

DISTINCTIVE EXTERIOR FEATURES:

1. UNIQUE ELEVATIONS UTILIZING STONE, STUCCO, BRICK AND PRECAST SURROUNDS and other ACCENT FEATURES as per applicable plans, including a signature block on the dwelling containing the name Fernbrook Homes.
2. Low maintenance aluminum soffit, fascia, eavestrough and downspouts from vendor's samples.
3. Approximately 9'0" basement ceiling height with 10" thick 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 complete with Automatic Openers.
6. Two exterior hose bibs one at rear and one in the garage.
7. Self-sealing asphalt shingles, which includes a LIMITED LIFETIME MANUFACTURER'S WARRANTY.
8. PAVED DRIVEWAYS with two separate layers of asphalt.
9. All elevations and colour schemes are under STRICT ARCHITECTURAL CONTROL to ensure a truly harmonious streetscape.
10. ELEGANT & SOPHISTICATED, 8" "MAHOGANY" or "OAK" FIBREGLASS FRONT ENTRY DOOR complete with solid wood edges, sturdy full length lock stile and solid polyurethane foam core with 5 times insulating value of wood with Brushed Chrome package including gripset with deadbolt lock, from vendor's samples.
11. French patio door(s) with screens as per applicable plans.
12. Vinyl casement Low-E Argon-Filled Energy-Efficient windows throughout, choice of colour from vendor's samples.
13. TWO COMPLETE CENTRAL AIR-CONDITIONING UNITS for homes with 3,600 sq. ft. or more, and one central air-conditioning unit for homes up to 3,599 sq. ft.

SPECTACULAR INTERIOR FEATURES

14. As per plan, an ELEVATOR TO ACCESS ALL FLOORS (approximately 5'x5' exterior cab dimension) with the following features: automatic bi-fold door(s), recessed LED lighting, rough-in for future telephone, round chrome handrail, hardwood floor, recessed wall and ceiling panels painted same colour as interior doors and trim. (Elevator can be designed so that it's accessible from the interior of garage for extra convenience and wheelchair accessibility.)
15. 10' CEILING HEIGHTS on main floor, 9' ceiling heights to 2nd floor and approximate 9' ceiling heights to basement, as per plan.
16. Smooth ceilings throughout finished areas.
17. 6" plaster crown mouldings on main floor and second floor hallway (excluding laundry, mudroom, closets, and areas with waffle ceilings), choices from vendor's samples.
18. One room on main floor to have waffle ceiling (purchaser's choice of room) including 5" plaster moulding and 1 recessed potlight per section.
19. Choice of three (3) interior quality paint colours from vendor's samples. All millwork and doors to be painted accent white.
20. Elegant decorative steel spindles on all stained oak staircases and handrails (no carpet runners).
21. Complete CENTRAL VACUUM SYSTEM with attachments.
22. 5/8" tongue and groove spruce plywood subfloor glued and screwed to floor joists. 3/8" plywood roof sheathing.
23. One single-faced Gas Fireplace with multi-cast surround and hearth (as per applicable plan).

PREMIUM FINISHED LOWER LEVEL

24. Vendor to provide open staircase to finished basement landing area, as per plan.
25. Rough-in for 3-piece washroom in basement, as per plan.

GOURMET KITCHEN & POWDER ROOM FEATURES:

26. "DOWNSVIEW KITCHENS" Custom Design 'Series 400' kitchen cabinets. Extended uppers (48") complete with built-in for microwave, upper crown mouldings & lower valance board. Lower cabinets include pots & pans drawer(s) and corner unit or lazy-susan. All door(s) & drawer(s) complete with "Soft Close Hinges" as per applicable plan. Choice of colour & door style from vendor's samples.
27. DOWNSVIEW freestanding vanity (where possible) in powder room complete with marble countertop, undermount sink and 8" spread "HANSGROHE" faucet, from vendor's samples.
28. All kitchens to include stainless steel or wood paneled 42" SUB-ZERO refrigerator doors and stainless steel or wood panel "ASKO" dishwasher door.
29. "WOLF" 36" Gas Cooktop, electric 'WOLF' wall oven and built-in 'WOLF' microwave, supplied & installed as per vendor's samples.
30. "Sirius" hood fan enclosed with wood canopy and 8" vent to exterior.
31. CHOICE OF GRANITE OR QUARTZ KITCHEN COUNTERTOPS with double compartment undermount stainless steel sink and "HANSGROHE" pullout faucet (from vendor's samples).

LUXURY BATHROOM & LAUNDRY FEATURES:

32. " MARBLE COUNTERTOPS with undermount sinks(s) and 8" spread "HANSGROHE" faucet(s) Aya" Series 3 bathroom vanities, including bank of drawers (where possible) in all bathrooms (excluding powder room), from vendor's samples.
33. Granite/Quartz COUNTERTOP with undermount stainless steel single compartment sink in laundry room, with 4" spread "HANSGROHE" faucet and "Aya" Series 2 base and upper cabinetry.
34. Freestanding tub in master ensuite bathroom (from vendor's samples) as per plan.
35. Frameless glass showers complete with glass doors and recessed waterproof light fixture (as per plan).
36. All plumbing fixtures to be white.
37. Full width vanity mirror (42" high complete with one light fixture above each sink included in all bathrooms and washrooms.)
38. Cement-board to all shower and bathtub enclosure walls and ceilings.

