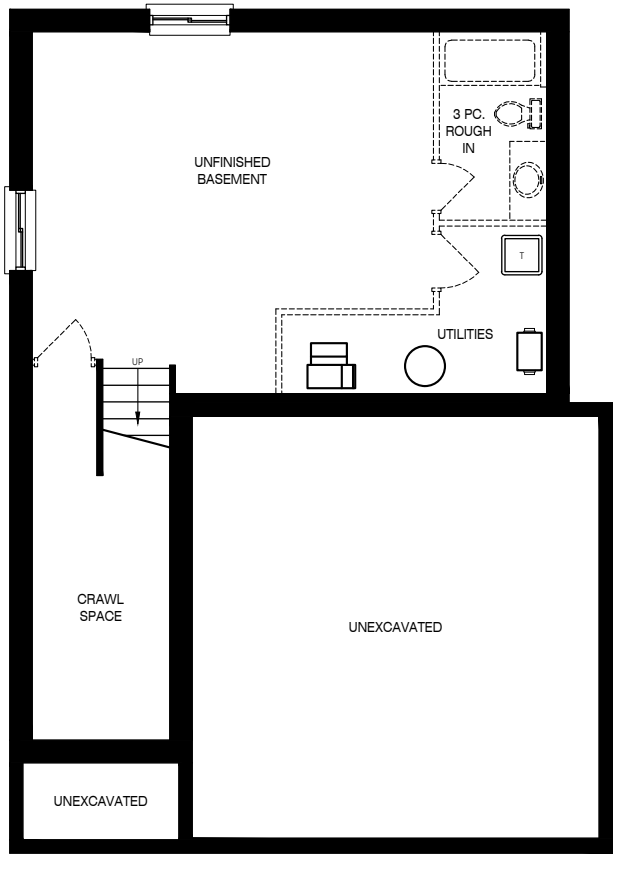
TIMBERVIEW
TRAIL

# BEECH

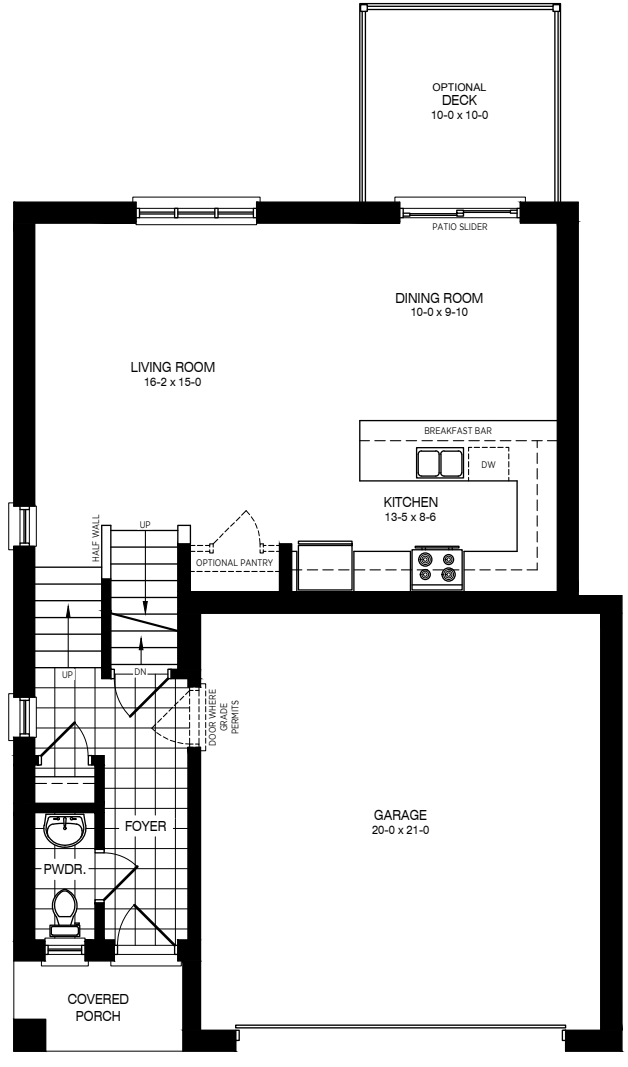
1,884 SQFT

Rendering is artist's concept of the completed building and is subject to change. Illustration may show optional features which may not be included in the base price. Landscape areas and plantings are concepts only and may vary from finished landscape. See sales representatives for more information. E, & O, E,

