

## FEATURES AND FINISHES

### EXPERIENCE OUR HIGHER STANDARD

- A mix of traditional and contemporary home designs that create distinct but complimentary streetscapes
- Minutes from shopping, entertainment and recreational amenities
- Built by award winning Uniform Urban Developments
- Designed by Barry J. Hobin and Associates Architects Inc.
- Unique home buying process supported by a team of design professionals

### INTERIOR FINISHES

- **Pre-finished 3¼” oak hardwood flooring (red oak) throughout main floor except tiled areas and main floor bedrooms (as per plans and product dependent) with choice of 4 colour options**
- Tiled entries, laundry room, mudroom and bathrooms (as per plans)
- Oak hardwood stairs from main floor to second floor with custom railings, newel posts and pickets
- Smooth finish ceilings throughout
- 9’ ceilings on main level excluding bulkhead areas
- Raised ceiling detail in Master Bedroom (single family homes only)
- 4½” baseboards and 2½” casings with custom profile

- One panel smooth finish painted interior doors with satin nickel lever hardware
- Swing doors on all closets

### KITCHEN

- **1¼” quartz countertops from builder’s standard samples—square edge detail**
- Vast selection of kitchen door styles and finishes, professionally designed with islands (model dependent), valence lighting and build out over fridge
- 3” x 6” subway tile kitchen backsplash (wide variety of colours)
- **Double bowl undermount stainless steel kitchen sink with single lever faucet complete with pull out spray**
- Waterline to fridge

### PLUMBING & BATHS

- 3 piece basement bathroom rough-in
- Shut off valves at all plumbing fixtures except tubs
- Pressure balancing mixing valve in all showers
- Two piece low consumption toilets
- Chrome finish faucets in all baths
- Freestanding soaker tub, single or double sink configuration and moulded shower base with sliding or pivot tempered glass doors (model dependent) and tiled shower wall in ensuite
- 4” x 16” tile main bath and ensuite shower surround

- Ensuite and main bath vanities to include a bank of drawers
- Upper cabinets in laundry rooms (dependent)

## ELECTRICAL & MECHANICAL

- 100 amp electrical service
- Recessed pot lights in foyer, hallways, stairwells, kitchen and upper hall (as per plans)
- Direct vent gas fireplace with architecturally detailed mantle and granite surround
- White Decora light switches and electrical outlets throughout
- Flow-through plate humidifier
- Rough-in for central vac to basement, piping to underside of ground floor
- Structured cabling pre-wired for data/cable
- Interconnected smoke (all floors and all bedrooms) and carbon monoxide detectors (bedroom level)
- Gas BBQ rough-in with quick connect
- Garage door opener

## MAINTENANCE-FREE REFINED EXTERIORS

- Architect designed exterior colour schemes
- Mixture of imported clay brick, fibre cement siding and fibre cement shingle (model dependent)
- Insulated steel sliding doors (singles)/glass sliding doors (towns) to rear yards complete with full height double glazed sealed window and sliding screen where possible
- Insulated steel weather stripped door from

house to garage

- Insulated steel overhead garage door
- 30 year self-sealing asphalt shingle
- Landscaping to include asphalt paved driveway, sod on 4" topsoil, unit paved walkway from driveway to front porch, and boulevard tree as per City approved plans

## ENERGY EFFICIENCY

- PVC double glazed factory sealed Low-E, argon gas filled casement windows, complete with non-conductive spacers and interior screens on operable windows
- 2 stage high-efficiency, direct vent, gas furnace complete with variable DC fan motor and filter rack
- Central air conditioning complete with programmable heat/cool thermostat
- Dedicated heat recovery ventilation (HRV) system
- Tankless power vented high efficiency natural gas rental hot water heater
- R-24 basement wall insulation
- R-22 ground and second floor wall insulation
- R-60 attic insulation
- R-12 garage wall insulation

## WARRANTY

- One year builder warranty
- Home enrolled in Ontario New Home Warranty Program (Tarion)