



FEATURES & FINISHES

DETACHED HOMES

Purchase price includes the following from the Vendor's samples and may not be the same as that contained in the models, which may be available for viewing.

THE
VALLEY
WOODBRI DGE

EXTERIOR

- Superior architecturally designed elevations with stucco, stone, clay brick, metal siding, stone accents and other accent details in other materials, as per model type (actual detailing may vary from Artists' concept and subject to grade conditions). Lintels to receive lintel wrap.
- Exterior colour packages are architecturally controlled and predetermined. Package alteration is not permitted.
- Corner lots and other designated lots require rear and/or side exterior upgrades due to architectural control provisions, as per model type. Premiums apply.
- Maintenance-free vinyl casement or thermo-fixed glass windows throughout with exterior transom, elliptical and half round windows and grilles, as per model type.
- High quality vinyl basement windows.
- Stained woodgrain look insulated front entry door(s) with black door hardware and weather stripping, as per model type.
- Laminated architectural limited lifetime shingles from Vendor's predetermined colour packages.
- Maintenance-free aluminum soffit, fascia, eavestrough and downspouts.
- Aluminum exterior railing, as per model type and if required due to grade condition.
- Sliding Door, French door(s) and/or garden door(s), as per model type.
- Sectional roll-up garage door(s) with decorative windows, as per model type.
- Three exterior hose bibs (one in garage, one at rear and one at side).
- Professionally graded and sodded lot.
- Precast slab walkway from driveway to front porch.
- Precast slabs at rear patio with steps as required.
- Asphalt paved driveway (as per municipal requirements). Vendor not responsible for future settlement.
- Black exterior lamps on front and rear elevations, including light at side and rear door(s), as per model type.
- Where grading requires a deck, the Vendor will provide a wood deck, as per model type, with stairs. Premiums apply. Excludes loggia conditions.
- For walkout basement condition the Vendor will provide:
 - Basement sliding patio door or French door(s), as per model type.
 - Upgraded rear basement vinyl casement windows, as per model type.
 - Wood balcony off the ground floor rear door and an additional exterior light and electrical outlet, premiums apply, as per model type.
 - Excludes loggia conditions.
- Door from garage to house subject to grade (2 risers maximum).
- Side entry door(s) to house, as per model type, subject to grade.
- Gas line off ground floor at rear of home for barbeque connection.

INTERIOR

Purchaser's choice of interior colour and materials are from the Vendor's samples. Purchaser agrees to select the colour and materials in seven (7) days after notification by Vendor; otherwise, the Vendor reserves the right to choose the interior colour and materials. Purchaser may be required to reselect colour and/or materials from Vendor's samples as a result of unavailability or discontinuance. Variations from Vendor's samples may occur in finishing materials, kitchen countertops and vanity cabinets, floor and wall finishes due to normal production process.

INTERIOR TRIM AND FEATURES

- Homes have 10' ceilings on ground floor with 9' ceilings on second floor and basement, as per model type.
- Ground floor archways to be trimmed and raised to complement 10' ceilings, as per plan and model type.
- Dramatic open designs with vaulted, raised and/or cathedral ceilings in selected areas, as per model type.
- Six-inch (6") waffle ceiling in family room and den, as per model type.
- Trimmed half walls and ledges, as per model type.
- Aristocrat paint grade trim +/- 2 3/4" casing and +/- 5 1/4" baseboards with upgraded height colonial doors on ground floor, as per model type.
- Stained stairs with oak treads and oak veneer risers and stringers from ground to second floor and loft, as per model type, with black iron single collar pickets alternating with plain and +/- 2 3/4" stained handrail, as per model type.
- Front split designs to have stained stairs with oak treads and oak veneer risers and stringers from basement to second floor and loft, as per model type, with black iron single collar pickets alternating with plain and +/- 2 3/4" stained handrail, as per model type.
- Stairs for optional finished basement plans will be carpet risers with painted white stringers, as per model type.
- Railings for optional finished basement plans will be painted white

pickets and handrail, as per model type.

- All interior doors to have brushed nickel lever hardware.
- Wine room/storage on ground floor with glass wall and glass door(s), with cabinets and wine rack inserts, as per model type. Glass wall and door orientation subject to change.
- Front porch cold cellar, as per model type. Note: cold cellar not available for front split homes.
- Natural gas fireplace with white lacquer cabinet or standard marble insert with white lacquer mantel, as per model type. Note: optional two-sided fireplaces will have white lacquer mantels.
- Linear gas fireplace in family room, as per model type. Fireplace will have drywall finish and be raised approx. 18" above the finished floor. Note: optional linear gas in Primary Bedroom will have drywall finish and be raised approx. 18" above the finished floor.
- Wire shelving in all closets including linen, as per model type.
- Makeup counter in Primary Ensuite to have Level 1 stone countertop from Vendor's standard samples, as per model type.
- All ducts to be cleaned prior to closing.