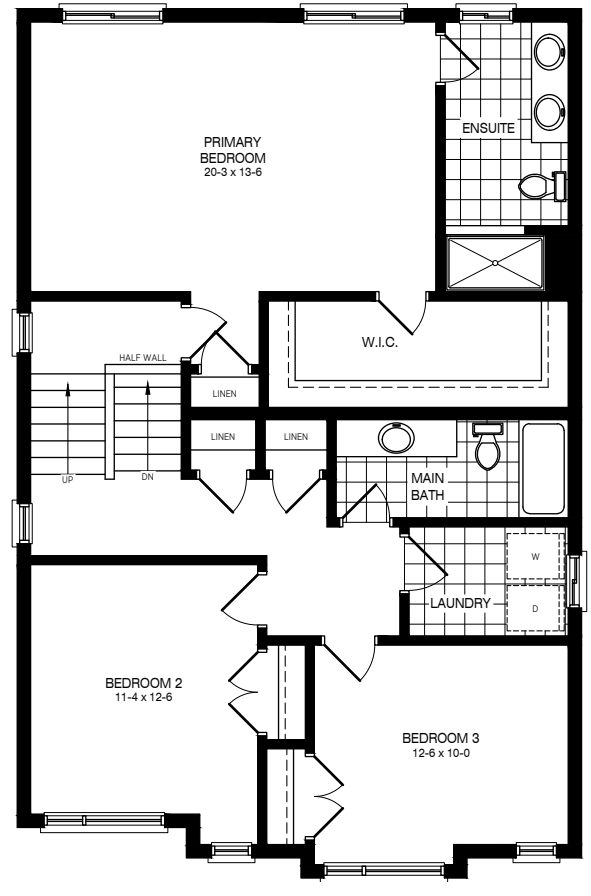
# 3 BED | 2.5 BATH




BASEMENT




MAIN FLOOR




SECOND FLOOR

TIMBERVIEW
TRAIL

# BEECH

1,884 SQFT

Plans and specifications are subject to change without notice. Actual usable floor space may vary from stated floor area. Illustrations are artist's concept only and may show optional features not included in base price. See sales representative for further information. E, &, O, E,

# FEATURES AND FINISHES

TIMBERVIEW
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## CONCRETE WORK

- Poured concrete foundation
- Concrete floors in front porch are "broom swept" finish, basement and garage is smooth "trowel" finish.
- Above ground foundation walls to be parged within 1-year of occupancy.

## CONSTRUCTION

- Frame construction; 2x6 exterior stud walls on 16" centres with OSB exterior sheathing and 2 x 4 interior stud walls with floor joists as per blueprints.
- Exterior to be clay brick on the first floor, from builder's standard. Vinyl siding on second storey walls and above.
- Interior stud walls of living area to have 1/2" drywall
- Certainteed "Landmark" shingles, or similar
- Aluminum soffit, fascia, eavestrough and downspouts (no splash pads)
- Porch soffits to be aluminum

## DOORS AND WINDOWS

- Double-glazed, white or colour (within builder standards) exterior windows with argon standard. Window interiors to be white. Window operations and grids (if any) as per plan.
- Insulated R9 (minimum) overhead garage doors, architectural glass and door openers not included.
- Rear doors to be 8' tall patio sliders as standard.
- Front door to be solid single steel paint grade slab. Side lite and/or tramsom windows (if shown on black-line drawings) to be clear glass, as standard.
- Interior garage doors as per plan.

## PLUMBING

- Single lever chrome in all bathroom sinks.
- White porcelain undermount sinks in all bathrooms.
- Chrome hardware in tubs and showers.
- Double stainless steel undermount sink in kitchen
- If laundry sink is shown on plans, white plastic basin sink included as standard.
- Water meter installed by builder where required per local municipality requirement

## HEATING AND DUCTWORK

- High efficiency gas furnace (one sided)
- Central Air (A/C) installed
- Gas meter installed by Enbridge per Union Gas Policy and location determined by Union Gas
- HRV installed

## ELECTRICAL WORK

- 100 amp - 80 circuit electrical panel.
- Decora light switches and outlets in all areas
- Two outside, weatherproof receptacles
- Electrical stove and dryer outlets supplied and installed.
- Over-the-range microwave installed
- Prewire 3 telephone via CAT-6 and 3 television outlets.

