

FREEHOLD TOWNHOMES

DISTINCTIVE EXTERIOR FEATURES:

1. UNIQUE CONTEMPORARY ELEVATIONS utilizing BRICK & STUCCO and featuring accent metal detailing as per applicable plans including a signature block on the dwelling containing the name Fernbrook Homes.
2. The exterior design of the home is architecturally controlled, preselected and approved, for the purpose of providing a harmonious streetscape.
3. Maintenance free aluminum downspouts.
4. Poured 8" concrete basement walls with heavy-duty damp proofing and waterproof membrane.
5. Fully sodded and landscaped lot as per approved LANDSCAPING PLANS.
6. Steel insulated sectional garage door.
7. THREE EXTERIOR HOSE BIBS one at rear, one in the garage and one on roof terrace.
8. Driveways to be finished with UNIT PAVERS at a cost to the PURCHASER on the amount of \$1,500.00 to be paid as a adjustment on closing. Amount is non-refundable.
9. ELEGANT & SOPHISTICATED, 8' FIBREGLASS FRONT ENTRY DOOR with Brushed Chrome package including gripset with deadbolt lock and black coach lamps.
10. METAL INSULATED garage door to house, as per applicable plan, if grade permits. Should grading not permit the garage door, there will be no credit or otherwise issued to PURCHASER.
11. CAST in PLACE CONCRETE STAIRS and landings, as per plans.
12. All perimeter exterior house walls to be 2" x 6" stud construction.

SPECTACULAR INTERIOR FINISHES

13. 9' CEILINGS ON MAIN FLOOR. 8' CEILINGS ON GROUND FLOOR AND SECOND FLOOR AND APPROXIMATELY 8' CEILINGS TO BASEMENT.
14. SMOOTH CEILINGS THROUGHOUT FINISHED AREAS.
15. Choice of three (3) interior quality paint colours from vendor samples. All millwork and doors painted accent white.
16. STAINED OAK STAIRCASE TO ALL FINISHED AREAS.
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. 5/8" tongue and groove SPRUCE PLYWOOD subfloor screwed and glued to engineered floor joists.
21. Electric Fireplace with LEDGESTONE FACING, mantle height as per plan.

GOURMET KITCHEN FEATURES:

22. 'Series 2' Custom Design Kitchen Cabinets. Extended upper cabinets (42"). Choice of color & door style from Vendor Samples.
23. Two speed hood fan vented to exterior.
24. Choice of Arborite or Vendor's level 1 GRANITE KITCHEN COUNTERTOPS WITH PREMIUM STAINLESS STEEL UNDERMOUNT SINK WITH UPGRADED VEGETABLE SPRAY PULL-OUT FAUCET from vendor samples. Note: Undermount sink only applies with Granite Countertop choice.
25. CERAMIC (SUBWAY TYPE) TILED BACKSPLASH.

LUXURY BATHROOM FEATURES:

26. "Aya" Series 2 bathroom vanity cabinetry.
27. MARBLE VANITY, COUNTERTOP to be included in Master Ensuite to be selected from Vendor's level 1 marble samples, complete with UNDERMOUNT SINK(S) as per applicable plan.
28. FRAMELESS GLASS SHOWER IN MASTER ENSUITE COMPLETE WITH GLASS DOOR AND RECESSED WATERPROOF LIGHT FIXTURE (as per plan).
29. All plumbing fixtures to be white.
30. FULL WIDTH VANITY MIRROR (42" HIGH complete with strip lighting above included in all bathrooms and washrooms.)
31. Cement-board to shower enclosure walls and ceilings.
32. WASHERLESS MOEN OR DELTA faucet(s) in kitchen, all vanities and bathtubs.

