



30' & 41' DETACHED HOMES LUXURY FEATURES

DISTINCTIVE EXTERIOR FEATURES:

- 1). Eagle Hills is a new master planned neighbourhood, brilliantly conceived and created by Fernbrook Homes.
- 2). Unique and innovative elevations utilizing genuine clay brick and co-ordinating coloured mortar, stone and precast surrounds, stucco, and accent features of wood, vinyl siding and other materials.
- 3). Prefinished, maintenance free aluminum or vinyl soffits, fascia, siding and downspouts as per elevation.
- 4). Detailing such as soldier coursing, arches, keystones, sills etc. as per elevation.
- 5). Poured concrete basement walls are wrapped in **upgraded drainage membrane** to prevent leaks with weeping tiles and for increased air tightness & energy conservation.
- 6). Fully sodded front, side and rear yards, and boulevards.
- 7). Precast concrete walks to front entries.
- 8). Premium sectional roll-up garage door(s) equipped with heavy duty springs and long-life rust resistant door hardware.
- 9). Garage doors with sunburst or decorative window as per plan.
- 10). Two exterior water taps; one being in garage and one in the rear (location to be determined by Vendor).
- 11). Self sealing asphalt roof shingles which include a manufacturers 20 year warranty.
- 12). Glass inserts are included on all front doors as per plans.
- 13). **Paved driveway (two separate coats) at no extra cost to purchaser.**
- 14). All elevations and colour schemes are under strict architectural control to ensure a truly harmonious streetscape in the Eagle Hills community.
- 15). **Brushed nickel style package including gripset(s) with dead bolt lock.**
- 16). **2" x 6" exterior wall construction.**
- 17). Raked masonry joints to the front of house.
- 18). Covered porches as per applicable plan. Porches are poured concrete. Decorative painted and/or maintenance free vinyl pillars, columns, and spindles are as per applicable plan and installed subject to grading requirements.

SUPERIOR INTERIOR FEATURES:

- 19). **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.
- 20). **Easy maintenance smooth ceilings on main floor** and all bathrooms. Sprayed stipple ceilings in all other rooms.
- 21). All 2nd floor ceilings are sprayed. Stipple ceiling areas are to receive +/- 4" smooth border.
- 22). All interior walls to be painted. Purchaser to have choice of 2 colors. Kitchen, bathrooms and laundry to have semi-gloss finish.
- 23). **All trim & doors to be painted accent white.**
- 24). **Elegant, solid oak handrails and upgraded 1 3/4" spindles on stairwells to finished areas with oak treads, risers & oak stringers in natural finish with 1 coat of sealer + one clear semi-gloss. Carpet runner included.**
- 25). Reinforced concrete garage floor with grade beams.
- 26). Wire shelving installed in all closets.
- 27). **Cold storage room including floor drain as per applicable plan.**
- 28). **Direct vent gas fireplace including marble insert face and hearth** with painted mantle & surround from builder's standard samples as per applicable plan.
- 29). Optional decorative art niche(s) as per plans.
- 30). Dramatic open to above and below designs as per plans.
- 31). Vaulted or cathedral ceilings or coffered ceilings in selected areas as per applicable plan & elevation.
- 32). Decorative full height and/or half height columns as per plans.

GOURMET KITCHENS FEATURES:

- 33). **Extended 39" upper kitchen cabinets for 9' ceilings.**
- 34). Custom designed kitchen cabinets in a wide choice of styles from Vendor's standard samples. **Aya Kitchens Series III.**
- 35). Two-speed exhaust hood fan with venting to outside over stove area.
- 36). Easy to clean double stainless steel sink with single lever tap.
- 37). Cabinetry opening to accommodate a dishwasher, with rough-in plumbing and electrical. Hook-up cost is extra.
- 38). Heavy duty wiring and outlet for stove & dedicated electrical outlet for refrigerator.
- 39). Post-formed laminate countertops from Vendor's standard samples.
- 40). Split electrical outlets at counter level for small appliances.

LUXURY BATHROOM FEATURES:

- 41). Quality ceramic wall tiles in tub and shower enclosure, 2 rows around oval tub and step. (where applicable).
- 42). **Separate shower stall tiled up to and including ceiling with marble threshold and curtain rod. Waterproof light fixture and glass door included.**
- 43). Pedestal sink or vanity as per plans in powder room, as per plans from Vendor's standard samples.
- 44). **Luxurious glass shower enclosure complete with shower door & waterproof light** as per applicable plan.
- 45). Colour co-ordinated ceramic accessories in all bathrooms and washrooms.
- 46). **Oversized mirrors** and make-up bar lighting included in all bathrooms and powder room.
- 47). Den-Sheid (or equivalent) in all shower stalls (including ceiling). Ceiling to be completely tiled.
- 48). Coloured plumbing fixtures - from builder's standard samples.
- 49). **Single lever "washerless" taps in all vanities.**
- 50). Post formed arborite or formica counter tops.
- 51). Exhaust fan in all bathrooms.
- 52). Choice of quality bathroom cabinets from Vendor's standard samples **Aya Kitchen Series III.**

LAUNDRY ROOM FEATURES:

- 53). Single basin laundry tub located in laundry room as per plans. (where unavailable in laundry room on 1st or 2nd floor, laundry tub is provided in basement).
- 54). Outside vent for dryer.
- 55). Separate electrical outlets for washer and dryer.
- 56). **Upper cabinets Aya Kitchen Series II included on main floor and second floor laundry rooms.**

