

QUALITY EXTERIOR CONSTRUCTION

- Lakeview's custom designed elevations by award winning designers. Inspired exteriors which include genuine clay brick, fabricated stone, stucco, ornamental trim detail, vinyl siding, masonry sills, decorative shutters, and covered porches and balconies where applicable as per plan.
- House siting and exterior colour will be architecturally coordinated for a harmonious streetscape in conformance with applicable zoning and architectural control guidelines.
- Self-sealing asphalt shingles.
- Aluminum soffits, eavestrough, fascia, downspouts.
- Entire lot sodded except paved areas. Driveways are asphalt paved.
- Precast concrete slab walkway from driveway to front door entry, precast step at rear door.

WINDOWS AND DOORS

- Satin nickel finish front door entry grip set and deadbolt. (Style varies with elevations)
- ENERGY STAR**® qualified insulated entry door with glass insert as per plan.
- Wide 6, 9 & 12 ft sliding doors in breakfast area with screen where applicable as per plan.⁽²⁾⁽⁶⁾
- ENERGY STAR**® qualified coloured vinyl windows (fixed or operators) to all elevations (All opening windows are complete with screens). Basement windows are white vinyl.
- Where walkout basement conditions are applicable, the premium cost includes: basement sliding door (as per plan), larger rear basement vinyl window, pressure treated wood balcony, an additional light and electrical outlet.
- Where Deck condition are applicable (more than 3 risers from patio door) the premium cost includes; a pressure treated wood deck and stairs to grade. Larger rear basement vinyl window also included for homes with 6 risers or more.
- Premium quality dent resistant panelled sectional garage doors with light inserts as per plan.
- Door from the garage into the home, where shown on the plan. In the event there is a grade difference of more than 3 risers, the Vendor reserves the right to substitute the door with a wall and not issue a credit to the purchaser.

GOURMET KITCHEN

- Choice of quality designed (**Level 2**) custom cabinets with metal drawer slides from Vendor's standard samples.
- Gourmet extended breakfast bars as per plan.
- Extended tall upper cabinets in kitchen.
- Fridge space - 36" wide x 68" high and 30" space for freestanding range.⁽⁶⁾
- Granite kitchen countertop from Vendor's standard samples. Double compartment stainless steel undermount sink with single lever faucet.
- Kitchen exhaust fan over stove vented to exterior.⁽¹⁾
- Receptacle for electric stove and dedicated electric outlet for refrigerator.
- Electrical outlets at counter level for small appliance. Including one **Electrical receptacle with integrated USB**.⁽¹⁾
- Dishwasher space provided in kitchen with rough-in wiring and rough-in plumbing.⁽⁸⁾

BATHS

- Luxurious freestanding soaker tubs or elegant raised bath in ensuite bath off master bedroom with separate shower (as shown on plan).⁽²⁾
- Sleek styled glass shower enclosures (where shown on plan).
- Water resistant board to approximately 36" high on tub and shower enclosure walls.⁽⁶⁾
- Master ensuite shower includes one pot light.
- Choice of cabinets and laminate countertops for bathroom vanities from Vendor's standard samples.⁽²⁾
- Strip lights in all bathrooms (except special feature powder rooms).
- Mirrors 36" high to all main and ensuite bathrooms.⁽⁶⁾
- White bathroom fixtures from Vendor's standard samples.
- Electrical outlet for small appliances beside vanity in all bathrooms.
- ENERGY STAR**® Exhaust fans in all bathrooms.
- Privacy locks on all bathroom doors.
- Single lever faucets for all vanities (except special feature powder rooms).
- Choice of 8" x 10" or 6" x 8" ceramic tile for main bathtub enclosure and shower stall walls and shower ceiling of enclosed showers from Vendor's standard samples.⁽⁶⁾
- Pressure balance valves to all showers.
- Special features for powder room (where applicable) includes **choice of Classic style** (includes approx 36" high bead board & 2 tone paint, classic style toilet, faucet, pedestal sink, framed mirror & decorative lighting) or **Contemporary style** (includes beveled baseboard, paint choice, contemporary style toilet, faucet, vanity and sink, framed mirror & coordinating decorative lighting).

