



# OLD COLONY

ESTATES

## LUXURY FEATURES

### EXTERIOR

1. Architecturally controlled and designed CLAY BRICK and / or STONE, with Vinyl Shakes / Scales on dormers and in gables exterior with quality trim details, all colour coordinated, per applicable model and elevation
2. Masonry details in brick as per elevation
3. ENERGY EFFICIENT LOW E ARGON VINYL CASEMENT WINDOWS throughout; as per elevation (except basement windows). All operable windows to have screens.
4. Steel, insulated Front entrance door with weather-stripping
5. Front entry door with SATIN NICKEL PLATED GRIP SET, DEAD BOLT, and BLACK COACH LAMPS
6. All exterior doors and windows to be fully caulked
7. SELF-SEALING ASPHALT ROOF SHINGLES in blended colours with a 25 YEAR MANUFACTURER'S WARRANTY
8. Pre-finished Aluminum MAINTENANCE FREE soffits, eaves trough, fascia and downspouts.
9. PANELLED SECTIONAL ROLL-UP GARAGE DOORS as per elevation.
10. Two exterior hose bibs, one in garage, and one at rear.
11. PAVED DRIVEWAY.
12. Precast concrete patio slab walkway from driveway to front porch, including precast steps at front or rear doors where applicable.
13. Lot sodded and graded to the requirements of the Municipality.
14. All homes to come with civic address house number.
15. 6 Foot patio slider with screen, in kitchen area.

### INTERIOR FEATURES

1. Natural OAK STAIRCASE and oak stringer from ground floor to second floor.
2. Natural Finish Oak pickets, Railings, and Stringer on stairwells in finished areas.
3. COLONIAL STYLE INTERIOR DOORS and COLONIAL STYLE TRIM 4" baseboard & 2 3/4" casing throughout finished areas, quarter round trim to tiled or wood floor areas where indicated on plans.
4. SATIN FINISH LEVER interior hardware for all doors.
5. All doors and windows to be trimmed throughout in finished areas.
6. 2 1/4" x 3/4" pre-finished Natural SOLID OAK STRIP HARDWOOD FLOORING on main floor; except where tiled areas as indicated on plans.
7. Quality 35 oz. BROADLOOM with foam under pad on second floor, except tiles areas as indicated on plans.
8. QUALITY IMPORTED CERAMIC TILES (13x13 or 12x12) in foyer, kitchen, laundry, and bathrooms from vendor samples.
9. DIRECT VENT GAS FIREPLACE as per plan
10. WIRE-VENTILATED SHELVING in all closets, including Linen.
11. Interior walls finished in quality LATEX PAINT in all areas.
12. Stipple-sprayed ceilings throughout, except kitchens, bathrooms, and laundry rooms to receive smooth finish ceilings.
13. All interior doors and trim to be painted white. Interior walls to be painted from choice of two colours from vendor's samples.

### KITCHENS

1. Purchaser choice of Quality Design Kitchen Cabinets from vendor samples.
2. EXTENDED KITCHEN UPPER CABINETS.
3. GRANITE COUNTERTOP from standard line with PULL OUT CHROME FAUCET.
4. QUALITY IMPORTED CERAMIC FLOOR TILES from vendor samples.
5. Space for DISHWASHER provided in Kitchen Cabinets with ROUGH-IN WIRING AND FUTURE DRAIN CONNECTION included.
6. Two speed exhaust hood fan over stove area vented to exterior.
7. Heavy duty electrical receptacle for stove.
8. Split electrical outlets at counter level for small appliances.

### LAUNDRY AREAS

1. QUALITY IMPORTED CERAMIC FLOOR TILES in laundry room, from vendor's samples.
2. Single laundry tub with hot and cold water faucet, as per plans.
3. Connections for hot and cold water to future washer.
4. Heavy duty electrical outlet for dryer and electrical outlet for washer.
5. Dryer vent connection to exterior.

