

Features & Finishes



HIGH QUALITY EXTERIOR FEATURES

- All clay brick, stone, wood and vinyl exterior as per elevation.
- Maintenance-free thermopane vinyl clad casement and fixed windows as per plan.
- Soldier coursing, brick and stone arches and other masonry detailing as per elevation.
- Contemporary brushed nickel front door grip set with dead bolt.
- Ground floor precast patios or pressure treated wood deck according to grade.
- All balconies to be surfaced with an exterior waterproof flooring system, including low maintenance aluminum railing as per plan.
- Rear decks, pickets and railings to be pressure treated wood as per plan.
- Exterior thermal sliding patio doors with screen to be white vinyl clad as per plan.
- Windows and doors sealed with caulking.
- All opening windows with removable aluminum screens.
- House numbers in brushed nickel.
- Exterior coach lamps as per plan (front door, garage, balcony, deck or patio).
- Covered front entry as per model.
- Asphalt paved driveway.
- Fully sodded lot.

CONSTRUCTION FEATURES

- 9' ceiling on the main floor.
- Architecturally controlled exterior colours, approved by Town of Ajax.
- Self-sealing asphalt roof shingles rated for 25 years.
- All exterior wood trim and doors primed and painted.
- Maintenance-free aluminum fascia, soffits, eavestroughs and down spouts.
- Insulation in full conformity with the Ontario Building Code (OBC).
- Wood frame party wall construction to meet or exceed OBC requirements.
- Spray foam insulation in garage ceiling below living space.
- Forced air high efficiency gas furnace.
- Natural gas hot water tank (rental).
- All subfloors nailed and screwed down.
- Steel thermal insulated front door and garage to house door.
- Ductwork sized for future A.C.

ELECTRICAL

- Water resistant recessed pot light in all bath tub enclosures and separate shower stalls as per plan.
- White decora electrical switches and receptacles throughout.
- Carbon monoxide detector and smoke detectors as per OBC.
- One exterior waterproof electrical outlet at each balcony or patio as per plan.
- All bathroom electrical duplex receptacles protected by ground fault interrupter.
- Receptacle and heavy duty wiring for stove and clothes dryer. Exterior vent for dryer provided.
- 100 Amp electrical service with all copper wiring and circuit breakers.
- Ceiling light fixtures provided in the entry, foyer, kitchen, breakfast, rec room, family room and bedrooms as per plan.
- Capped ceiling box in designated dining room, living room or great room as per plan.
- Switch controlled receptacle in great room or living room as per plan.
- Wall light fixture for all bathrooms.
- 3 cable TV, 3 telephone outlets and 2 CAT 5 rough-ins provided.
- Electric front door chime.
- Rough-in central vac to garage
- Electrical receptacle in garage for future garage door opener.

KITCHENS, BATHROOMS & LAUNDRY

- Purchaser's choice of cabinetry and laminate counter tops in kitchen and bathrooms from Vendor's standard samples.
- 40" tall upper kitchen cabinets.
- Double stainless steel ledgeback sink in kitchen with modern single lever faucet and integrated vegetable spray.
- Flush breakfast bar as per plan.
- Ceramic accessories in all bathrooms (excluding powder room) to include towel bar, soap dish and tissue holder. All bathroom fixtures in white.
- Glass doors in all separate shower stalls as per plan.
- Wall mirrors in all bathrooms (excluding powder room). Mirrors are 42" high and full width of vanity.
- Ceramic tile flooring in kitchen, foyer, bathrooms, powder room and laundry from Vendor's standard samples as per plan.
- Built in bench seats in all separate shower stalls as per plan.
- Ceramic wall tile for bathtub enclosure, to be tiled up to ceiling from Vendor's standard samples.
- Modern single lever shower faucet with temperature control in all bathtubs and shower stalls as per plan.
- Energy efficient water saver shower heads and toilet tanks.
- All bathroom sink faucets to be modern single lever with pop up drains.
- Pop up plugs in all bathtubs.
- Laundry area complete with connections for washer and dryer as per plan. Washer/dryer hook-up not included.
- External exhaust stove hood fan with light in white or black.
- Exhaust fans in all bathrooms.
- Pedestal sink in powder room.
- Rough-in for built-in dishwasher (hook-up not included).
- Bathroom fixtures in white.

DESIGNER INTERIOR FINISHES

- Contemporary 2 3/4" casing and 4" baseboard.
- Sprayed stippled ceilings in all rooms (except kitchen, laundry and bathrooms) with smooth borders as per plan.
- Contemporary 2 panel "carrara" style interior passage doors.
- Brushed nickel finish on interior door handles, lever style.
- All arches to be trimmed.
- Privacy locks on all bathroom doors.
- Bulkheads and dropped ceilings installed where required to accommodate mechanical.
- All trim, doors and ceilings to be painted white, walls to be painted off white.
- Laminate flooring or 35 oz. broadloom (with underpad) in all designated areas on main floor from vendor's samples.*
- 35 oz. broadloom in all designated areas on lower floor, stairs, landings and upper floor from vendor's samples.*One colour broadloom throughout.
- Solid oak handrails and pickets in natural finish.
- Oak nosing under pickets in hallways as per plan.