

STANDARD FEATURES AND FINISHES

IMPRESSIVE EXTERIOR FEATURES

- Superior architecturally designed homes with inspired combinations of brick, stone¹ pre-cast stone accents and stucco detailed exterior trim features, exquisite Hardie Board and/or smartside siding in select locations per elevation.
- Gratifying streetscapes with architecturally controlled exterior colour schemes, elevations, sitings and materials.
- Detailed masonry work with striking stone¹ or pre-cast concrete accents including keystones and window sills per elevation. Coloured mortar and recessed masonry joints on front elevations for a refined finished look as per exterior colour packages.
- Gracious covered porches, balconies, Loggias and porticos (as per plan).
- Spacious garages with prefinished insulated garage doors with beautiful inserts (as per plan).
- Main entries featuring impressive single or double doors with thermal insulated stained wood grain look exterior (as per plan). Front doors also feature magnificent glass window inserts (as per plan).
- Garage walls and ceilings to be drywalled and primed.
- Fully sodded yards.
- Poured concrete basement walls, wrapped with heavy duty damp-proofing and drainage layer and weeping tiles for extended protection (where required by Building Code). Sump pumps as required by municipality.
- Pre-cast and/or poured concrete steps at front, side and rear entrances as required by grade (as per plan). Pre-cast concrete walks to front entries (where applicable).
- Low Maintenance aluminum soffits, fascias, eavestroughs and downspouts.
- Two exterior water taps; one in garage and one in the rear yard (location to be determined by vendor).
- Black door hardware package for exterior doors (excluding garage man door) including grip-set and deadbolt lock, plus gorgeous exterior coach lamps (as per plan vendor may elect to install recessed lighting/external potlights if grade/site conditions do not allow for coach lights).
- Self-sealing asphalt shingles with a 30-year limited manufacturer's warranty and/or metal roof (as per plan).
- Complimentary fully paved driveways.²
- Customized builder address plaque. Location to be determined by vendor.
- Reinforced concrete garage floor with grade beams.

SUPERIOR INTERIOR FEATURES

- Homes feature (+/-) 9' basement ceilings, (+/-) 10' ground floor ceilings with impressive (+/-) 9' second floor ceilings. (Except in sunken or raised areas, stairways and where there are raised or dropped ceilings).
- Easy maintenance smooth ceilings throughout.
- Impressive coffered, waffle and tray ceilings (as per applicable plan).
- Elegant wider oak veneer stairs to finished areas with oak handrail and nosing and choice of either oak or metal pickets and choice of stain (as per plan, from builder's standard samples).
- Wire shelving installed in all closets.
- 36" direct vent gas fireplace with electronic ignition featuring painted mantel and marble surround, complete with glass panel, gas log and wall switch from builder's standard samples (as per plan).
- Choice of one interior quality paint colour from vendor's samples with kitchen, laundry and all bathrooms finished in eggshell.
- Vented Cellar with light, door and floor drain (as per plan, grade permitting).
- Dropped ceilings and bulkheads (where required).
- Professional duct cleaning before occupancy.

GOURMET KITCHEN FEATURES

- First upgrade stained maple cabinets in Kitchen to include extended uppers, crown moulding, soft close drawers, recycle bin, one set of pots drawers, cutlery divider, light valance (electrical not included), counter depth standard size fridge enclosure and stone countertops in a wide choice of styles from builder's standard samples (as per plan).
- Breakfast Bar in Kitchen with extended flush bar top (as per applicable plan).
- Stainless steel double bowl undermount kitchen sink with single lever pullout faucet.
- Stunning 3" x 6" tile backsplash from counter height to bottom of upper cabinet and hood fan.
- Space for dishwasher including plumbing and electrical rough-ins for future installation provided (does not include installation).
- Convenient split electrical outlets at counter level for small appliances.
- USB outlet in Kitchen.
- Matching hood cabinet with fan insert vented to exterior over stove area.
- Heavy-duty wiring and outlet for stove and electrical outlet for refrigerator.

LUXURIOUS BATHROOM FINISHES

- Quality porcelain wall tiles in tub and shower enclosure to ceiling height (where applicable).
- Primary Ensuite bathroom shower stall (as per plan) to include grand marble surround and pot light.
- Stunning freestanding soaker bath tub with Roman tub filler in Primary Ensuite bathroom (as per plan). Drop-in tub in tiled enclosure to secondary bathrooms (as per plan).
- Primary Ensuite Spa Package to include: rain shower head with hand held on slide bar, marble countertop with rectangular undermount sink and 10MM frameless glass shower enclosure fastened with L-brackets (as per plan). (Some frameless glass showers to be frosted as per applicable plan).
- Choice of quality bathroom cabinets with choice of laminate countertop in secondary bathrooms from vendor's standard samples.
- Bathtub and shower curtain rods included (where applicable).
- Base cabinet with stone countertop in Powder Room from vendor's standard samples with single lever faucet and undermount sink (as per plan).
- White ceramic accessories in all bathrooms and washrooms.
- Mirrors included in all bathrooms and powder room approx. 42" high.
- White plumbing fixtures.
- Elongated toilets with soft close seats in all finished bathrooms.
- Upgraded chrome finish faucets for all vanities and showers. All tub/showers include handheld shower on shower arm bracket (as per plan, from builder's standard samples).
- Efficient exhaust fans in all bathrooms.
- Privacy locks on all bathroom doors.
- Shut off valve for each sink.

