selected from Vendor's standard sample
- Movable island, as per applicable plan
- Double stainless steel sink with single lever **Moen** faucet
- Dishwasher space provided 24" wide; includes electrical and plumbing rough-in for future hook up. Hook up is not included.
- Two speed exhaust hood fan (white) over stove area, vented to exterior
- Standard fridge opening to be 36" wide by 71" high (recessed as per plan), standard range opening to be 30" wide

LUXURY BATHROOM FINISHES

- Vanity cabinetry with post formed laminate countertops in main and ensuite bathrooms
- 4-piece bathroom will include acrylic oval tub, with ceramic tile surround, as per plan
- 3-piece bathrooms to receive an acrylic soaker tub in white or bone
- Separate shower stall (where applicable) to include ceramic tile (includes ceiling) with shower light, marble jambs (colour to be determined by vendor) and curtain rod
- 3-piece **Moen** faucet for oval tubs
- **American Standard** pedestal sink in powder room with oval mirror
- Ceramic wall tile installed at full height at standard bathtub enclosures, with dropped ceiling
- **American Standard** toilets; a selection of white or bone
- Ceramic bathroom accessories to co-ordinate; towel bar brackets, soap dish and paper holder in main and ensuite bathrooms; towel bar brackets and paper holder in powder room
- Mirror treatment over bathroom vanities with strip lighting above

- Exhaust fans in bathrooms and powder room
- Single lever **Moen** faucet with pop-up drain in bathrooms and powder room
- Temperature balance controls in main and ensuite shower

HOME LIGHTING & ELECTRICAL FEATURES

- 100 AMP electrical service, circuit breaker panel, copper wiring throughout
- Decorative black exterior coach light(s) fixtures at front. Light fixture at rear of home
- Exterior weatherproof outlets: one per parking space in garage, one in rear and front of home.
- Electric Front door chime
- Light fixtures provided throughout finished areas, except living room, family room & great room
- Switch controlled electrical receptacle in living room, family room & great room, where applicable
- Heavy-duty wiring and receptacle for clothes dryer and stove
- Hard wired smoke detector provided on every floor including basement
- Two carbon monoxide detectors

ROUGH-INS FOR FUTURE PLANNING

- Two cable TV outlets roughed in with RG-6 coaxial cable
- Two telephone outlets roughed in with Category 5 (UTP) cable
- Rough-in for future central vacuum system on main and second floor
- Rough-in for air conditioning
- Provisions for dishwasher

LAUNDRY FEATURES

- Main floor, second floor, and or basement laundry room, as per plan
- Single basin laundry tub
- Plumbing for washer & venting for dryer

HOME ENERGY SAVING FEATURES

- All windows are factory-sealed Low E, Argon
- Insulated steel front entry doors
- Weather-stripping on all entry doors
- High efficiency gas furnace
- Exterior walls of habitable areas, attics, and basement walls to have insulation rating to meet or exceed the Ontario Building Code R-values
- Exterior walls to receive air/vapour barriers
- Foam insulation at ceiling of unheated spaces below habitable areas

DECOR STUDIO

- Purchasers are able to make selections from extras, colours, and materials from Vendor's standard samples of the following areas: ceramic flooring, ceramic wall tiled bathtub, separate shower enclosure where applicable, powder room and front vestibule, custom made kitchen cabinets and countertops and bathroom wall cabinets and counter tops, plush broadloom, wall to wall in the living areas and bedrooms, and quality plumbing fixtures
- Our décor consultant will assist with the interior colour selection and the selection of upgrades at time of appointment
- All colour selections and upgrades are to be completed at our decor studio

TARION WARRANTY PROGRAM COVERAGE

- 7 years for major structural defects
- 2 years for plumbing, heating and electrical systems and building envelope
- 1 year for all other items
- Backed by TARION Highest Service Rating. Purchaser agrees to pay the warranty enrolment fee on closing as an adjustment.