PAINTING

- All interior walls to be finished with one (1) choice of paint from Vendor's samples.
- Wood trim and interior doors painted white from Vendor's standard samples.
- Smooth ceilings throughout ground and second floors.
- Stippled ceilings with smooth borders in optional finished basement, as per model type.

FLOORING

- Choice of 12"x24" stacked floor tiles in front foyer, kitchen, breakfast, walk-in pantry, servery, wine room/storage, all bathrooms, including optional finished basement bathroom, powder room, ground or second floor laundry, mudroom, garage door landing and basement stair landing from Vendor's standard samples, as per model type.
- Choice of (one colour) stained prefinished +/- 3 1/4" x +/- 3/4" oak engineered hardwood throughout, save and except tiled areas, from Vendor's standard samples, as per model type.
- 40 oz. broadloom in optional finished basement plans in hallways and recreation rooms, as per model type.
- Quality foam underpad for all carpeted areas.

KITCHEN AND MORNING BAR

- Quality custom crafted cabinetry selected from Vendor's upgraded Level 2 samples with provision for dishwasher, as per model type.
- Flush breakfast bar and island, as per model type.
- Stacked kitchen cabinets with furring panel and decorative crown moulding to complement 10' ceilings, as per model type.
- Pantry, servery and/or chef's desk, as per model type.
- Double stainless-steel undermount kitchen sink with upgraded pull-down faucet in chrome, as per model type.
- Stainless steel undermount sink in servery and wet bar, with upgraded pull-down faucet in chrome, as per model type.
- Rough-in dishwasher includes plumbing and electrical only, with space for dishwasher, cabinet not included, as per model type.
- Decorative door panels on island return, as per model type.
- Choice of upgrade Level 1 stone countertop from Vendor's standard samples.
- Choice of 3" x 6" stacked tile backsplash from counter height to underside of upper cabinet and hood fan from Vendor's standard samples.
- Stainless steel exhaust hood fan over stove with eight-inch (8") duct to exterior.
- Morning bar in Primary Bedroom to include base cabinet and uppers from Vendor's upgraded Level 2 samples, Level 1 stone countertop, and a stainless steel undermount sink with upgraded pull-down faucet in chrome, as per model type.

BATHROOMS

- Rough-in 3-piece bathroom in basement.
- Primary ensuite(s) to feature a frameless glass shower with shower door in clear glass and chrome trim. Shower to include an integrated premium shower package, built-in seat, 12"x24" stacked ceramic tiles on walls and ceiling with recessed shower light, as per model type, from Vendor's standard samples.
- All other freestanding showers to include framed shower enclosure and door in clear glass and chrome trim. Shower to include, 13"x13" ceramic tiles on walls and ceiling with recessed shower light, as per model type.

from Vendor's standard samples.

- Primary ensuite to receive freestanding acrylic tub(s) and upgraded toilet, as per model type.
- Custom quality vanities selected from Vendor's upgraded Level 2 samples.
- Choice of upgraded Level 1 stone countertop with undermount sink from Vendor's standard samples in all bathrooms, including optional basement bathroom.
- Wall mirrors in all bathrooms.
- White ceramic bathroom fixtures and accessories (toilet paper holder and towel bar) in all bathrooms.
- Upgraded Level 1 Decorator ceramic wall tiles in tub and shower enclosure, including ceiling, as per model type.
- Upgraded chrome single lever faucet in tubs and showers, as per model type, excluding acrylic tub.
- Upgraded chrome single lever faucet on all bathroom and powder room sinks with mechanical pop-up drain.
- Exhaust fans in all bathrooms.
- Privacy locks on all bathroom doors.
- Strip lighting above vanities and pedestal.
- Pressure balancing fixtures in all showers.

LAUNDRY / MUDROOM

- Laundry area with tub and connections for water and drain for washing machine, as per model type. Ground floor laundry rooms do not have floor drains.
- Laundry includes base cabinet with standard sink with white stone countertop and standard uppers in white, as per model type.
- Mudroom includes base cabinet with standard sink with white stone countertop and standard uppers in white, as per model type.

