

25' DETACHED* FREEHOLD TOWNHOMES

DISTINCTIVE EXTERIOR FEATURES:

1. UNIQUE ELEVATIONS UTILIZING STONE, STUCCO & STONE PRECAST SURROUNDS and other ACCENT FEATURES on front elevation with brick on side & rear only as per applicable plans, including signature block on the dwelling containing the name Fernbrook Homes.
2. Maintenance free aluminum soffit, fascia, eavestrough and downspouts.
3. Poured 8" concrete basement walls with heavy-duty damp proofing and waterproof membrane.
4. Fully sodded lot.
5. Cladwood sectional wood garage door.
6. Two exterior hose bibs one at rear and one in the garage.
7. Self-sealing asphalt shingles which includes a 30-YEAR LIMITED TRANSFERABLE MANUFACTURERS WARRANTY.
8. PAVED DRIVEWAYS.
9. All elevations and colour schemes are under STRICT ARCHITECTURAL CONTROL to ensure a truly harmonious streetscape.
10. ELEGANT & SOPHISTICATED, 8' STEEL FRONT ENTRY DOOR(S) with Brushed Chrome package including gripset with deadbolt lock and black coach lamps.
11. All perimeter exterior house walls to be 2" x 6" stud construction.
12. Rough-in central air-conditioning.

SPECTACULAR INTERIOR FINISHES

13. 9' CEILINGS ON MAIN & SECOND FLOOR AND APPROXIMATELY 8' CEILINGS TO BASEMENT, AS PER PLAN.
14. Smooth ceilings throughout finished areas (except bedrooms).
15. Choice of three (3) interior quality paint colours from vendor samples. All millwork and doors painted accent white.
16. Stained oak staircase from main to second floor.
17. Elegant DECORATIVE STEEL SPINDLES & Upgraded Handrails on all OAK STAIRCASES WITH STAIN FINISH.
18. Rough-in CENTRAL VACUUM SYSTEM.
19. Rough-in wiring for security system.
20. COLD STORAGE ROOM as per applicable plans.
21. 5/8" tongue and groove spruce plywood subfloor screwed and glued to engineered floor joists and 3/8" plywood roof sheeting.

INNOVATIVE LEADING EDGE DESIGN FEATURES

22. Gas Fireplace with multi-cast surround and hearth (as per applicable plan).
23. Square or round decorative columns (as per plan).

GOURMET KITCHEN FEATURES:

24. "AYA" KITCHENS Custom Design 'Series 4' Kitchen Cabinets. Extended upper cabinets (42") complete with built-in for microwave, upper crown mouldings & lower valance board. Choice of color & door style from Vendor Samples.
25. Two speed hood fan vented (6") to exterior.
26. Arborite kitchen countertops with double stainless steel sink and pullout faucet (from vendor samples).
27. "Aya" Series 1 base inset cabinet in laundry room (as per plan).

LUXURY BATHROOM FEATURES:

28. "Aya" Series 2 bathroom vanity cabinetry.
29. Post formed laminate counter tops in all bathrooms and laundry rooms (from vendor samples).
30. Oval or corner tub in master ensuite bathroom (from vendor samples) as per plan.
31. Frameless glass shower in master ensuite complete with glass door and recessed waterproof light fixture (as per plan).
32. All plumbing fixtures to be white.
33. Full width vanity mirror (42" high complete with strip lighting above included in all bathrooms and washrooms.)
34. Cement-board to shower enclosure walls and ceilings.
35. Washerless MOEN OR DELTA faucet(s) in kitchen, all vanities and bathtubs.

FLOOR FINISH FEATURES:

36. Imported 12"x12" or 13"x13" ceramic floor tiles in kitchen, breakfast, powder room, main floor laundry, or mudroom and all bathrooms. 8"x10" ceramic bathroom wall tiles (from vendor samples).
37. All shower floors include 2"x2" mosaic ceramic tile and 12"x12" or 13"x13" ceramic tile to second floor laundry rooms.
38. 3/4"x3 1/4" SOLID SAWN STAINED PRE-FINISHED OAK HARDWOOD FLOORING on main floor (except tiled areas) and second floor hall (from vendor samples).
39. Luxurious "Papillio" or "Bolaria" broadloom in all bedrooms, complete with 1/4" Ebony underpad. "Papillio" or "Bolaria" broadloom in basement finished areas with Mildew-Free underpad. Bound carpet runner on all oak stairs.

WINDOWS, DOORS AND MILLWORK:

40. 800 Series, Classique or Carrara 6'-8" high hollow core doors to main and second floor.
41. 5" MDF BASEBOARDS WITH 3" PINE CASING INCLUDING INTEGRATED BACKBEND.
42. Elegant Lever hardware in Satin Nickel finish with matching hinges (from vendor samples).
43. Stain finish on all oak stairs and nosing to finished areas.
44. Vinyl casement Low-E Argon-Filled Energy-Star certified windows on main & second floor.
45. Steel French patio door(s) as per applicable plans.