## WATER HEATER

- Installation of natural gas tankless hot water heater. Water heater installed on a rental basis - the purchaser will assume the rental contract on closing.

## INTERIOR TRIM

- 5" minimum baseboard trim throughout, from builder's standards.
- All closets to have single wire shelving except linen closet (ensuite) which will have four (4) rows.
- All door hardware to be Weiser Toluca brand lever handles in brush nickel
- All first to second stairs (and above) to be paint grade, with full width carpet runners, and drywall knee wall railings
- All basement stairs to be unfinished paint grade, with paint grade railing.

## PAINTING AND DECORATION

- Semi-gloss paint on all doors and trim – primer plus two coats
- Latex paint on all walls in living area – primer plus two coats. All areas to be matte finish.
- Garage walls to be paint ready.
- Vendor not responsible for variations in stain colours and shades due to grain variation in wood.
- Vendor not responsible for variations in stain colours and shades on hardwood or stairs due to grain variations or variety in wood
- Painting to include a maximum of three (3) colours. Accent walls extra.

## KITCHEN AND BATHROOM CABINETS

- All cabinetry to be installed as plans.
- Quartz countertops throughout
- All doors and drawers to be installed with soft-close hinges

## KITCHEN, BATHROOMS, LAUNDRY ROOM AND FOYER FLOORING

- ¾" OSB sub floor screwed and glued to floor joist
- Bathrooms laundry room and mud room areas to be tile
- All other areas on main floor to be ¾" engineered hard wood from builder standards
- Mohawk Cascade Forest (or similar) carpet with premium underpad on stairs, second floor hallways and bedrooms.

# FEATURES AND FINISHES

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## MIRRORS

- Mirrors in all washrooms (except powder room) are vanity width. Powder room mirror not included.

## LIGHTING

- 4" flush pot lights to be installed in the kitchen, ensuite shower and main bath (number and location to be determined by the electrician as needed per model).
- $2,000 lighting fixture allowance provided

## LANDSCAPING

- Lot to be fine graded and seeded or sodded within one year of occupancy.
- Driveway to be 12" pavers, from builder's standards.

## MISCELLANEOUS

- Vendor reserves the right to substitute all material with that of equal or better quality and also reserves the right to carry out construction modifications necessitated by construction techniques or availability of material.
- No alterations, additions or deletions to the contract shall be made by the Purchaser unless provided for in a Change Order signed by both the Purchaser and Vendor
- The Vendor shall register the home under the Ontario New Home Warranty Program.
- To facilitate prompt reporting of Final Adjustments, any alterations carried out in the week prior to closing must be paid in advance.
- The vendor and purchaser agree that if the Municipal, Provincial or Federal Government imposes any new or additional tax, levy, fee, capital contribution, impost, or similar charge between the date of closing and acceptance of this contract, which is payable by the Vendor, then the Purchaser agrees that the Purchase Price and the balance due on closing the transaction shall be increased by the amount of the new, additional or increase tax, levy, fee, capital contribution, impost, or similar charge.
- All allowances are retail prices, all credits are at builder cost, taxes included.

## GENERAL

- The purchaser acknowledges that the vendor does not provide warranty whatsoever for condensation or damage caused by condensation in any area of the home or garage. This includes, but not limited to, skylights, windows, window sills, and interior finishes. The vendor will not be responsible for the repair, replacement or finishing of any such damaged areas.
- The vendor does not supply and/or install any appliances (e.g. washing machine, dryer, dishwasher, stove, refrigerator, etc.) unless specified in the attached specifications.
- Marble and cultured marble are subject to variations, natural defects, and minor imperfections.
- The Vendor does not warrant whatsoever any finish on any brass, or brass coated items supplied by either the Vendor or the Purchaser.
- The Vendor does not warrant whatsoever with respect to spalling or flaking of concrete finishes caused by salt, or other corrosive materials.
- The Vendor will not be responsible for any damage due to freezing of exterior water taps where the correct drainage procedure has not been carried out prior to cold exterior temperatures.