

# 38' & 45' | FEATURES & FINISHES SINGLES



## 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**<sup>®</sup> 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**<sup>®</sup> 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' x 8'** 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' x 8'** (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 and under cabinet lighting with strip valance to kitchen, 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. **Choice of standard (level 1) Granite or Quartz kitchen countertop. Double compartment stainless steel undermount sink with single lever faucet. From Vendor's standard samples.**
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>(8)</sup>

## BATHS

22. Freestanding soaker tub in Master/Principal Ensuite bath with separate shower (where shown on plan). <sup>(2)</sup>
23. **Sleek styled frameless glass shower enclosure with chrome support channels, knob, and hinges to Master Ensuite (where shown on plan).**
24. **Master/Principal Ensuite includes one pot light in shower** <sup>(1)</sup>
25. **Choice of standard (level 1); cabinets and countertop (Granite or Quartz) with rectangular undermount sink to Master Ensuite.** Choice of cabinets and laminate countertops for all other bathroom vanities from Vendor's standard samples (excluding powder room). <sup>(2)</sup>
26. Strip lights in all bathrooms (except powder room).
27. Mirrors 36" high to all main and ensuite bathrooms. <sup>(6)</sup>
28. White bathroom fixtures, from Vendor's standard samples.
29. Electrical outlet for small appliances beside vanity in all bathrooms.
30. Exhaust fans **ENERGY STAR**<sup>®</sup> in all bathrooms.
31. Privacy locks on all bathroom doors.
32. Single lever faucets for all vanities.
33. Choice of 8" x 10" or 6" x 8" ceramic tile for main bathtub enclosure, shower stall walls, and shower ceiling of enclosed showers, from Vendor's standard samples. <sup>(6)</sup>
34. Pressure balance valves to all showers.
35. **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

36. 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>
37. **3 1/2" wide 1st Upgrade Stained Oak Finish Engineered Flooring planks to balance of ground floor** <sup>(2)(6)</sup>.

38. **3 1/2" wide 1st Upgrade Stained Oak Finish Engineered Flooring planks to 2nd floor upper hall and all bedrooms.** <sup>(2)(6)</sup>
39. Metal transition or coordinating T strips for abutting flooring materials if required.
40. Coordinating **stained** oak stair, railing, and choice of coordinating **stained Contemporary square pickets** or **matte black metal** pickets on the main stairs. Stairs include Oak veneer stringer and oak treads. <sup>(2)(6)</sup> Paint grade stairs to basement and in any unfinished areas. <sup>(2)(6)</sup>
41. **Choice of Classique or Contemporary style** designer moulded interior passage doors throughout (excluding sliding closet doors), as per plan.
42. **Choice of Classique or Contemporary style** baseboards (5") and casing (3") in all finished areas. <sup>(6)</sup>
43. 9 ft. ceilings on main floor and 8 ft. on 2nd floor and lofts. <sup>(6)(7)</sup>
44. Satin nickel levered interior door hardware, front entry exterior door hardware to coordinate with exterior hardware finish.
45. 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.
46. Natural gas fireplace with transitional style painted mantle included for standard fireplace, from Vendors standard samples. <sup>(2)</sup> (does not apply to optional fireplaces).
47. Smooth ceilings to main floor, upper hall, bathrooms, and laundry room. Sprayed stippled ceilings with 4" borders in all bedrooms. <sup>(2)(6)</sup>

## ELECTRICAL

48. Electrical outlets in all bathrooms and powder rooms, to be ground fault interrupted.
49. Two exterior weatherproof electrical outlets with ground fault interrupter (one at front of home and one at rear). <sup>(1)</sup>
50. **200-amp service circuit breaker panel.**
51. Light fixtures to all bedroom ceilings. <sup>(1)</sup>
52. Two electrical outlets in the garage, one on the wall, one for a future garage opener.
53. One electrical outlet in unfinished area of basement by electrical panel. <sup>(1)</sup>
54. Door chime at the front entry door.
55. Cat 6 rough-in for Rogers ignite™ located centrally on main floor. <sup>(1)(8)</sup>
56. Central vacuum rough-in dropped to basement. <sup>(1)</sup>
57. 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>
58. Cat6 networking cable rough-in from electrical panel location to study niche/den & Master/Principal Bedroom (as per plan). <sup>(1)(2)(8)</sup>
59. **Main floor to receive 10 pot lights.** Switch controlled receptacle in Family room/Great room. Dining room to receive capped electrical for future light fixture. <sup>(1)(8)</sup>
60. Hard wired smoke detectors and carbon monoxide detector.