LUXURY INTERIOR FINISHES

- Choice of quality ceramic tile flooring (12' x 12'/13' x 13') standard throughout foyer, kitchen/breakfast area, powder room, all bathrooms and main floor laundry room from Vendor's standard samples as per plan.⁽⁶⁾
- 3 1/4" wide Natural Oak finish Engineered Flooring planks to balance of ground floor and 2nd floor hall (excluding bedrooms on bungalow models)⁽⁶⁾.
- Choice of 40 oz broadloom or Level 1 Berber Carpet with 7/16" underpad on the second floor and to bedrooms for bungalow models.⁽⁶⁾
- Metal transition or coordinating T strips for abutting flooring materials.
- Natural finish oak handrails and choice of **Level 2 classic turned** or **contemporary square pickets** in natural oak finish on the main stairs as per plan. Oak veneer stringer on main floor staircase with oak treads and veneer risers. Paint grade stairs to basement in unfinished areas.⁽⁶⁾
- Choice of Classic or Contemporary style** designer moulded interior passage doors throughout, (excluding sliding closet doors) as per plan.
- Choice of Classic or Contemporary style** baseboards (4 1/4") and casing (2 3/4") in all finished areas. All main floor archways are trimmed where wing walls protrude.⁽⁶⁾
- 9 ft. ceilings on main floor and 9 ft. ceilings on 2nd floor.**⁽⁶⁾⁽⁷⁾
- Satin nickel levered interior door hardware coordinated with trim style. Front entry exterior door hardware to coordinate with exterior hardware finish.
- Interior walls and trim to be painted with **Low VOC** latex paint. Trim and doors to be painted white and walls to be from one of the Vendor's standard samples.
- Elegant coffered/tray ceilings as per plan.
- Gas fireplaces with elegant **choice of Classic or Contemporary style** mantle.
- Smooth ceilings in kitchen, powder rooms, laundry room and all bathrooms. Sprayed stippled ceiling with 4" borders in all other rooms, open to above ceilings.⁽⁶⁾
- Mudroom Drop off bench and storage niche** as per plan. Includes painted bench with storage nooks, bead board, decorative brackets and coat hooks.⁽²⁾

ELECTRICAL

- Electrical outlets in all bathrooms and powder rooms to be ground fault interrupted.
- Master bedroom and kitchen to receive one **electrical receptacle with integrated USB**.⁽¹⁾
- Two exterior weatherproof electrical outlets with ground fault interrupter (one at front of home and one at rear).⁽¹⁾
- 100 amp service circuit breaker panel.
- Light fixtures to all bedroom ceilings.
- Two electrical outlets in the garage, one on the wall, one for a future garage opener.
- One electrical outlet in unfinished area of basement by electrical panel.
- Door chime at the front entry door.
- Rg6 high speed cable TV rough-in to family room and master bedroom. (wires dropped to basement).⁽¹⁾⁽⁸⁾
- Central vacuum rough-in dropped to basement.⁽¹⁾
- Rough-in wiring for future alarm system - main floor operational windows/doors, one keypad and one motion location (wires dropped to basement).⁽¹⁾⁽⁸⁾
- Telephone rough-in to kitchen and master bedroom (wires dropped to basement).⁽¹⁾⁽⁸⁾
- Cat5e networking cable rough-in from electrical panel location to study niche/den (as per plan).⁽¹⁾⁽²⁾⁽⁸⁾
- Switch controlled receptacle in living room.⁽¹⁾
- Hard wired smoke detectors and carbon monoxide detectors.
- White Decora style switches in all finished areas.
- Electrical outlet for electric clothes dryer and washer.



ENERGY SAVING FEATURES

- ENERGY STAR**® construction (ESNH-2012 - 3rd party Certified).⁽⁹⁾
- High-efficiency **ENERGY STAR**® furnace (Duct sizing for future air conditioning).⁽⁴⁾
- Sealed ductwork (supply air runs per **ENERGY STAR**® specifications ESNH-2012).
- Heat Recovery Ventilator (HRV) for fresh air circulation.⁽⁴⁾
- Programmable thermostat.⁽⁸⁾
- High-efficiency insulation design to **ENERGY STAR**® ESNH-2012 standards.⁽⁶⁾⁽⁹⁾
- High-efficiency hot water tank.⁽³⁾⁽⁴⁾
- ENERGY STAR**® qualified windows.⁽⁹⁾
- Energy efficient lighting.⁽⁵⁾
- Self-sealing electrical receptacle boxes.
- Drain water heat recovery system (DWHHR).
- Tight building envelope construction, 3rd party tested and **ENERGY STAR**® Certified.⁽⁹⁾
- All sub-floors above the garage are sealed with spray-in-place foam insulation.