FLOOR FINISH FEATURES:

39. Choice of GRANITE, MARBLE OR PORCELAIN tiles at front vestibule (from vendor's samples).
40. Imported 4TH UPGRADE ceramic floor tiles in kitchen, breakfast, powder room, laundry, mudroom and all other bathrooms (from vendor's samples). 4TH UPGRADE ceramic tiles on walls and ceilings in all shower and bathtub enclosures as well as ceramic kitchen backsplash to countertop areas (from vendor's samples).
41. 3/4"x5" SOLID SAWN STAINED PRE-FINISHED HANDSCRAPED HARDWOOD FLOORING (choice of MAPLE, HICKORY OR OAK) on first floor, second floor and finished basement landing area(s) (except tiled areas), from vendor's samples.

INTERIOR MILLWORK & DOORS:

42. Solid, Poplar style and rail with MDF panels 1 3/4" thick doors, including: 96" high doors on the main floor, 90" high doors on the second floor and 84" high doors in basement.
43. Poplar, solid 4 1/4" casing, including separate back-band and solid door jambs.
44. Poplar, solid 7 1/4" baseboards with 1 1/2" shoe mould.
45. Custom built-in closet organizer in master walk-in closet(s), and front foyer closet(s), as per plan (colour and style from vendor's samples).

LIGHTING & ELECTRICAL:

46. Standard light fixtures to front doors, rear door(s) and garage(s) (where applicable) from vendor's samples.
47. Exterior waterproof electrical outlets, one in front and one in rear of home.
48. Standard light fixtures provided throughout finished areas except in living room and family room. (Switch-controlled outlet in living room & family room). Ceiling light fixtures included in all bedrooms from vendor's samples.
49. White coloured decor light switches and receptacles.
50. Ground fault interrupter protection for all bathroom(s) and powder room.
51. 200 amp breaker panel complete with copper wiring.
52. Seasonal duplex receptacle located in soffit area with interior switch. Location to be determined by vendor.
53. FORTY (40) LOW-VOLTAGE LED RECESSED POTLIGHTS from vendor's samples. Purchaser to submit drawing indicating approximate location of potlights 90 days after date of Agreement of Purchase and Sale. Drawing is approximate only and subject to joist location. (vendor to locate potlights if drawing not submitted). Potlight locations to be confirmed at time of electrical walk-through, as per construction schedules. (Potlights to be located at Vendor's discretion if purchaser cannot attend walk-through.)

CONSTRUCTION FEATURES:

54. DRAINAGE MEMBRANE ON ALL BASEMENT EXTERIOR WALL SURFACES TO ENSURE HYDROSTATIC WATER PROTECTION.
55. One Piece Elongated WATER EFFICIENT TOILETS THROUGHOUT, from vendor's samples.
56. "HANSGROHE" WATER EFFICIENT LAVATORY FAUCETS AND SHOWER HEADS.
57. R20 FULL HEIGHT BASEMENT INSULATION ON ALL EXTERIOR BASEMENT WALLS, AND R60 BLOW-IN ATTIC INSULATION.
58. R50 SPRAYED FOAM INSULATION IN GARAGE CEILINGS WITH LIVING AREAS ABOVE.
59. TWO HIGH EFFICIENCY FURNACES FOR HOMES WITH 3,600 SQ. FT. OR MORE WITH HRV AS REQUIRED, ECM MOTOR TO BE PLACED ON FURNACE. ONE HIGH EFFICIENCY FURNACE FOR HOMES UP TO 3,599 SQ. FT.
60. HOT WATER TANK (GAS) HEATER ON A RENTAL BASIS.
61. TWO-STAGE PROGRAMMABLE THERMOSTATS.
62. GARAGE INTERIORS TO BE FULLY-DRYWALLED, PRIMED AND GAS-PROOFED.
63. ALL INTERIOR PAINT TO BE CERTIFIED LOW VOC.

HOME AUTOMATION:

64. 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, 2CAT 3 & 2 RG6 lines.

SECURITY FEATURES FOR ADDED FAMILY COMFORT:

65. High quality locks with deadbolts on all exterior swing door(s).
66. Hinges and striker plates reinforced with extra long screws.

ADDITIONAL SUPERIOR CONSTRUCTION FEATURES:

67. Steel beam construction in basement.
68. GLUED subfloors to be REFASTENED WITH SCREWS prior to floor finishes.
69. Architecturally predetermined siting and choice of exterior colours from vendor's samples.
70. Survey provided on closing.

TARION NEW HOME WARRANTY PROGRAM COVERAGE

71. 7 years - major structural defects.
72. 2 years - plumbing, heating & electrical systems and envelope.
73. 1 year - all other items.
74. Purchaser agrees to pay the TARION enrollment fee on closing as an adjustment.