LIGHTING & ELECTRICAL:

46. Standard light fixtures to front and rear door(s) (where applicable) from vendor's samples.
47. Exterior water proof electrical outlets at front porch and rear.
48. Standard light fixtures provided throughout finished areas except in living room and family room. Ceiling light fixtures included in all bedrooms from vendor's samples.
49. Switch-controlled outlet in living room & family room.
50. White coloured decora light switches, plugs and plates.
51. Ground fault interrupter protection for all bathroom(s) and powder room.
51. 100 amp breaker panel complete with copper wiring.
52. A complete structured wire program consisting of two ports and one separate phone and one separate cable TV outlet. Each port has two wide bands 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.

ENERGY STAR FOR NEW HOMES & CONSTRUCTION FEATURES:

53. DRAINAGE MEMBRANE ON ALL BASEMENT EXTERIOR WALL SURFACES TO ENSURE HYDROSTATIC WATER PROTECTION.
54. WATER EFFICIENT TOILETS.
55. WATER EFFICIENT LAVATORY FAUCETS.
56. 2"x6" EXTERIOR WALLS.
57. R40 SPRAYED FOAM INSULATION IN GARAGE CEILINGS WITH LIVING AREAS ABOVE.
58. ENERGY STAR QUALIFIED (95%) HIGH-EFFICIENCY FURNACE WITH INTERCONNECTED HRV (HEAT RECOVERY VENTILATOR) AND SEALED DUCTWORK IN BASEMENT.
59. ENERGY STAR QUALIFIED WINDOWS AND DOORS WITH LOW-E GLASS AND ARGON-FILLED AIR SPACE.
60. HIGHER VALUE INSULATION (R25) ON EXTERIOR WALLS.
61. FULL HEIGHT BASEMENT INSULATION WITHIN 6" OF CONCRETE FLOOR.
62. ENERGY STAR QUALIFIED THERMOSTAT.
63. ALL DWELLINGS TO BE CONSTRUCTED IN ACCORDANCE TO ENERGY STAR FOR NEW HOMES TECHNICAL SPECIFICATIONS.
64. COMPACT FLUORESCENT LIGHT BULBS TO ALL APPLICABLE FIXTURES.
65. ENERGY STAR RATED BATHROOM FANS.
66. HOT WATER RECOVERY SYSTEM.
67. R50 ATTIC INSULATION.
68. HIGH EFFICIENCY HOT WATER TANK (RENTAL BASIS).
69. ALL WATER FIXTURES INCLUDING FAUCETS AND SHOWERS TO BE HIGH WATER EFFICIENCY.
70. GARAGE INTERIORS TO BE FULLY-DRYWALLED, PRIMED AND GAS-PROOFED.
71. ALL INTERIOR PAINT TO BE CERTIFIED LOW VOC.

ROUGH-INS:

72. Rough-in two separate locations (Great Room and Master Bedroom) a Smart Home structured wiring multi-media bundled cable: each consisting of (2) RG6 digital TV coaxial cables and (2) High Speed Category- 5 cables for intended purpose of advanced telephone and/or high speed computer Ethernet access.
73. Rough-in Category 5 telecommunication cable in all bedrooms, kitchen and family/great rooms. Location to be determined by Vendor.
74. Rough-in RG6 Digital TV coaxial cables in all bedrooms, family/great rooms and study's. Location to be determined by Vendor.

SECURITY FEATURES FOR ADDED FAMILY COMFORT:

75. High quality locks with dead bolts on all exterior swing door(s).
76. Hinges and striker plates reinforced with extra long screws.
77. Additional blocking at all exterior door jambs.
78. Rough-in Alarm System. (To all exterior doors and operating windows on main and basement levels).
79. Upon purchase of 3 years of security monitoring, purchaser shall receive a fully installed security system including contacts to 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 DSC1550 six zone control panel or equivalent, with associated hardware, programming and client demonstration.

ADDITIONAL SUPERIOR CONSTRUCTION FEATURES:

80. Steel beam construction in basement.
81. All subfloors will be REFASTENED WITH SCREWS prior to floor finishes.
82. Architecturally predetermined siting and exterior colours.
83. Survey provided on closing.

TARION NEW HOME WARRANTY PROGRAM COVERAGE

84. 7 years - major structural defects
85. 2 years - plumbing, heating & electrical systems and envelope
86. 1 year - all other items
87. Purchaser agrees to pay the TARION enrollment fee on closing as an adjustment.

*Attached by firewall or by garage only.