Heartwood VILLAGE

FEATURES & FINISHES

30', 36', 40' DETACHED

CONSTRUCTION

- Exterior elevations which may include genuine clay brick, stonework, precast sills as well as horizontal or vertical vinyl siding, vinyl shaker style siding and accents, decorative painted panels and trim as per elevations.
- Main level side and rear walls are brick and stonework with upper level horizontal or vertical vinyl siding on Elevation A, all brick and stonework to upper level of Elevation B and C, as per elevation.
- Aluminum soffits, fascia and downspouts as per elevation.
- Self-sealing limited lifetime roof shingles (manufacturer's limited warranty) and metal standing seamed roofing as per elevation.
- 2" x 6" exterior wall construction with tongue and groove sub-floor sheathing. All insulation in exterior walls, roof, and basement in accordance with the Ontario Building Code. Expanding foam insulation on garage ceiling under living space.
- Colour coordinated low-e argon filled vinyl casement windows on all elevations excluding white basement windows, which will receive thermal pane sliders (where applicable). All operable windows to receive screens.
- 40' models to receive 8' front door as per plan.
- Sectional roll-up garage doors with window lights (as per applicable plan).
- Poured concrete basement walls with damp proofing, weeping tiles and exterior drainage membrane.
- Two exterior hose bibs; one at rear of home and one in garage. Location to be determined by Vendor.
- Sunken entrances may be required due to grading.
- All driveways to consist of base and topcoat layers of asphalt applied in two separate stages.
- All lots to be graded and sodded as per approved grading plans, side yards between homes may receive gravel in lieu of sod (at the discretion of the Vendor) all lots will be graded to meet requirements set out by local municipality.
- Decorative address plaque.
- Garage walls and ceilings are drywalled and taped (concrete and block areas are excluded, drywall not sanded or painted).
- Aluminum porch railing installed where grade requires.
- Cold cellars complete with steel insulated door, floor drain as per plan where grade permits.
- 3-piece washroom rough-in, in basement. Location, determined by Vendor.
- Garage man door where grade permits.

INTERIORS

- 9-foot-high ceilings on main and upper levels, excluding sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings as per plan. 30' models to have 8-foot-high ceilings on upper level, excluding sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings as per plan.
- Smooth ceilings in kitchen, bathrooms, and laundry room. All other ceiling areas to receive textured finish. 36' and 40' models to have smooth ceilings throughout main floor.
- 2½" casing and 4" baseboard (approximate).
- Oak stairs with oak rail, picket, and nosing on main stair in natural finish.
- Main stair landings (where applicable) to receive site-finished natural oak flooring.
- All interior walls to be painted in a choice of 1 colour throughout from Vendor's included colour selections. All paints used are latex. All interior doors and trim to be painted with white semi-gloss paint.
- Wire closet shelving installed in all closets.

KITCHENS

- Kitchen cabinetry offered in a variety of colours, styles, and finishes from Vendor's included samples.
- Extended height upper cabinets in kitchen and servery as per plan.
- Double bowl stainless steel undermount sink with single lever faucet.
- Choice of granite countertop in kitchen and servery (as per applicable plan) from Vendor's included samples.
- Two–speed stainless steel kitchen exhaust fan with 6" exhaust vented to exterior.
- Space for dishwasher including plumbing and electrical rough-ins for future installation (does not include installation).

BATHROOMS

- Bathroom cabinetry offered in a variety of colours, styles, and finishes with laminate counters from Vendor's included samples.
- All bathrooms to receive drop-in sinks, powder room to receive pedestal sink.
- Master ensuite complete with free-standing bathtub or drop-in tub (as per applicable plan) and separate shower stall with framed glass and door (as per applicable plan).
- Choice of 8" x 10" imported ceramic wall tile for all tub enclosures and shower stall walls from Vendor's included samples.
- Single lever faucets to all bathroom sinks.
- Acrylic bathtub in main bathroom and secondary ensuites as per applicable plan.
- All bathroom vanity faucets to have shut-off valves.
- Pressure balance shower faucets in all bathrooms, where applicable.
- Mirrors over all vanities in bathrooms.

FLOORING

- Choice of 12" x 12" or 13" x 13" imported ceramic floor tiles, from Vendor's included samples in foyer, powder room, kitchen/breakfast/servery area, laundry room and bathrooms (excludes basement laundry, mechanical areas, and unfinished basements).
- Choice of 40 oz. broadloom on approximately ½" under pad on second floor where not shown as tile, from Vendor's included samples.
- Pre-finished (+/-) 3" x (+/-) ¾" engineered flooring in natural varnished finish on main level excluding tiled areas.

LAUNDRY ROOMS

- Recessed plumbing box.
- White laundry base cabinet single basin laundry tub, in finished laundry rooms complete with faucet as per plan. If laundry tub is located in basement, laundry tub to be free-standing with legs.
- Exterior venting for future dryer.
- Hot and cold laundry connections and drain rough-in for washer (as per plan).
- Electrical outlet for dryer and electrical outlet for washer.
- The laundry room may be lowered to accommodate side yard drainage.

