

UPCOUNTRY TOWNS

STANDARD FEATURES AND FINISHES

FEATURES AND FINISHES QUALITY CONSTRUCTION

- Architecturally designed and controlled elevations featuring stone, clay brick, precast detailing, and other materials (as per plan/elevation).
- Poured concrete basement walls with drainage membrane for a water tight finish and proper drainage.
- Poured concrete porches, garage floors and cold cellars (as per plan).
- Exterior house walls to be constructed with 2" x 6" framing.
- Garage walls other than concrete walls to be drywalled and taped.
- Quality self-sealing 25 year shingles, or modified torch down membrane flat roof system (as per plan).
- Prefinished aluminum soffits, eaves trough, fascia and downspout (as per plan).
- Maintenance-free aluminum exterior railing (as per plan and grade).
- Two exterior hose bibs located in garage and at rear of house.
- Lot to be fully graded, top-soiled and sodded.

INTERIOR FINISHINGS FEATURES

- 9' ceilings on main and upper floors.
- 8' ceilings on ground floor.
- 7' high doors and archways on main floor to compliment the raised ceiling heights (as per plan).
- Coffered ceilings (as per plan).
- Natural oak staircase complete with decorative oak handrail and pickets in natural finish.
- Choice of trim and door selections from Vendor's samples (+/- 4" baseboards and 3" casings, unless otherwise stated in bonus package).
- Satin nickel finish door levers on all interior doors.
- White semi-gloss painted doors throughout.
- Choice of four interior wall paint colour from Vendor's samples.
- Semi-gloss paint finish in chosen colour for kitchen, bathrooms and laundry room. All other rooms to be painted in flat latex finish in chosen colour.
- Smooth ceilings throughout kitchen, laundry room, powder room and all bathrooms.
- Balance of ceilings to be stippled and feature smooth borders.
- Shelving installed in all closets.
- Natural gas fireplace complete with wood mantle (as per plan).

WINDOWS AND DOORS FEATURES

- Maintenance-free vinyl casement windows throughout, transoms and window arches (as per plan/elevation).
- Metal insulated front entry doors with weather stripping.
- Screens and cranks on all operating windows.
- High quality caulking sealant to be used on all windows and exterior doors.
- Double pane sliding glass vinyl windows throughout basement (as per plan).
- Garden patio door(s) to rear yard or deck.
- Roll-up garage doors with decorative windows (as per plan/elevation).
- Metal insulated door from garage to the house as per plan and where grade permits.

KITCHEN FEATURES

- Choice of quality extended height kitchen cabinetry from Vendor's samples.
- Choice of melamine countertops and finished edging from Vendor's samples.
- Centre island with breakfast bar (as per plan).
- Double stainless steel sink with single lever faucet.
- Exhaust hood fan over stove with duct ventilation to the exterior.
- Rough-in plumbing and electrical for dishwasher.
- Heavy-duty wiring and receptacle for stove.
- Electrical outlets provided for refrigerator as well as at counter level for small appliances.

BATHROOM FEATURES

- Choice of quality vanity cabinetry selections from Vendor's samples (exception: pedestal sinks in powder room(s)).
- Choice of quality melamine countertops from Vendor's samples (exception: pedestal sinks).
- Chrome single lever faucets for all bathroom sinks, bathtubs and shower stalls.
- Acrylic tub as per plan, with choice of decorative ceramic tiles on all bathtub enclosure walls to ceiling.
- Privacy locks on all bathroom doors and powder room.
- Marble surrounding threshold on shower stalls.
- Exhaust fans in all bathrooms, powder room and ensuite toilet room.
- Master ensuite shower with framed clear glass shower door and enclosures, chrome trim and choice of decorative ceramic tiles on shower walls and ceiling with surface mounted shower light fixture (as per plan).
- Vanity mirrors above sinks in all bathrooms and powder room(s).

LAUNDRY ROOM FEATURES

- Laundry tub with base cabinet (as per plan).
- Plumbing connection for washing machine.
- Wiring, receptacle and vent for dryer.

FLOORING FEATURES

- Choice of 12" x 12" or 13" x 13" ceramic tiles in front foyer, kitchen, bathrooms, powder room, laundry room and mudroom (entrance landing from garage area).
- 3" natural oak engineered hardwood flooring on non-tiled areas of main floor.
- 35 oz. broadloom with upgraded underpad throughout bedrooms, and ground floor recreational room.
- Sub-floors sanded and screwed down before application of chosen finished floor.
- Quarter-round installed on ceramic and hardwood floor areas.

ELECTRICAL FEATURES

- 100 AMP electrical service.
- White Decora receptacles and switches throughout.
- Ceiling fixtures in foyer, hallways, kitchen, dining room, family room or great room, den, laundry room, bedrooms, walk-in closets and mudroom (as per plan).
- Switch controlled receptacle in living room (as per plan).
- Smoke detectors on ceiling of every floor as per Ontario Building Code.
- Carbon monoxide detector as per Ontario Building Code.
- Ground fault interrupter protection in kitchen, powder room and all bathrooms.
- Electric door chime.
- Central vacuum rough-in.
- Security system rough-in.
- Black exterior lamps along front of house as per plan/elevation.
- Lighting at rear door(s).
- Exterior weatherproof receptacles at the front of house and rear of house.
- Receptacles in garage inclusive of one ceiling receptacle for future garage door openers.
- Rough-in wiring for telephone in master bedroom and kitchen or family/great room.
- Rough-in for cable TV in great/family room and master bedroom.

HEATING FEATURES

- High efficiency forced air gas furnace with electric ignition.
- Thermostat centrally located on main floor.
- Spray foam insulation added in garage ceiling where livable areas above exist (as per plan).
- Rental hot water tank unit.

WARRANTY

- Tarion Warranty Program covers all homes as follows:
- Seven (7) year warranty for major structural defects.
 - Two (2) year warranty for defects in workmanship and materials on electrical, plumbing, heating and building envelope.
 - One (1) year warranty for defects in workmanship and materials.