ENERGY SAVING FEATURES

- Forced air High-Efficiency gas furnace with electronic ignition and heat recovery ventilation unit.
- The Purchaser acknowledges that the water heating equipment is on a rental program.
- Spray foam insulation in garage ceiling where home design accommodates a room over garage, as per model type.
- Energy saving light fixtures throughout.
- Water saving fixtures and elongated toilets.

QUALITY CONSTRUCTION

- Concrete basement walls with foundation wrap to enhance overall water resistance.
- Engineered Floor System – sub-floor is glued, screwed and sanded prior to finishing, as per model type.
- Windows and exterior doors sealed with high quality caulking.
- Quality 2" x 6" exterior wall wood frame construction, as per model type.
- Garage to be completely drywalled and prime painted.
- Dropped ceilings and bulkheads as required.

ELECTRICAL

- 200 AMP electrical service.
- Ground floor to include 4" Integrated LED pot lights: 40' homes receive 12 pot lights and 45' homes receive 20 pot lights. Locations to be determined at Design Studio.
- Weatherproof GFI exterior electrical outlet located at the rear and front porch and as per ESA requirements, as per model type.
- White Decora switches and receptacles throughout.
- Quality ceiling light fixtures with LED light bulbs, provided in foyer, main hall, kitchen, breakfast, walk-in pantry, family, sitting area, den, games room, laundry room, mudroom, all bedrooms, in-law suite, walk-in closets, walk-in wine storage, optional finished basement and optional loft, as per model type.
- Dining room to receive capped ceiling outlet on separate switch.
- Under valance lighting in morning bar.
- Smoke detectors provided as per Ontario Building Code.
- Carbon monoxide detector as per Ontario Building Code.
- All bathroom electrical duplex receptacles protected by ground fault interrupter.
- Rough-in electrical outlet(s) for future installation of garage door opener(s).
- Rough-in for EV charging station.
- Door chimes provided.
- Rough-in for Central Vacuum.
- Rough-in Security System. Full security system provided if monitored by Vendor's supplier.

- Complete central Air Conditioning system.

SMART FUTURE READY HOME

- Our Smart Future Ready Home wiring package includes one (1) fully integrated, state of the art, home wiring system which provides the hi-tech infrastructure for today's technological features and expands to give you the ones you may want in the future.
- In addition to the Smart Future Ready Home wiring, we include:
 - Smart home lock for your door from the garage into the home. *
 - Smart thermostat control.
 - Three (3) smart lighting control switches. One (1) each for the front elevation exterior porch light, rear elevation exterior light and family room.
 - Two (2) water leak sensors.
 - Two (2) cable television rough-ins.
 - Two (2) telephone rough-ins.
 - Smart Home App with one (1) year of Smart Home access.

A Grand Alarms Representative will contact you for your personal pre-wire consultation.

*If grade does not permit the door from the garage to the home, the Smart Home Lock will be installed on the front door.



WARRANTY

- All homes covered by 7-year major structural and 2-year warranty as per TARION WARRANTY CORPORATION.
- One (1) year Builder's comprehensive Warranty. Vendor's warranties the roof and basement against leakage under normal weather conditions for a period of two (2) years, from the date of closing, provided that the purchaser has not constructed any patio or similar structure or installed any foundation planting within six (6) feet of external walls. Said warranty is not transferable.
- Vendor will not allow the purchaser to do any work and/or supply any material to finish the dwelling before the closing date, without Vendor's consent.
- Due to Ministry of Labour policies, insurance and liability issues, unauthorized entry onto the construction site and/or home prior to closing IS NOT PERMITTED and shall be deemed to be a trespass and the Vendor will charge the Purchaser the sum of \$1,000.00 per occurrence.
- The Purchaser shall indemnify and save the Vendor, its servants and agents harmless from all action, causes of action, claims and demands for, upon or by reason of any damage, loss or injury to person or property of the Purchaser, or any of his friends, relatives, workmen or agents who have entered on the property forms a part whether with or without the authorization, express or implied, of the Vendor.
- The Vendor shall be entitled to reverse the floorplan of the house being constructed.
- The Purchaser acknowledges that no request for architectural changes will be accepted unless otherwise specified within this offer.
- The Purchaser acknowledges that this house may require a deck(s) and if required, the deck(s) will be the approximate width of the patio door(s), if applicable.
- Any corrosion on exterior hardware is not covered by Builder's Warranty.
- 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 walkout deck conditions. All dimensions are approximate.
- 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.

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