LAUNDRY ROOM ACCENTS

- Laundry tub in base cabinet (as per plan).
- Hot and cold laundry taps for washer with heavy duty wiring and venting for dryer.
- Laundry room floors may be sunken to accommodate entry door(s) in laundry (if required). Laundry areas on second floor will come with a floor drain (as per plan).
- Upper laundry cabinets in white as per applicable plan.

EXQUISITE FLOORING FINISHES

- Homes feature 3 ¼" x ¾" prefinished engineered hardwood throughout with choice of stain (excluding tiled areas and finished basement spaces; from builder's standard samples).
- Quality 12" x 24" porcelain tile flooring in entry, powder rooms, kitchen/breakfast areas, bathrooms (including Primary Ensuite), laundry room and open to below basement foyers (as per plan, from builder's standard samples).
- Transition strip to be used between different floor materials (due to different flooring materials that may be selected, transition heights between floor surfaces may occur).

BREATHTAKING WINDOWS, DOORS AND MILLWORK

- Striking (+/-) 5¼" colonial style baseboard, painted white throughout with doorstop to tiled and hardwood floor areas. (+/-) 2¾" colonial casing painted white on all doors, windows and flat/returned archways throughout finished areas (as per plan).
- Prominent 8' high two panel smooth Carrera interior doors on the main floor and 7' high 2 panel smooth Carrera interior doors on the second floor. Not applicable to Cellar or exterior doors.
- Straight bushed nickel levers to all interior doors. Privacy locks on all bathroom and powder room doors.
- Doors, windows and full archways to be trimmed (as per plan).
- Vinyl casement Low E thermopane windows (as per plan).
- Oversized Low E 30" x 24" maintenance free structural vinyl thermopane basement windows (as per plan) in grey or white colour.
- Homes feature 3 or 4 panel vinyl clad, thermal-glazed patio door system with center access (as per plan).
- Extensive caulking for improved energy conservation and to minimize drafts.
- House to garage door with self closing hinges (where grade permits).
- Garage doors are 8' high prefinished fiberglass with beautiful glass inserts, decorative straps and hardware (as per plan and elevation).

LIGHTING & ELECTRICAL

- All wiring will be in accordance with the Ontario Building Code and the Electrical Safety Authority.
- Decorative black coach lamps on exterior elevations (where applicable).
- Fully installed exterior light fixtures.

- Two exterior waterproof electrical outlets (one at the front porch and one at rear yard). Holiday plug in front elevation soffit. Plugs for future garage door openers.
- Heavy duty 220V electrical outlet for stove and dryer.
- Upgraded light fixtures provided throughout finished areas, with white decora style switches and receptacles.
- One automatic smoke/strobe detector installed on every floor and in every bedroom for home and family safety.
- Electric door chime with doorbell at front entry.
- Ground fault interrupter protection for all bathroom(s) and powder room.
- Carbon monoxide detector.
- 200-amp electrical service with circuit breaker panel.

INCREDIBLE ENERGY SAVING & GREEN FEATURES

- Gas fired, forced air high-efficiency natural gas furnace complete with ECM motor for super efficiency and comfort controlled by an electronic programmable thermostat.
- Heat Recovery Ventilator (HRV) for improved indoor air quality.
- Exterior walls and 2nd floor ceilings (where applicable) to be fully insulated – ceiling to R-60 walls to R-22. All insulated areas are to be covered by poly vapour barriers (all as per Ontario Building Code).
- Spray foam insulation in garage ceilings where habitable spaces are above.
- Spray foam around windows and exterior doors for increased air tightness.
- Basement walls insulated full height per Ontario Building Code.
- Water saving aerators on all faucets.
- Water saving toilets.
- Water saving shower heads on all showers with temperature control valves.
- LED Light Bulbs provided throughout.
- Supply and install conduit from basement to attic for future installation of solar panels.
- Provisions for rough-in electric car charger in garage.
- All ductwork to be sealed with foil tape.

SECURITY FEATURES FOR YOUR PEACE OF MIND

- Exterior hinges and striker plates reinforced with extra long screws.
- Additional blocking at all exterior doors jambs.
- High quality deadbolt locks on all hinged exterior doors.
- Additional screws at patio door to prevent lifting.