quality appointments

43'/50' models



grandcentral
BRADFORD

CUSTOM QUALITY CONSTRUCTION

- Clay brick construction with soldier courses, colour co-ordinated mortar, stone sills, keystones and other accent detailing, as per plan (end gables to receive vinyl siding where applicable)
- Board & Batten, horizontal and/or shakes style vinyl siding with other accent detailing, as per plan
- Stone and stucco accent detailing where applicable
- Architecturally selected and co-ordinated exterior colour packages that ensure a truly harmonious streetscape
- Choice of 15 builder front entrance landscape packages, included is a mix of evergreen trees and shrubs
- Self-sealing asphalt roof shingles with 20 year manufacturer's warranty. Metal roof accents where applicable
- 3/8" plywood roof sheathing
- Pre-finished aluminum soffit, fascia, eavestrough and downspout
- Pre-cast concrete walks to front porch; rear patio step, where applicable
- Large covered porches include; decorative pillars, columns and spindles, as per applicable plan
- 2-stage asphalt paved driveway (base & top coat). Base coat paving to occur within the first year of occupancy
- Reinforced concrete garage floors with grade beams
- Two exterior hose bibs; one in garage and one at rear of home. Location to be determined by Vendor
- Fully sodded front, and back yards. Narrow side yards between houses may be gravelled at Vendor's sole discretion. Lots to be graded to the requirements of the authority having jurisdiction
- Wood sectional roll up embossed garage doors with sunburst or decorative window
- Poured concrete foundation with weeping tile. Basement walls wrapped with air gap waterproof drainage layer/damp proofing with a 5 year warranty that there shall be no water leakage
- All services included: asphalt paved roads, concrete curbs, sanitary & storm sewers in roads, water, hydro and gas
- Water meter supplied and installed by the Vendor
- Exterior walls to be 2"x 6" stud construction (2x4 stud construction at framed knee walls for raised bungalow, W.O.B and L.O.B conditions), as per plan

LOOK-OUT AND WALK-OUT CONDITIONS

- All walk-out conditions shall include a 6'x8' (or equivalent size) deck and oversized rear basement window(s) and sliding glass door from basement, as grade permits
- All look-out conditions shall include a 6'x8' (or equivalent size) deck with steps to grade and oversized rear basement window(s) as grade permits

ELEGANT INTERIOR FEATURES

- Nine foot high ceilings and (extended height upper cabinets and windows on main floor) and eight foot high ceilings on second floor; except in raised or sunken floor areas, stairways, cathedral/vaulted ceilings and bulkheads/dropped ceilings (where required by mechanical, plumbing and/or structural components)
- Dramatic ceiling treatments with coffered, vaulted and/or cathedral features, as per plan
- Direct vent gas fireplace with flush interior finish, as per applicable plan
- Choice of two interior wall/trim colours; Alabaster White or Bone White
- Smooth ceilings in kitchen, powder room, bathroom, & finished laundry room (where applicable). Sprayed stippled ceiling with 4" smooth borders in all other rooms (sloped ceilings to be sprayed stippled where clearance permits)
- Aquapex tubing water pipes throughout
- Ducts sized for future air conditioning
- Professionally cleaned ducts

WINDOWS DOORS AND MILLWORK

- Mirrored sliders in front entryway, as per plan
- High quality residential "Schlage" exterior door lock set, with custom builder logo key
- Aristocrat trim casing +3" and baseboards +4" with mitred corners
- Flat archways to be trimmed, as per applicable plan
- 800 series passage doors with "Schlage" interior door handle in Satin Chrome finish

(Orbit, 626)

- Basement windows consist of structural vinyl thermal panes, as per plan
- Screens on all operable windows and on sliding doors
- Metal insulated glazed door(s)
- Sliding thermal glazed patio door(s) with screen, as per applicable plan
- Maintenance free, energy efficient, vinyl clad casement and/or single hung Low E, Argon windows with internal grills on front elevation
- Extended height windows on ground floor at sides and rear to include transoms above entry door(s), rear patio door(s) and front facing windows (where applicable)
- Elegant natural finish oak pickets & railings on main stairs to second floor, oak nosing under pickets, throughout
- Natural full oak staircase to second floor

SUPERIOR FLOOR FINISHES

- Quality imported ceramic tile in foyer, kitchen/breakfast, powder room, bathrooms and finished laundry room, as per plan
- Steps Uniclic 800 series laminate installed with Torly's 3 in 1 foam underlayment (with vapour barrier) in living room, dining room, great room, family room, study and main floor hallway, as per plan. Seven (7) colour choices available: Enhanced Beech, Maple, French Oak, Cherry, Planked Oak, Red Oak Natural and Red Oak Gunstock.
- Quality 40 ounce broadloom (1 choice of colour) with 10 mm under pad on second floor and finished basement area, as per plan
- Structurally engineered floor joist system
- ± 5/8" tongue and groove sub flooring, sanded at seams, screwed and glued down

