

# 24.5' | FEATURES & FINISHES TOWNHOMES



## QUALITY EXTERIOR CONSTRUCTION

1. Lakeview's custom-designed elevations by award winning designers. Inspired exteriors which include genuine clay brick, fabricated stone, stucco, decorative trim details, vinyl siding, decorative aluminum siding. Material uses where applicable as per plan.
2. House siting and exterior colours will be architecturally coordinated and pre-determined to ensure a harmonious streetscape in conformance with applicable zoning and architectural control guidelines.
3. Premium architectural fibreglass asphalt shingles.
4. Aluminum soffits, eavestrough, fascia, downspouts. Black aluminum railings to front porch and stairs when required by building code (any railings shown on brochures are not included unless required by the building code).
5. Sodded lot, except paved areas, walkways slabs and where side yard requires granular stone. Driveways are asphalt paved.
6. Precast concrete slab walkway from driveway to front door entry, precast step at rear door.

## WINDOWS AND DOORS

7. Front door entry grip set and deadbolt. (Style and colour may vary with elevation)
8. **ENERGY STAR**® qualified insulated entry door with glass insert as per plan.
9. Wide 6ft sliding doors in breakfast area with screen where applicable as per plan. <sup>(6)</sup>
10. **ENERGY STAR**® qualified coloured vinyl windows (fixed or operators) to all elevations on main and second floor only (All opening windows are complete with screens). Basement windows are white vinyl sliders.
11. **Grading Conditions:** Where walkout basement conditions are applicable, the following features are included in the premium cost; basement sliding door (as per plan), larger rear basement vinyl window, approx. **6'x8'** pressure treated wood balcony, light and electrical outlet. <sup>(1)(2)(6)</sup>  
Where Deck conditions are applicable (more than 3 risers from patio door) the following features are included in the premium cost; a **6'x8'** (approx.) pressure treated wood deck and stairs to grade. Larger rear basement vinyl window also included for homes with 6 riser deck or more. <sup>(1)(2)(6)</sup>
12. Premium quality panelled sectional insulated garage doors with light inserts, as per plan.
13. Door from the garage into the home, where shown on the plan. In the event there is a grade difference of more than 3 risers, the Vendor reserves the right to substitute the door with a wall and not issue a credit to the purchaser.

## GOURMET KITCHEN

14. Choice of quality designed (**Level 2**) custom cabinets with metal drawer slides from, Vendor's standard samples.
15. Gourmet extended breakfast bars, as per plan.
16. Tall upper cabinets from Vendor's standard samples. <sup>(2)(7)(7A)</sup>
17. Fridge space - 36" wide x 72" high and 30" space for freestanding range. <sup>(6)</sup>
18. Laminate kitchen countertop from Vendor's standard samples. Double compartment stainless steel drop-in sink with single lever faucet.
19. Kitchen exhaust fan over stove vented to exterior (with cabinets above). <sup>(1)</sup>
20. Receptacle for electric stove and dedicated electric outlet for refrigerator. Electrical outlets at counter level for small appliance. Including one **Electrical receptacle with integrated USB.** <sup>(1)</sup>
21. Dishwasher space provided in kitchen with rough-in wiring and rough-in plumbing. <sup>(6)</sup>

## BATHS

22. **Master/Principal Ensuite includes one pot light in shower** <sup>(1)</sup>
23. Choice of cabinets and laminate countertops for all bathroom vanities (except powder room). From Vendor's standard samples. <sup>(2)</sup>
24. Strip lights in all bathrooms (except powder room).
25. Mirrors 36" high to all bathrooms. <sup>(6)</sup>
26. White bathroom fixtures, from Vendor's standard samples.
27. Electrical outlet for small appliances beside vanity in all bathrooms.
28. Exhaust fans **ENERGY STAR**® in all bathrooms.
29. Privacy locks on all bathroom doors.
30. Single lever faucets for all vanities.
31. Choice of 8"x10" or 6"x8" ceramic tile for main bathtub enclosure, shower stall walls, and shower ceiling of enclosed showers, from Vendor's standard samples. <sup>(6)</sup>
32. Pressure balance valves to all showers.
33. **Special features for powder room: Contemporary style** toilet, faucet, choice of standard (level 1) vanity with white quartz countertop, rectangular sink, bevelled mirror and coordinating decorative light fixture.