### BATHROOMS

1. ENSUITE BATH in master bedroom with oval tub and separate shower stall as per applicable model type.
2. SINGLE LEVER TAPS WITH TEMPERATURE CONTROL in bathtub and shower, and oval bathtubs where no separate shower stall.
3. PEDESTAL SINKS in all POWDER ROOMS. Other bathrooms with VANITY CABINETS with laminate countertops, from vendor samples.
4. SINGLE LEVER FAUCETS to all vanity and pedestal sinks WITH MECHANICAL POP-UP DRAINS.
5. QUALITY IMPORTED CERAMIC FLOOR TILES from vendor samples to floors

and bathtub enclosure, except two rows of tile where ensuite oval tubs with a separate shower stall.

6. CERAMIC TILED SHOWER STALLS (where indicated on plans) with MARBLE JAMBS and separate INTERIOR SHOWER LIGHT.
7. CERAMIC BATHROOM ACCESSORIES include soap dish, towel bar, and toilet tissue dispenser.
8. FULL VANITY LENGTH MIRRORS in all bathrooms.
9. White plumbing fixtures in all bathrooms, with water saving toilets.
10. Exhaust fans vented to exterior in all bathrooms.
11. Privacy locks on all bathroom doors.
12. Strip lighting in all bathrooms.

### ELECTRICAL

1. 200 AMP SERVICE with Circuit-breaker type panel.
2. LIGHT FIXTURES installed throughout, except living area with switch activated wall outlet, and capped ceiling outlet in dining area.
3. Hard wired SMOKE DETECTORS on all floors and carbon monoxide detector, as per OBC.
4. ROUGH-IN WIRING for future DISHWASHER.
5. Two electrical outlets in garage (one in wall, one in ceiling for future garage door opener).
6. DECORA style electrical switches and receptacles.
7. Door chime at front entry
8. PREWIRING for TELEPHONE and CABLE T.V. OUTLETS
9. Ground fault interrupter protection in all bathrooms
10. Weatherproof GFI exterior electrical outlet located at the rear and front porch
11. Rough-in for Electric Vehicle Charging System in garage

### HEATING AND INSULATION

1. HIGH EFFICIENCY FORCED-AIR NATURAL GAS FURNACE and HEAT RECOVERY VENTILATOR (HRV)
2. Insulation to meet or exceed Ontario Building Code standards to all exterior walls, roof areas, garage ceilings, and basement
3. Power vented hot water tank (gas) on a rental basis
4. Thermostat centrally located on main floor
5. Air Conditioning

### SECURITY & CENTRAL VAC

1. FULLY INSTALLED SECURITY SYSTEM included at the purchaser's option when monitoring service is ordered prior to construction.
2. ROUGH-IN CENTRAL VAC SYSTEM.

### CONSTRUCTION & OTHER FEATURES

1. SOARING 9 FOOT CEILINGS ON MAIN FLOOR and 8 foot ceilings on second floor (except drop ceiling areas).
2. RIGID 2" x 6" EXTERIOR FRAMED WALL construction
3. Tongue & Groove Sub-flooring throughout, nailed, screwed down, and joints sanded prior to finish flooring installation.
4. Engineered roof truss system and 3/8 inch roof sheathing.
5. Poured concrete basement walls with DRAINAGE MEMBRANE BLANKET WRAP TO ALL INTERIOR BASEMENT LIVING AREAS, and weeping tile drain pipe at footings where applicable.
6. Covered front entry porches with railings where required by grade.
7. Poured concrete basement floors and garage floors.
8. ENGINEERED FLOOR SYSTEM, that reduces floor squeaks.
9. Professional Duct Cleaning prior to closing
10. Interior Design Consultant provide at Décor centre to assist in selection of interior colour and upgrades.

### WARRENTY

1. DVD Holdings Inc. warranty is backed by TARION, which includes:
  - the home free from defects in workmanship and materials for one year after the closing or possession date.
  - a two year warranty extends to defects in the electrical, plumbing, heating systems, and exterior building envelope.
  - a seven year warranty against major structural defects.
2. FALCONCREST HOMES to complete a pre-delivery inspection with with the Purchaser prior to closing or possession date.

Note: The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal shall be made by the vendor's architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the Property may vary from Vendor's samples as a result of manufacturing and installation processes. E & O. E.