

LUXURY FEATURES

HIGH LIGHTED FEATURES

- 10' Ceilings on Main Floor and 9' on Upper Levels as per plan
- Smooth Ceilings on Main Level
- 3" Backband Casing & 5 1/4" complimentary baseboard
- Grand 8' front entry door
- Walk up from basement to back yard
- 8' two panel Interior smooth doors on Main Level
- Oversized 12x24 porcelain tile throughout home as per applicable plan
- Luxurious Berber carpet in all bedrooms
- 5" x 3/4" engineered hardwood throughout main level and second floor hallway.
- Frameless Glass Shower in Master Ensuite
- Gas Fireplace with Limestone Mantle As per applicable plan
- Linear electric fireplaces as per applicable plan
- Upper Cabinets in Laundry Room as per applicable plan
- Extended height upper cabinets in designer kitchens as per applicable plan
- Custom glass wine cabinet in kitchen
- Chimney style stainless range hood or designer kitchen cabinet with stainless hood as per applicable plan
- Granite Countertops in Kitchen with undermount sink
- Spray insulation in garage
- Engineered floor joists
- Rough in BBQ line on decks as per applicable plan

EXTERIOR

- Poured concrete foundation wall and basement floor
- Basement plans to include cold cellar where noted on applicable plan
- Basement perimeter walls to receive full height insulation (less 6-inches from concrete floor) as per applicable OBC requirements
- Poured concrete front porch as per applicable plans, precast risers only where required by grade
- Precast concrete slabs leading to front porch as per applicable plan
- Precast concrete patio slabs at rear walkout as per applicable plan
- All exterior window and door frames to receive premium quality exterior caulking
- Energy efficient vinyl casement windows throughout with grills at front elevation only. All operable windows to be screened
- Basement windows only to be vinyl sliders as per applicable plan
- 8-foot-tall front entry doors with glass sidelight(s) as per applicable plan complete with stainless steel exterior grip set
- Durable (pre-finished) aluminum soffit, fascia, eavestrough and down pipes.
- Metal insulated garage door(s) as per applicable plan
- Poured concrete garage floors
- Fully sodded lots where applicable to grade
- Architecturally pre-selected exterior packages. Finishes and materials in conjunction with enforced architectural control guidelines
- Exterior façade, complete with quality brick and stone as per applicable plan
- Barbeque line rough-in to rear of home on main level deck, or as per applicable plan
- Limited Lifetime Warranty (30 year) self-sealing quality asphalt roof shingles
- Pre-engineered floor systems to be glued and screwed for added strength

INTERIOR

- Trimmed archways throughout main level only as per applicable plan
- Soaring 10' ceiling height for main and 9' upper level as per applicable plan
- Main Level ceilings to receive smooth finish. Textured Stipple ceiling to include 4" smooth boarder throughout the Second Level as per applicable plan
- All bathrooms and kitchen to be smooth finish ceilings as per applicable plan
- Interior doors and trim to be painted white and fitted with straight stainless lever door hardware with coordinating hinges
- Purchasers choice of 1 standard interior wall paint colour to be selected from Builder's standard samples
- 5 1/4" designer baseboards with complimentary 3" (c/w backband) on window casing and doors in all finished areas
- Oak veneer staircase from ground floor to upper level as per applicable plan. Purchaser to select samples for stain.
- Builder grade lower level staircase to basement be finished in one coat grey paint (only with unfinished basement Plan)
- Metal Black pickets with 2-1/2" solid oak handrail and post as per applicable plan
- Designer kitchens and vanity cabinets
- Kitchen cabinets to include extended height upper cabinets (drywall bulkheads where applicable to plan), deep fridge upper cabinet with extended gable(s) above as per applicable plan
- Granite countertops in kitchens with standard square edge with polished cut-out for under mount sink
- Designer post-formed laminate countertops included for all bathrooms as applicable to plan
- Frameless glass shower door and enclosure in the master ensuite only as per applicable plan
- Framed glass shower doors and enclosures as per applicable plan
- Upper cabinets over tub in laundry room (as per applicable plan)

FLOORING

- Ceramic floor tiles throughout wet areas as per applicable plan
- Oversized floor 12x24 imported floor tile throughout home as per applicable area
- Ceramic wall tiles on bathtub enclosures including ceiling (except deck tub layout)
- 5" wide engineered hardwood flooring in the dining room, living room, family room, library, and second floor hallway, where applicable as per applicable plans. purchase to choose from builders' standard samples.