61. White Decora style switches in all finished areas.
62. Electrical outlet for electric clothes dryer and washer.

## ENERGY SAVING FEATURES

63. Tight building envelope construction, 3<sup>rd</sup> party tested and **ENERGY STAR**<sup>®</sup> Certified. <sup>(9)</sup>
64. High-efficiency **ENERGY STAR**<sup>®</sup> furnace (Duct sizing for future air conditioning). <sup>(4)</sup>
65. Heat Recovery Ventilator (HRV or ERV) for fresh air circulation. <sup>(4)</sup>
66. **Ecobee** programmable thermostat. <sup>(8)</sup>
67. High-efficiency insulation design to **ENERGY STAR**<sup>®</sup>. <sup>(6)(9)</sup>
68. Master Ensuite - Hot Water Recirculation System.
69. High-efficiency hot water tank. <sup>(3)(4)</sup>
70. **WaterSense**<sup>®</sup> certified water saving toilets throughout.
71. Drain water heat recovery system (DWHR).
72. All sub-floors above the garage are sealed with spray-in-place foam insulation.
73. Rough-in conduit for future car charging to garage, and rough-in solar conduit. <sup>(1)</sup>

## ALSO INCLUDED

74. Engineered floor joist system with tongue and groove sub-flooring (to be glued and screwed down).
75. Poured concrete basement walls with high quality drainage membrane and weeping tile around all exterior walls excluding garage.
76. **Cold cellar in basement** with 6' 8" insulated metal door (where shown on plan). <sup>(2)(6)</sup>
77. Laundry tub included where applicable. <sup>(1)(2)</sup> Floor drain included in all 2<sup>nd</sup> floor laundry rooms. <sup>(2)</sup>
78. Concrete garage floor and porch and concrete basement floor with drain.
79. Garage interior walls drywalled and primed.
80. Two exterior water taps (one in the garage, one at the rear of the home). <sup>(1)</sup>
81. Gas line (capped) at rear of home for future BBQ hookup. <sup>(1)</sup>
82. Rough-in drains for future 3 pc bath in basement. <sup>(1)</sup>
83. Shut off valves for all sinks and toilets.
84. Duct work professionally cleaned.
85. **Interior décor consultant to assist you in styling your home.**
86. **Personal Assistance - 10 Steps to homeowner happiness.**

## WARRANTY:

87. Customer Care - We are here for you! Backed by Tarion with Lakeview's Excellent rating warranty.
88. 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.

The Following applies to those items where indicated above. (1) Location will be determined by the Vendor (fees to be paid by Purchaser will apply for customizing the location at the Purchasers request). (2) This Feature is only applicable for plans that contain the required area/room on the plan as determined by Vendor. (3) Hot water tank is a rental gas unit, power vented to exterior. Purchaser must execute Rental Agreement with the appropriate rental company. (4) Position of furnace, hot water tank may vary on plans. (5) Except for bathroom vanity, dining room & exterior lighting. (6) Dimensions/values used are nominal industry dimensions/values and are not exact and will vary by supplier. (7) Certain areas may have lower ceiling due to mechanical runs, decorative elements or structural components as determined by Vendor. (7A) Cabinets may extend up to the mechanical bulkhead or approx. 12" from the main ceiling. (8) Purchaser will be required to complete additional work at their expense to make operational. (9) Energy Star<sup>®</sup> construction specifications may change. The ENERGY STAR<sup>®</sup> Mark is administered and promoted in Canada by Natural Resources Canada and used with permission. E. & O.E. January 2025.