FLOOR FINISH FEATURES:

33. Imported 12"x12" or 13"x13" ceramic floor tiles in kitchen, breakfast, powder room, main floor laundry, or mudroom and all bathrooms (or choice of hardwood in kitchen and breakfast). 8"x10" ceramic bathroom wall tiles (from vendor samples).
34. All shower floors include 2"x2" mosaic ceramic tile and 12"x12" or 13"x13" ceramic tile to second floor laundry rooms.
35. 3/4"x3 1/4" SOLID SAWN STAINED PRE-FINISHED OAK HARDWOOD FLOORING on all main areas (except tiled areas and bedrooms) including upper hall.
36. 40 oz. polyester broadloom with 7/16" chip foam underpad on non-tiled designated areas (as per plan). Choice of two colours.

WINDOWS, DOORS AND MILLWORK:

37. 800 Series, Classique or Carrera 6'-8" high hollow core doors to main and second floor.
38. 5" MDF BASEBOARDS WITH 3" PINE CASING INCLUDING INTEGRATED BACKBEND.
39. Elegant Lever hardware in Satin Nickel finish with matching hinges (from vendor samples).

40. Stain finish on all oak stairs and nosing to finished areas.
41. Vinyl, Low-E Argon-Filled Energy-Star certified windows on main, ground & second floor.

LIGHTING & ELECTRICAL:

42. Standard light fixtures to front and rear door(s) (where applicable) from vendor's samples.
43. Exterior water proof electrical outlets at front porch, rear and roof terrace.
44. 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.
45. Switch-controlled outlet in living room & family room.
46. White coloured DECORA STYLE LIGHT SWITCHES, plugs and plates.
47. Ground fault interrupter protection for all bathroom(s) and powder room.
48. 100 amp breaker panel complete with copper wiring.
49. 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.

HOME COMFORT & CONSTRUCTION FEATURES:

50. DRAINAGE MEMBRANE ON ALL BASEMENT EXTERIOR WALL SURFACES TO ENSURE HYDROSTATIC WATER PROTECTION.
51. QUALITY ENGINEERED HIGH EFFICIENCY FORCED AIR GAS FURNACE COMPLETE WITH CENTRAL AIR CONDITIONING.
52. R40 SPRAYED FOAM INSULATION IN GARAGE CEILINGS WITH LIVING AREAS ABOVE.
53. ENERGY STAR QUALIFIED WINDOWS AND DOORS WITH LOW-E GLASS AND ARGON-FILLED AIR SPACE.
54. HOT WATER RECOVERY SYSTEM.
55. HIGH EFFICIENCY HOT WATER TANK (RENTAL BASIS).
56. ALL WATER FIXTURES INCLUDING FAUCETS AND SHOWERS TO BE HIGH WATER EFFICIENCY.
57. GARAGE INTERIORS TO BE FULLY-DRYWALLED, PRIMED AND GAS-PROOFED.
58. ALL INTERIOR PAINT TO BE CERTIFIED LOW VOC.
59. GAS LINE INSTALLED ON MAIN FLOOR BALCONY.

ALSO INCLUDED:

- 8" MASONRY CONCRETE BLOCK PARTY WALL to underside of upper Floor ceiling between townhouse units (strapped and insulated to maximize soundproofing).
- A PRIVATE INTERIOR DESIGN CONSULTATION at the Design Studio by Fernbrook Homes.
- A 1 hour pre-drywall home Inspection with a Site Consultant to be scheduled by Vendor.

ROUGH-INS:

60. 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.
61. Rough-in Category 5 telecommunication cable in all bedrooms, kitchen and family/great rooms. Location to be determined by Vendor.
62. 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:

63. High quality locks with dead bolts on all exterior swing door(s).
64. Hinges and striker plates reinforced with extra long screws.
65. Additional blocking at all exterior door jambs.
66. Rough-in Alarm System. (To all exterior doors and operating windows on main and basement levels).
67. 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:

68. Steel beam construction in basement.
69. All subfloors will be REFASTENED WITH SCREWS prior to floor finishes.
70. Architecturally predetermined siting and exterior colours.
71. Survey provided on closing.

TARION NEW HOME WARRANTY PROGRAM COVERAGE

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