## LUXURY INTERIOR FINISHES

34. Choice of quality ceramic tile flooring (12" x 12"/13" x 13") standard throughout foyer, kitchen/breakfast area, powder room, all bathrooms, and main and second floor laundry room, from Vendor's standard samples, as per plan. <sup>(2) (6)</sup>

35. 7" Laminate flooring to the balance of ground floor. <sup>(6)</sup>
36. Choice of 30 oz broadloom or Level 1 Berber Carpet with 7/16" underpad on the second floor. <sup>(6)</sup>
37. Metal transition or coordinating T strips for abutting flooring materials if required.
38. Coordinating Natural finish oak stair, railing and pickets: (**Level 1**) contemporary square pickets, stairs with oak veneer stringer and oak treads for main floor staircase. <sup>(2) (6)</sup> Paint grade stairs to basement and in any unfinished areas. <sup>(2) (6)</sup>
39. **Contemporary style** designer moulded interior passage doors throughout, (excluding sliding closet doors) as per plan.
40. **Contemporary style** baseboards (4") and casing (2 1/2") in finished areas. Trimmed main floor archways are where wing walls protrude. <sup>(6)</sup>
41. 9 ft. ceilings on main floor and 8 ft. on 2<sup>nd</sup> floor. <sup>(6) (7)</sup>
42. Satin nickel levered interior door hardware, front entry exterior door hardware to coordinate with exterior hardware finish.
43. Interior walls and trim to be painted with **Low VOC** latex paint. Trim and doors to be painted white. Walls to be from one of the Vendor's standard samples.
44. **Smooth ceilings** in kitchen, powder room, laundry room, and all bathrooms. Sprayed stippled ceiling with 4" borders in all other rooms, open to above ceilings, and on balance of main floor. <sup>(2) (6)</sup>

## ELECTRICAL

45. Electrical outlets in all bathrooms and powder rooms, to be ground fault interrupted.
46. Two exterior weatherproof electrical outlets with ground fault interrupter (one at front of home and one at rear). <sup>(1)</sup>
47. 100-amp service circuit breaker panel.
48. Light fixtures to all bedroom ceilings. <sup>(1)</sup>
49. Two electrical outlets in the garage, one on the wall, one for a future garage opener.
50. One electrical outlet in unfinished area of basement by electrical panel. <sup>(1)</sup>
51. Door chime at the front entry door.
52. Cat 6 rough-in for Rogers ignite™ located centrally on main floor. <sup>(1) (8)</sup>
53. Central vacuum rough-in dropped to basement. <sup>(1)</sup>
54. Rough-in wiring for future alarm system - main floor operational windows/doors, one keypad and one motion location (wires dropped to basement). <sup>(1) (8)</sup>
55. Cat6 networking cable rough-in from electrical panel location to study niche/den & Master/Principal Bedroom (as per plan). <sup>(1) (2) (8)</sup>
56. Switch controlled receptacle in living room. <sup>(1)</sup>

57. Hard wired smoke detectors and carbon monoxide detector.
58. White Decora style switches in all finished areas.
59. Electrical outlet for electric clothes dryer and washer.

## ENERGY SAVING FEATURES

60. Tight building envelope construction, 3<sup>rd</sup> party tested and **ENERGY STAR**® Certified. <sup>(9)</sup>
61. High-efficiency **ENERGY STAR**® furnace (Duct sizing for future air conditioning). <sup>(4)</sup>
62. Heat Recovery Ventilator (HRV or ERV) for fresh air circulation. <sup>(4)</sup>
63. High-efficiency insulation design to **ENERGY STAR**®. <sup>(6) (9)</sup>
64. Master Ensuite - Hot Water Recirculation System.
65. High-efficiency hot water tank. <sup>(3) (4)</sup>
66. WaterSense® certified water saving toilets throughout.
67. Drain water heat recovery system (DWHR).
68. All sub-floors above the garage are sealed with spray-in-place foam insulation.
69. Solar conduit rough-in. <sup>(1)</sup>

## ALSO INCLUDED

70. Engineered floor joist system with tongue and groove sub-flooring (to be glued and screwed down).
71. Poured concrete basement walls with high quality drainage membrane and weeping tile around all exterior walls excluding garage.
72. Concrete garage floor and porch and concrete basement floor with drain.
73. Garage interior walls drywalled and primed.
74. Two exterior water taps (one in the garage, one at the rear of the home). <sup>(1)</sup>
75. Shut off valves for all sinks and toilets.
76. Duct work professionally cleaned.
77. **Interior décor consultant to assist you in styling your home.**
78. **Personal Assistance - 10 Steps to homeowner happiness.**

## WARRANTY:

79. Customer Care - We are here for you! Backed by Tarion with Lakeview's Excellent rating warranty.
80. Warranty applies to all workmanship and materials for (1) year; for defects in workmanship and materials on electrical, plumbing, heating distribution systems and building envelope for two (2) years and for any major structural defects for (7) years. Purchaser agrees to pay the Tarion Warranty Program fee as an adjustment on closing.