ADDITIONAL SUPERIOR CONSTRUCTION FEATURES

- Steel beam construction in basement (as per applicable plan).
- Engineered floor joists & 5/8" subfloor glued to achieve outstanding structural strength.
- All sub-floors will be re-fastened with screws prior to floor finishes. All joints to be sanded.
- 2" x 6" exterior wall construction.

CUSTOMER FRIENDLY UPGRADE PROGRAM

- Purchasers will have the opportunity to make upgraded interior selections when they attend their decor appointment to choose their colours and materials (when schedules permit).

LOOKOUT AND WALKOUT CONDITIONS

- Lookout lot conditions shall include larger rear basement windows as grade permits.
- Walkout lot conditions shall include a sliding patio door or garden door in basement and larger rear basement windows as per applicable plan, a railing will be installed at the door on main floor level.

HELPFUL ROUGH-INS FOR YOUR GROWING FAMILY

- Rough-in for central vacuum system piped to garage.
- Rough-in gas line to BBQ at rear of home, location to be determined by vendor.
- Rough-in (6) network wiring (cat-6) location to be determined by vendor.
- 3-piece rough-in to basement (as per plans), location to be determined by vendor.
- Rough-in gas line for stove, location to be determined by vendor.
- Rough-in water line for refrigerator, location to be determined by vendor.

NOTES TO PURCHASERS

- All plans, elevations and specifications are subject to modification from time to time by the vendor according to the Ontario Building Code, National Building Code and Architectural guidelines.
- The vendor will not allow the purchaser to do any work and/or supply any material to finish the dwelling before the closing date.
- Purchaser agrees to pay Tarion enrolment fee on closing as an adjustment and is based on the purchase price herein.
- The purchaser acknowledges that finishes and materials contained in any sales office and model homes, including broadloom, furniture, cabinets, stained floor, staircase and railings, architectural ornamental plaster, acoustic tile ceiling and luminous lenses, etc., may be for display purposes only and may not be included in the dwelling unit purchased herein.
- Purchasers are notified that side door (where applicable) may be lowered or eliminated to accommodate side yard drainage as per grading or municipality requirements.
- Interior or exterior steps may vary at any entranceway due to grading.
- House types and streetscapes subject to final approval by the municipality or developer's architectural committee and final siting and approval by the vendor's architect.
- The purchaser shall indemnify and save the vendor, its' servants and agents, harmless from all actions, claims and demands for upon or by reason of any relatives, workmen, and agents, who have entered on the real property or any subdivision of which the real property forms a part of, whether with, or without authorization, express or implied, by the vendor.
- Variations from vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process.
- The vendor has the right to substitute materials of equal or better value.
- Purchaser's choice of interior colours and materials to be chosen from the vendor's standard samples if not yet ordered or installed provided that the colours and materials are chosen by the purchaser within 10 days of notification by the vendor. Otherwise, the vendor reserves the right to choose the colour and/or materials.
- The vendor shall be entitled to reverse the plan of the house being constructed.
- The vendor is not responsible for shade difference occurring from different dye lots on all materials such as porcelain tile or broadloom, roof shingles, hardwood flooring, wood stairs, railing, kitchen cabinets, countertops or brick. Colours and materials will be as close as possible to vendor's samples but not necessarily identical. Purchasers may be required to reselect colours and/or materials from the vendor's samples as a result of unavailability or discontinuation.
- The purchaser acknowledges and agrees that where adjoining rooms are finished in different floor materials, there may be a difference in floor elevations between the rooms, and furthermore the builder, at its discretion, may install thresholds as a method of finishing the transition between the two rooms.
- Location and size of windows and doors may vary with walk out deck conditions. All dimensions are approximate. Furnace and hot water tank locations may vary.

All references to size, measurements, materials, construction styles, trade/brand/industry name or terms may be subject to change or vary within generally accepted industry standards and tolerances without notice. Product measurement/sizes may vary slightly due to site/grade conditions.

All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the Vendor's sole discretion.

All features and finishes where Purchasers are given the option to select the style and/or colour shall be from the Builders Standard Samples. A wide variety of upgrades and options are available from predetermined Vendor selections and shall be quoted at the time of décor appointment.

Prices and specifications are subject to change without notice. Builder has the right to substitute materials of equal or better value. A wide variety of upgrades and options are available.

Items, fixtures and finishes in sales office or model homes may be for display purposes only and may not be included in the purchase price and may not be available for future purchases. Some structural changes may be present in the model homes. These will not be included in the house unless they are specifically requested on a Purchaser Request for Upgrades form. E. & O.E.

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¹ Stone refers to distinctively crafted stone products.

² Driveways will be completed after approximately two full seasonal cycles.

Fernbrook
HOMES

ZANCOR
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