ELECTRICAL SPECIFICATIONS

- All models to receive 100amp electrical panel.
- Switched ceiling light fixtures in all rooms (except living room).
- Living room to receive a switched receptacle.
- All electrical receptacles located on exterior walls and insulated ceilings to be installed using draft-resistant sealed boxes.
- Combination CO2 and smoke detector on each floor (as per Ontario Building Code).
- White Decora style light switches and receptacles throughout.
- Exterior ground fault protected receptacles provided at front porch and rear door (location determined by Vendor) plus one holiday soffit outlet at front porch and switched from the interior of home.
- Rough-in two CAT 6 outlets, two RG-6 outlets, and two telephone outlets.
- Rough-in for central vacuum system drops terminating in unfinished basement area for future connection (location determined by Vendor).

MECHANICAL SPECIFICATIONS

- High-efficiency forced-air gas furnace with electronic ignition, power vented to exterior.
- Gas hot water unit (rental).
- Ductwork sized to accommodate ventilation system requirements for heating and cooling.
- Thermostat.
- Heat recovery ventilation unit included in all homes. Location may vary.

WALK-OUT BASEMENTS

- Where basement walk-out conditions exist, the following features will be included in any premiums that are applicable to the lot:
  - » Sliding basement patio door, and casement windows at rear of house as per applicable plan.
  - » Additional exterior coach lamp and receptacle at basement patio door.
  - » Additional masonry extending to concrete foundation at sides and rear (where/as required).
  - » Deck installed off main floor rear patio (steps to grade from deck are not provided).
- All Decks to be built using pressure treated lumber including railing and pickets.
  Deck size shall be as follows:
  A) Approximately 8 ft x 6 ft for a 6 ft wide exterior patio door.
  B) Approximately 10 ft x 6 ft for an 8 ft wide exterior patio door.

LOOK-OUT BASEMENTS

- Where basement look-out conditions exist, the following features will be included in any premiums that are applicable to the lot:
  - » Additional casement windows at rear of house (where applicable as per plan) sizes to be determined by Vendor.
  - » Additional masonry extended to concrete foundation at sides and rear (where/as required).
  - » Deck installed off main floor rear patio with stairs to grade.
- All Decks to be built using pressure treated lumber including railing, stairs, and pickets. Deck size shall be as follows:
  A) Approximately 8 ft x 5 ft for a 6 ft wide exterior patio door.
  B) Approximately 10 ft x 5 ft for an 8 ft wide exterior patio door.

PRIVATE DECKS

- Where a rear deck condition exists, at rear patio door due to grading, the Homeowner will receive a deck with stairs to grade.
- All Decks to be built using pressure treated lumber including railing, stairs, and pickets. Deck size shall be as follows:
  A) Approximately 8 ft x 5 ft for a 6 ft wide exterior patio door.
  B) Approximately 10 ft x 5 ft for an 8 ft wide exterior patio door.

GENERAL NOTES

- All interior selections will be made from Vendor's included samples during private appointment with the Vendor's interior design consultant, at Décor Studio.
- Homeowner acknowledges that home may be sited on lot in mirror image/ reverse siting than that which is shown on display materials and renderings.
- Front porches, back porches, and/or garages may incorporate recessed steps where grade requires. Number of steps at the front porch, back porches, and/ or garages may vary due to grade conditions.
- Some windows shown on side elevations may not be available due to the applicable side yard setback

LAURELCREST HOMES

DISCLAIMER: The choices noted above may be chosen from the Vendor's sample provided they have not yet been ordered or installed and that colours and materials are available from suppliers and provided that the Purchaser shall not delay construction in making selections. If the colours and materials chosen are not available or the closing will be delayed by reason of such choice, the Purchaser shall forthwith make new selections within seven (7) days of being requested to do so by the Vendor in writing, failing which the Vendor shall have the right to make such selections. The Vendor reserves the right to substitute any materials used in construction provided that such substitute materials are of equal or better quality than those represented to the Purchaser. The Vendor further reserves the right to make minor changes or modifications in the plans and specifications at its discretion. Rendering of elevations are an artist's representation and do not represent the actual elevations. The Purchaser acknowledges that the side door and/or door to garage, where and if applicable, may be lowered, raised, or relocated or eliminated as per grading or municipality requirements. Location and size of windows and doors may vary. The Vendor shall have the right in its sole discretion to construct the Dwelling at a grade level different from that depicted in the sale brochure and/or rendering and/or other plans and specifications previously reviewed by the Purchaser. If such change in grade level shall necessitate, among other changes, a step or series or steps to the front door, and/or side door, and/or rear door and/or any door from the garage to the interior of the Dwelling, or lowering or raising of the floor of the foyer and/or main hallway and/or laundry room area and/or side landing, and/or the construction of a landing in the garage to accommodate a door to the garage, and/or to accommodate grading constraints, the Purchaser hereby irrevocably agrees to accept such changes without any right of abatement of Purchase Price and in full satisfaction of the Vendor's obligations. Due to siting, grading and paving conditions, roof lines may vary due to structural roof framing conditions and may not be exactly as shown. Vendor is not responsible for shade differences occurring from different dye lots or for variations including in size, colour, shade, texture and veining in materials including with respect to tile, carpets, hardwood or laminate flooring, cabinetry, railing, natural or manufactured stone, bricks, trim and doors. Samples viewed when choices are made from Vendor's samples are only a general indication of material selected. Details of windows and doors on all elevations and location of exterior lights may not be exactly as shown on renderings. Ceiling heights are affected by bulkheads, dropped ceilings, structural and mechanical components, grading and zoning constraints. Laurelcrest Homes reserves the right to use visual representations of your home, taken both during construction and after occupancy, for the purposes of advertising, and I/We hereby consent to same. See a sales representative for details. E. & O. E