GOURMET KITCHEN FEATURES

- Upgraded kitchen cabinetry with extended height upper cabinets offered in a variety of finishes, styles and colours (from vendor's samples)
- Post formed laminate countertops to be selected from Vendor's standard sample
- Movable island, as per applicable plan
- Breakfast counter with back access panel provided for easy access, as per applicable plan
- Flush breakfast bars in kitchens, as per applicable plan
- Double stainless steel sink with single lever Moen faucet and vegetable sprayer
- Dishwasher space provided 24" wide; includes electrical and plumbing rough-in for future hook up. Hook up is not included.
- Sliding glass doors or single exterior patio door from kitchen, breakfast or family room, as per plan
- Two speed exhaust hood fan (white) over stove area, vented to exterior
- Standard fridge opening to be 36" wide by 71" high (recessed as per plan), standard range opening to be 30" wide

LUXURY BATHROOM FINISHES

- Quality vanity cabinetry with post formed laminate countertops in main and ensuite bathrooms.
- 4-piece bathroom will include acrylic oval tub, with ceramic tile surround, as per plan.
- 3-piece bathrooms to receive deep acrylic tub in white, bone or grey
- Separate shower stall (where applicable) to include ceramic tile (includes ceiling) with shower light, marble jambs (colour to be determined by vendor) and curtain rod
- 3-piece Moen faucet for oval tubs
- American Standard pedestal sink in powder room with oval mirror
- Ceramic wall tile installed at full height at standard bathtub enclosures, with dropped ceiling
- American Standard toilets; a selection of white, bone or grey
- Decorative ceramic bathroom accessories to co-ordinate; towel bar brackets, soap dish and paper holder in main and ensuite bathrooms; towel bar brackets and paper holder in powder room
- Mirror treatment over bathroom vanities with strip lighting above
- Exhaust fans in bathrooms and powder room
- Single lever Moen faucet with pop-up drain in bathrooms and powder room
- Temperature balance controls in main and ensuite shower

HOME LIGHTING & ELECTRICAL FEATURES

- 100 AMP electrical service, circuit breaker panel, copper wiring throughout

- Decorative black exterior coach light(s) fixtures at front, and a light fixture at rear of home
- Exterior weatherproof outlets; one per parking space in garage, one in rear and front of home, one outlet at soffit of front porch, on separate switch (for holiday lights)
- Electric Front door chime
- Light fixtures provided throughout finished areas, except living room, family room & great room
- Switch controlled electrical receptacle in living room, family room & great room, where applicable
- White Decora plugs and switches
- Heavy-duty wiring and receptacle for clothes dryer and stove
- Hard wired smoke detector provided on every floor including basement
- Two carbon monoxide detectors
- Two cable TV outlets finished with RG-6 coaxial cable, additional outlet for plans with office
- Two telephone outlets finished with Category 5 (UTP) cable, additional outlet for plans with office
- Cable internet installation, VIP digital cable with movies, rental of digital terminal, hi-speed internet service for 12 months

ROUGH-INS FOR THE FUTURE

- Rough-in for future central vacuum system on main and second floor
- Rough-in for air conditioning
- Provisions for dishwasher

LAUNDRY FEATURES

- Main floor, second floor, and or basement laundry room, as per plan
- Single basin laundry tub
- Plumbing for washer & dryer

HOME ENERGY SAVING FEATURES

- All windows are factory-sealed Low E, Argon
- Insulated steel front entry doors
- Weather-stripping on all entry doors
- High efficiency gas furnace
- Exterior walls of habitable rooms, attics, unheated floor areas and basement walls to have insulation rating to meet or exceed the Ontario Building Code R-values
- Exterior walls to receive air/vapour barriers
- All window and exterior door frames to be caulked
- Foam insulation around all door and window surround. Foam insulation at ceiling of habitable rooms above unheated spaces.
- All homes to be "Energuide rated" by a third party

DÉCOR STUDIO

- Purchasers are able to make selections for extras, colours and materials from Vendor's standard samples of the following areas: ceramic flooring, ceramic wall tiled bathtub, separate shower enclosure where applicable, powder room and front vestibule, custom made kitchen cabinets and countertops and bathrooms wall cabinets and counter tops, plush broadloom, laminate flooring wall to wall in the living areas and bedrooms, and quality plumbing fixtures
- Our décor consultant will assist with the interior colour selection and the selection of upgrades at time of appointment.
- All colour selections and upgrades are to be completed at our Décor Studio

BUILDER GUARANTEE

We offer a complete Customer Service Program

ONTARIO NEW HOME WARRANTY PROGRAM COVERAGE

- 7 Years- major structural defects
- 2 years- plumbing, heating and electrical systems and building envelope
- 1 year- all other items
- Backed by Ontario New Home Warranty Highest Service Rating. Purchaser agrees to pay the ONHWP enrolment fee on closing as an adjustment