ALSO INCLUDED

- Engineered floor joist system with tongue and groove sub-flooring (to be glued, screwed down and all joints sanded).
- Poured concrete basement walls with damp proofing, high quality drainage membrane and weeping tile all exterior walls excluding garage.
- Laundry tub included on all models⁽¹⁾. Floor drain included in all 2nd floor laundry rooms.⁽²⁾
- Concrete garage floor and porch, and concrete basement floor with drain.
- Garage interior walls drywalled and primed.
- Two exterior water taps (one in the garage, one at the rear of the home).⁽¹⁾
- Gas line (capped) at rear of home for future BBQ hookup.⁽¹⁾
- Shut off valves for all sinks and toilets.
- Duct work professionally cleaned.
- Interior décor consultant to assist you in styling your home.**
- Personal Assistance - 10 Steps to homeowner happiness.**

WARRANTY:

- Customer Care - We are here for you! Backed by Tarion with Lakeview's Excellent rating warranty.
- Warranty applies to all workmanship and materials for (1) year; for defects in workmanship and materials on electrical, plumbing, heating distribution systems and building envelope for two (2) years and for any major structural defects for (7) years. Purchaser agrees to pay the Tarion Warranty Program fee as an adjustment on closing.

The Purchaser acknowledges and accepts the following: All illustrations are artist's concept. Plans, all dimensions and all specifications that are shown on the brochures, reference documents, accompanying this agreement or any subsequent document are approximate and subject to change at the discretion of the Vendor. Any material may be substituted for those of equal or better quality at the Vendor's discretion. Any dimensions references are approximate. Purchaser shall have the right to select various finishes as permitted above from the Vendor's samples subject to their timely availability from the Vendor's normal supplier and provided that the same have not already been ordered for this house. Colour, dimensional, shading variations from Vendor's samples may occur in any material and not limited to bricks, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process, curing or natural occurring variations. The laundry room/mudroom/foyers/ or any other entrance landings may be lowered adding steps where applicable to accommodate grading. Steps where applicable may vary at any exterior or interior entranceway due to grading variance. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and improve the elevation of the house exposed to the street. When Purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The Purchaser acknowledges that the Vendor's model homes, Sales centers Model renderings and model photography, have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. Most additional features on display in the model homes are available as extras. Purchaser is notified that all lots have Architectural Controls applied to them and that exterior architectural features may be added or altered at the Vendor's discretion to comply with Architectural Control Guidelines. The Vendor reserves the right to use visual representations of your homes, taken both during construction and after occupancy, for Marketing Advertising purposes, and I/we hereby consent to same. E.&O.E.



The Following applies to those items where indicated above. (1) Location will be determined by the Vendor (fees to be paid by Purchaser will apply for customizing the location at the Purchaser's request). (2) This Feature only applicable for plans that contain the required area/room on the plan as determined by Vendor. (3) Hot water tank is a rental gas unit, power vented to exterior. Purchaser must execute Rental Agreement with the appropriate rental company. (4) Position of furnace, hot water tank may vary on plans. (5) Except for bathroom vanity, dining room & exterior lighting. (6) Dimensions/values used are nominal industry dimensions/values and are not exact and will vary. (7) Certain areas may have lower ceiling due to mechanical runs, decorative elements or structural components as determined by Vendor. (8) Purchaser will be required to complete additional work at their expense to make operational. (9) Energy Star® construction specifications may change in compliance with the ESNH-2012 requirement. The ENERGY STAR® Mark is administered and promoted in Canada by Natural Resources Canada and used with permission.



Lakeview's Luxury Included Features

- ✓ **Traditional Depth Lots!**
- ✓ Energy Star Certified New home construction
 - ✓ Designs by an award winning designer
 - ✓ Clay brick, stone, and stucco Exteriors
 - ✓ 9' Ceiling on main floor
 - ✓ **9' Ceiling on 2nd floor***
 - ✓ **Master bedroom raised ceiling to 10****
- ✓ Choice of Classic or Contemporary Trim and Railings
- ✓ Choice of Classic or Contemporary Powder Room
- ✓ **Mudroom drop off bench and storage niche***
- ✓ **Granite Counters in kitchen with undermount sink**
 - ✓ Tall upper cabinets in kitchen
- ✓ Gourmet kitchen islands with extended breakfast bars*
- ✓ **9' and 12' wide sliding patio doors in kitchen***
 - ✓ Oak Staircase from main to 2nd floor
- ✓ **3 ¼ Engineered Oak flooring on main floor and 2nd floor hall***
- ✓ Gas fireplace with choice of Classic or Contemporary mantle

Grand Opening **Bonus**
\$10,000 in upgrades

Lakeview
HOMES
Lakeviewhomesinc.com

*See Sales Rep for details. Prices, plans and specifications are approximate and are subject to change without notice.
Actual usable floor space may vary from stated floor area. All renderings are artist's concept. E. & O.E.

