

Experience it.

#### DISTINCTIVE CONSTRUCTION AND EXTERIOR FEATURES:

- Brick veneer, siding, and stone, stucco or other accents as per plans and elevations. Brick to top of first storey window on sides and rear of dwelling.
- Eight foot ceilings (except at dropped ceiling areas) on ground, main and bedroom levels.
- Sub-floors shall be sanded at joints and screwed and glued (weather permitting) to assist in reducing floor squeaks.
- Vinyl clad casement and slider windows with pre-finished sealed prairie grills on front elevations as per plan.
- Maintenance-free, pre-finished vinyl sliding patio door as per plans.
- Pre-finished maintenance-free soffits, fascia, eavestroughs and downspouts. All exterior woodwork to be painted.
- Front entry swing door(s) as per plans will be thermal insulated fiberglass including vinyl clad frames and shall receive deadbolt for added security.
- Where shown on plans, front doors shall feature side lite(s) for additional light.
- Front entry doors feature grip set with satin nickel finish.
- Poured concrete foundation.
- All exterior walls of habitable rooms above foundation to be 2" x 6" construction. Ceilings of the attic areas to have R50 insulation.
- Framed party walls with sound attenuation and fire retardant drywall.
- Foam spray insulation around all windows and doors to help prevent air infiltration.
- Embossed steel sectional garage door (non-insulated).
- Two exterior water taps to be installed (one in garage and one on exterior).
- Fully sodded lot as per site plan. The Lot will be graded to the requirements of the authority having jurisdiction.
- Base coat only asphalt paved driveway.
- Sod, asphalt, and walkways are in accordance with approved Landscape plans.
- Self-sealing quality roof shingles with manufacturer's twenty five year rating.
- Poured concrete garage floors with steel reinforcing.
- Address stone with engraved residence numbers.
- Walkway to front door step(s).

#### SUPERIOR INTERIOR FEATURES:

- All finished main level staircases to have carpeted stairs and the Purchaser's choice of stained oak stringers, railings and spindles.
- 2 3/4" interior trim with triple hinged 3 panel deep embossed doors, casing and 4 1/8" baseboards.
- Closet doors are panel sliders where indicated on plans.
- Satin nickel finish interior door knobs and hinges.
- Natural clear (urethane) finish oak hand rail and pickets.
- Square drywall corners throughout.
- Interior walls to be finished with quality flat paint, except Kitchen, Bathrooms and finished Laundry areas which will be finished with semi-gloss paint. One paint colour throughout from Vendor's standard selection of six colours.
- Interior doors and trim will be finished with semi-gloss White paint.
- Ceilings in all rooms will be "california knock down" texture finished, except kitchen, bathrooms, and finished laundry area which will be smooth finish.
- 32oz nylon wall to wall broadloom on 3/8" chip foam underpad in finished areas as per plans.
- Premium grade ceramic floor tile in foyer, powder room, kitchen, breakfast room, laundry room and all bathrooms, as per plans.
- White single laundry tub, location as per plan.
- Closet shelving throughout including linen closet(s).
- Garages to be fully drywalled.

#### KITCHEN AND BATHROOM FEATURES:

- Kitchen includes:  
Range hood fan vented to exterior.  
Premium furniture finish cabinets assembled using glue and dowel construction, with laminate countertops;  
Breakfast bar where specified on plans;  
Double stainless steel ledge back sink with single lever faucet;  
Ceramic tile flooring;  
Open undercounter area for dishwasher (cabinet not provided).
- Bath 2 and master bathrooms as per plans include:  
Quality furniture finish cabinets with laminate countertop. Polished edged mirror installed above vanity;  
White bath fixtures throughout;  
Tub enclosure to include ceramic wall tile to ceiling (not including ceiling);  
Ceramic tile flooring; an  
Extra deep soaker tub with Moen space-saving crescent-shaped shower curtain rod (where applicable).

- Powder room includes:  
White pedestal basin; and  
Ceramic tile flooring.
- Smooth ceilings in bathrooms, kitchen and laundry room.
- Low consumption toilets.
- Single lever faucets (with exception of laundry) and pressure balanced shower controls.
- Showers are one piece acrylic, either neo angle, square, or rectangular, as per plan. Neo angle showers finished with chrome shower door with pebbled glass.

#### ELECTRICAL AND MECHANICAL FEATURES:

- 100-amp breaker panel and service installed.
- Rough in for two (2) telephone outlets as per plans. The Purchaser is to arrange finishing details directly with a phone company after Closing.
- Rough in of five (5) RG6 coaxial cable outlets as per plans. This will provide the capability for future high-speed internet access, personal communications services and Digital Television.
- Rough in for future central vacuum system.
- Bedroom receptacles are non-arcing type for maximum safety.
- Two (2) exterior weatherproof electric outlets connected to a safety ground-fault circuit; one each at rear and front of home.
- Early warning smoke detectors installed on each floor level.
- Carbon monoxide detector directly connected to electrical panel.
- Light fixture package to be installed throughout.
- Draft resistant electrical boxes at exterior walls.
- Heavy duty wiring and receptacle/outlet for stove and dryer.
- 1 set up for CAT 6 network connections with Network Smart Panel.
- All utility rooms are unfinished.
- Exhaust fans vented to exterior in all bathrooms.
- Garage to include electrical receptacle for future garage door opener.
- White Decora switches throughout the home.
- Rough in plumbing and electrical for future dishwasher.
- Electric door chime.
- Lights at front of home will be cast aluminum coach lamps.
- Furnace installed on rubber pads rather than concrete Lower Level floor to reduce vibration, noise, and prevent corrosion.

#### ENHANCED SAFETY/SECURITY FEATURES:

- Rough-in for future security system.
- Deadbolts on all exterior swing doors.

*Sherman Oaks*