FLOOR FINISH FEATURES:

- 57). **Imported 12" x 12" or 13" x 13" ceramic tile floor in entry, powder room, all bathrooms, kitchen and breakfast area. Laundry room and main hall as per plan.**
- 58). **Prefinished strip oak hardwood flooring (3/4" x 2 1/4") in natural finish on all main areas and upper hall except for tiled areas from vendor's samples.**
- 59). Luxurious 40 oz. Broadloom from vendor's standard samples with 7/16" chip foam underpad. **Carpet runner on oak stairs.**

WINDOWS, DOORS AND MILLWORK:

- 60). **Upgraded colonial trim 2 3/4" casing & 4 1/8" baseboard. Colonial "Series 800" or "Classique" Style doors**, except where indicated as sliding doors. Not applicable to cold storage or exterior areas.
- 61). **Doors, windows and full archways to be trimmed.**
- 62). Paint grade quarterround in tiled areas.
- 63). Maintenance free, energy-efficient **vinyl single hung or casement windows** including transom and clerestory windows on all front elevations as per plan. **Maintenance free vinyl casement windows** on all sides and rear elevations. Front windows including prefinished white mullion inserts to enhance all elevations as per plans.
- 64). Maintenance free structural vinyl thermopane basement windows as per plans.
- 65). Thermally insulated steel entrance door(s) including vinyl clad frames as per elevation with weather-stripping.
- 66). Extensive caulking for improved energy conservation and draft prevention.
- 67). Mirrored sliders or wood swing door(s) at front entry closet as per applicable plans.

LIGHTING, ELECTRICAL & MECHANICAL:

- 68). 100 Amp electrical service with circuit breaker panel.
- 69). **Exterior light fixtures. Quality black cast aluminum coach lamps to front entry and garage as per applicable plans.** Light fixture to rear and side door (where applicable).

- 70). One exterior water proof electrical outlet at rear of house.
- 71). Light fixtures provided throughout finished areas except in living room and dining room. Ceiling light fixtures included in all bedrooms and family. Capped ceiling box in dining room.
- 72). One automatic smoke detector (interconnected) installed on every floor including basement for home and family safety.
- 73). Electric door chime, for front and side door, as per plans.
- 74). Copper wiring throughout.
- 75). Split electrical outlets at counter level for small appliances.
- 76). Switch controlled receptacles in living room.
- 77). Dedicated electrical outlet provided for refrigerator.
- 78). **White decora light switches, plugs and plates.**
- 79). Ground fault interrupter protection for all bathroom(s) and powder room.
- 80). **Pre-wiring for 5 telephone and 5 cable T.V. outlets** (location to be determined by vendor).
- 81). Electrical outlet and light in garage.
- 82). Carbon monoxide detector for family safety.

ENERGY EFFICIENT FEATURES:

- 83). Gas fired, forced air high-efficiency furnace complete with electronic ignition.
- 84). Rough-in ducting for air conditioning.
- 85). Exterior walls of habitable rooms above foundation provide R19.5 insulation as per building code. Attic area's to have R32 insulation. **Spray foam insulation included in all overhangs, and all windows and doors to prevent air infiltration.**
- 86). Basement walls insulated to meet or exceed building code.
- 87). Low flow aerators on taps.
- 88). Low flow shower head (all showers).
- 89). Water saving toilet(s).
- 90). **Pressure balanced shower controls to prevent scalding.**

SECURITY FEATURES FOR ADDED FAMILY COMFORT:

- 91). High quality locks with dead bolts on all exterior swing door(s).
- 92). Hinges and strikers plates reinforced with extra long screws.
- 93). Additional blocking at all exterior door jambs.
- 94). Additional screws at patio door to help prevent lifting.
- 95). 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 demonstrations.

ADDITIONAL SUPERIOR CONSTRUCTION FEATURES:

- 96). Steel beam construction in basement.
- 97). **All subfloors are 5/8" tongue and groove plywood** with sanded joints. Floors are nailed and fastened with screws.
- 98). Duct work to be professionally cleaned.

INTELLIGENT WIRING FOR THE FUTURE:

- 99). **"Smart Ready Home"**
- 100). 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 structured cable consists of:
1 RG6VDLXS Video cable for tv access
1 RG6VDLXT 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 R66VDLXT for digital satellite TV terminated with RG finish plate and home run to electrical panel.

FERNBROOK DÉCOR AND HOME FURNISHINGS CENTRE:

- 101). Fernbrook Homes is please 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.
- 102). 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
- 103). **Fernbrook provides the services of a professional decorator** to assist in the completion of their interior colour selections and the selections of upgrades.

ROUGH-INS:

- 1). 5 rough-in for cable T.V.
- 2). 7 rough-in telephone as previously noted.
- 3). Provision for dishwasher.

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.

*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 warranty by Tarion Warranty Corporation. Fernbrook homes shall provide all warranties offered by it's reputable component suppliers for roofing, hardware, electrical, plumbing, heating, cooling and mechanical systems, including other key elements, as applicable.

TARION WARRANTY:

- 7 years - major structural defects
 - 2 years - plumbing, heating & electrical systems and envelope
 - 1 year - all other items
- Backed by Tarion Warranty Corporation highest service rating. Purchaser agrees to pay the "Tarion" on closing as an adjustment.