

Fernbrook HOMES

A SEVEN OAKS COMMUNITY

EXECUTIVE COLLECTION

DISTINCTIVE EXTERIOR FEATURES:

1. **UNIQUE ELEVATIONS UTILIZING STONE, STUCCO & BRICK WITH 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 10" concrete basement walls (except exterior garage walls) with heavy-duty damp proofing and waterproof membrane.
4. Fully sodded lot.
5. Cladwood sectional wood garage doors.
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 for future air conditioning.

SPECTACULAR INTERIOR FINISHES

13. 10' CEILINGS ON MAIN FLOOR, 9' CEILINGS TO 2ND FLOOR AND APPROXIMATE 9' 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. Natural finished Oak staircase on main floor to second floor (as per plan).
17. Solid natural finished oak handrail and nosing with 1-3/4" natural finished oak pickets from vendor samples).
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.
22. Direct vent gas fireplace with wood mantel and marble surround & hearth (from builder standard samples).

GOURMET KITCHEN FEATURES:

23. "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.
24. Two speed hood fan vented (6") to exterior.
25. CHOICE OF GRANITE KITCHEN COUNTERTOPS with double undermount stainless steel sink and pullout faucet (from vendor samples).
26. "Aya" Series 1 base cabinet in laundry room (as per plan).

LUXURY BATHROOM FEATURES:

27. "Aya" Series 2 bathroom vanity cabinetry.
28. MARBLE COUNTERTOP with undermount sink(s) and 8" spread faucet(s) in master ensuite bathroom and powder room (as per plan). Post formed laminate counter tops in all other bathrooms and laundry rooms (from vendor samples).
29. DROP-IN OVAL TUB (approx. 42"x60") in master ensuite bathroom (from vendor samples) as per plan.
30. Separate shower in master ensuite complete with glass door and recessed waterproof light fixture (as per plan).
31. All plumbing fixtures to be white.
32. Full width vanity mirror (42" high complete with strip lighting above included in all bathrooms and washrooms.)
33. Cement-board to shower enclosure walls and ceilings.
34. Washerless MOEN OR DELTA faucet(s) in kitchen, all vanities and bathtubs.

FLOOR FINISH FEATURES:

35. Imported 12"x12" or 13"x13" porcelain floor tiles in kitchen, breakfast, powder room, main floor laundry, or mudroom. All other bathrooms 13"x13" ceramic floor tiles & 8"x10" ceramic wall tiles (from vendor samples).
36. All shower floors include 2"x2" mosaic ceramic tile and 12"x12" or 13"x13" ceramic tile to second floor laundry rooms.
37. 3/4 x 3-3/4 natural finished engineer oak hardwood flooring on main floor (except tiled areas) and second floor hall (from vendor samples).
38. 40 oz. broadloom in all bedrooms from standard vendor sample (one colour throughout). No carpet runner on stairs.

WINDOWS, DOORS AND MILLWORK:

39. INTERIOR DOORS 8'-0" HIGH HOLLOW CORE on main floor choice of 800 Series, Classique or Carrara 6'-8" high hollow core doors on second floor.
40. 4-1/4" finger joint pine baseboard with 2-3/4" finger joint pine casing.
41. Elegant Lever hardware in Satin Nickel finish (from vendor samples).
42. Vinyl casement Low-E Argon-Filled Energy-Star certified windows on main & second floor.
43. Steel French patio door(s) or sliding exterior door(s) as per applicable plans.

LIGHTING & ELECTRICAL:

44. Standard light fixtures to front and rear door(s) (where applicable) from vendor's samples.
45. Exterior water proof electrical outlets at front porch and rear.
46. 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.
47. Switch-controlled outlet in living room & family room.
48. White coloured decora light switches, plugs and plates.
49. Ground fault interrupter protection for all bathroom(s) and powder room.
50. 200 amp breaker panel complete with copper wiring.

ENERGY STAR FOR NEW HOMES & CONSTRUCTION FEATURES:

51. DRAINAGE MEMBRANE ON ALL BASEMENT EXTERIOR WALL SURFACES TO ENSURE HYDROSTATIC WATER PROTECTION.
52. WATER EFFICIENT TOILETS.
53. WATER EFFICIENT LAVATORY FAUCETS.
54. 2"x6" EXTERIOR WALLS.
55. R31 SPRAYED FOAM INSULATION IN GARAGE CEILINGS WITH LIVING AREAS ABOVE.
56. ENERGY STAR QUALIFIED (95%) HIGH-EFFICIENCY FURNACE WITH INTERCONNECTED HRV (HEAT RECOVERY VENTILATOR) AND SEALED DUCTWORK IN BASEMENT.
57. ENERGY STAR QUALIFIED WINDOWS AND DOORS WITH LOW-E GLASS AND ARGON-FILLED AIR SPACE.
58. HIGHER VALUE INSULATION (R25) ON EXTERIOR WALLS.
59. FULL HEIGHT R20 BASEMENT INSULATION CONTINUOUS.
60. ENERGY STAR QUALIFIED THERMOSTAT.
61. ALL DWELLINGS TO BE CONSTRUCTED IN ACCORDANCE TO ENERGY STAR FOR NEW HOMES TECHNICAL SPECIFICATIONS.
62. COMPACT FLUORESCENT LIGHT BULBS TO ALL APPLICABLE FIXTURES.
63. ENERGY STAR RATED BATHROOM FANS.
64. HOT WATER RECOVERY SYSTEM.
65. R60 ATTIC INSULATION.
66. HIGH EFFICIENCY HOT WATER TANK (RENTAL BASIS).
67. ALL WATER FIXTURES INCLUDING FAUCETS AND SHOWERS TO BE HIGH WATER EFFICIENCY.
68. GARAGE INTERIORS TO BE FULLY-DRYWALLED, PRIMED AND GAS-PROOFED.
69. ALL INTERIOR PAINT TO BE CERTIFIED LOW VOC.

HOME AUTOMATION:

70. State of the art integrated smart home structured wiring terminating in the "family room". This fully integrated home wiring system will provide the Hi-tech infrastructure for today's technological features and expand to give you the ones you may want in the future, such as home-office applications, computer local area networks, high speed internet, fax, modem, home entertainment, digital audio/video distribution systems and so much more. Including 3 CAT 5, 2 CAT 3 & 2 RG6 lines.

SECURITY FEATURES FOR ADDED FAMILY COMFORT:

71. High quality locks with dead bolts on all exterior swing door(s).
72. Hinges and striker plates reinforced with extra long screws.
73. Additional blocking at all exterior door jams.
74. Rough-in Alarm System. (To all exterior doors and operating windows on main and basement levels).
75. 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:

76. Steel beam construction in basement.
77. All subfloors will be REFASTENED WITH SCREWS prior to floor finishes.
78. Architecturally predetermined siting and exterior colours.
79. Survey provided on closing.

TARION NEW HOME WARRANTY PROGRAM COVERAGE

80. 7 years - major structural defects
81. 2 years - plumbing, heating & electrical systems and envelope
82. 1 year - all other items
83. Purchaser agrees to pay the TARION enrollment fee on closing as an adjustment.xz