PLUMBING

- Double stainless steel under mount sink in kitchen with a single lever faucet with pull down spray
- One exterior water tap (plus one located in garage)
- Shut off valves for all sinks
- 2-piece standard white toilets

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- Drop-in white vanity sinks
- White drop-in acrylic soaker tub in master ensuite only where applicable to plan
- White skirted acrylic tubs in all bathrooms as per applicable plan
- Drop-in plastic laundry tubs as per applicable plan
- Pressure balanced shower faucets in upstairs washrooms, where applicable as per plan (except deck tub layout)
- Single lever faucets for all bathroom vanities
- Optional rough-in basement for future bathroom (only on plans with unfinished basement plans)

ELECTRICAL & HEATING

- Direct vent gas fireplace with a pre-cast limestone mantel as per applicable plan
- 200 AMP circuit breaker panel to utility authority standards
- High efficiency forced air gas furnace with HRV
- Energy efficient water heater (on rental basis)
- One exterior electrical outlet at rear of house and one at the front porch (plus one located in the garage). As per code.
- Electrical outlet(s) in garage for future garage door opener(s)
- Builder's standard electric smoke detectors and carbon monoxide detector according to Ontario Building Code
- Chimney style stainless range hood or designer kitchen cabinet with stainless hood as per plan, vented to the outside (standard 6" pipe)
- Rough-in provisions for future central air-conditioning
- Rough-in dishwasher, plumbing and electrical only (not connected to panel)
- Rough-in central vacuum with collection to garage
- Rough-in telephone wiring includes one in the kitchen and one in all bedrooms as per applicable plan
- Rough-in cable T.V. wiring in family room, library and all bedrooms as per applicable plan
- Vendor's standard interior and exterior light fixtures and door chimes
- White decora plugs and switches
- Provision for future electric car charger (includes conduit chase only)

GENERAL NOTES AND ACKNOWLEDGMENTS:

- Sales Office and Model Home broadloom, furniture, electrical fixtures, drapes, ceramic flooring, wood flooring, upgraded kitchen cabinets, stained floor, staircase and railing, architectural ornamental plaster, acoustic tile ceiling and luminous lenses, etc. maybe for display purposes only and may be upgraded dwelling unit purchased herein
- Hardwood flooring may shrink and expand as a result of changes in temperature and humidity in the house and accepts this as natural characteristic of the flooring, and is advised to keep humidity level constant to reduce this tendency. Humidifier would be recommended
- The water heating system (which maybe a tank or tankless system) will be installed on a rental or lease to own basis by a supplier designated by the Vendor, and the Purchaser shall assume such contract on the Closing Date without the need for further documentation unless requested by the supplier
- Centreville Homes warranty is backed by Tarion, which includes:
The home free from defects in workmanship and materials for one (1) year after the closing or possession date as applicable
A two (2) year warranty coverage on electrical, plumbing, heat delivery, and distribution system**
A seven (7) year warranty against major structural components of your new Home**
The individual guarantees provided by the quality brand-name suppliers of the many components that go into your new home. We carefully select component suppliers for roofing, hardware, electrical components, heating, cooling and mechanical systems, appliances, plumbing and other key elements and the warranties provided by these reputable brand name suppliers are all passed on to you
- Centreville Homes to complete a pre-delivery inspection with Purchaser prior to closing or possession date
- Centreville Homes reserves the right to substitute materials of equal or better quality at its sole discretion. All items allowing the Purchaser a choice of colours and or materials for the above will be from the Vendor's standard samples
- Lower level not finished or as per plan
- Specifications, terms and conditions are subject to change without notice. E.&O.E.
- *as per plan
- ** see Tarion for full warranty details