

GREENBROOK
FEATURES & FINISHES

Lakeview

HOMES

Building Memories, One Family at a Time



Love Your Powder Room

When you buy a Greenbrook Village home today!

Sensibility emerges with a finishing package like no other. A warm and friendly country style powder room designed with you in mind!

Special Features Included in Your Powder Room:

- Country style toilet
- Country style faucet
- Country style pedestal sink
- 36" bead board
- Choice of two paint colours
- Framed mirror
- Decorative lighting

Plans without powder room will receive features in main bathroom, decorative sink will substitute pedestal sink in main bathroom. Limited time offer. Subject to change without notice. E & O.E.

Quality Features

QUALITY CONSTRUCTION

- Lakeview's award winning custom elevations feature inspired exteriors which include brick, cultured stone, vinyl siding with ornamental trim detail, cultured stone sills, shutters, as per plans and elevations.
- House siting and exterior colour will be architecturally coordinated and predetermined to ensure a harmonious streetscape in conformance with applicable zoning and architectural control guidelines.
- Self-sealing asphalt shingles.
- Prefinished aluminium soffits, eavestrough, fascia, downspouts as per plan and elevation.
- White vinyl windows (fixed or operators) to all elevations.
- Premium quality moulded paneled sectional roll-up garage doors with sectional light inserts as per plan.
- Entire lot sodded except paved areas.
- Precast concrete slab walkway from driveway to front door entry, precast step at rear door.
- Driveways are paved.
- Two exterior water taps (one in the garage, one at the rear of the home).

WINDOWS AND DOORS

- Black finish front door entry gripset and deadbolt.
- Wide sliding doors in breakfast area complete with screen where applicable as per plan.
- Steel clad insulated entry doors with weatherstripping and deadbolt lock.
- All opening windows are complete with screens.
- Where walkout basement conditions are applicable, the following features are included in the premium; basement sliding door (as per plan), full size rear basement vinyl sliding window, a railing off main floor rear patio door, an additional light and electrical outlet.

GOURMET KITCHEN

- Choice of quality designed custom cabinets with metal drawer slides from vendor's standard samples.

- Flush breakfast bars as per plan.
- Laminate countertop from vendor's standard samples.
- Double compartment stainless steel sink with single lever faucet.
- Kitchen exhaust fan over stove vented to exterior (white).
- Heavy duty receptacle for electric stove.
- Dedicated electric outlet for refrigerator.
- Split electrical outlets at counter level for small appliances.
- Dishwasher space provided in kitchen cabinets with rough-in wiring and rough-in plumbing.

COUNTRY BATHS

- Cement board or denshield up to 36" high on tub and shower enclosure walls.
- Purchaser's choice of cabinets and laminate countertops from vendor's standard samples for vanity in main bath ensuite and secondary ensuite (where applicable).
- Energy efficient water saver shower heads and toilet tanks.
- Strip lights in all bathrooms, (except in special feature bathrooms).
- Mirrors 36" high to all bathrooms.
- White bathroom fixtures from vendor's standard samples.
- Ensuite bath off master bedroom with elegant raised bath with shower combination as per plan.
- Electrical outlet for small appliances beside vanity in all bathrooms.
- Exhaust fans vented to exterior in all bathrooms.
- Privacy locks on all bathroom doors.
- Single lever washerless faucets in all vanities (except special feature bathrooms).
- Pedestal sink in powder room as per plans.
- Choice of 8" x 10" or 6" x 8" ceramic tile for main bathtub enclosure, and shower stall walls from vendor's standard samples.
- Choice of 6" x 8", 8" x 10", 12" x 12" or 13" x 13" ceramic tile for ensuite tub deck as per plan, from standard samples.
- White ceramic bathroom accessories to include towel bar, toilet tissue dispenser, and soap dish in shower or tub enclosure.
- Pressure balance valves to all showers.
- Special features for powder room or main bathroom where powder rooms are not as per plan include approx 36 inch high bead board & 2 tone paint, country style toilet, faucet, pedestal sink (or drop in sink as per plan), framed mirror & decorative lighting.

INTERIOR FINISHES

- Natural finish oak handrails and 1 5/6 inch pickets on the main floor to second floor as per plan. Oak veneer stringer on main floor staircase with carpet grade treads and risers.
- In unfinished basement, stairs are paint grade. On finished stairs to lower level, stairs are carpeted with finished oak handrail.
- Classique moulded (hollow core) panel interior passage doors throughout, hollow core (excluding sliding closet doors) as per plan.
- Colonial 4 1/4 inch baseboards throughout, with quarter-round in all tiled areas. 2 3/4 Inch colonial trim on doors and windows throughout in all finished areas where applicable as per plan. (All main floor archways are trimmed where wing walls protrude).
- 9ft ceilings on main floor except the Stratford which has 8ft ceilings.
- Brushed chrome finish interior door hardware (except front door).
- Mirrored sliding doors at front entry closet where indicated as per plan.
- Interior walls to be painted with latex paint.
- Smooth ceilings in kitchen, powder room and all bathrooms. Sprayed stippled ceiling with 4" borders in all other rooms.

ELECTRICAL

- Electrical outlets in all bathrooms and powder rooms to be ground fault interrupted.
- Two exterior weatherproof electrical outlet with ground fault interrupter.
- Circuit breaker type panel with 100 Amp service.
- All wiring in accordance with building code standards.
- Light fixtures in 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/Internet rough-in outlets in family room and master bedroom.
- Telephone rough-in provided in kitchen, family room.
- Switch controlled receptacle in living room.
- Smoke detector in main hall, upper hall and basement.
- Direct wired carbon monoxide detector.
- White decora style switches throughout.
- Heavy duty electrical outlet for dryer.

ENERGY SAVING FEATURES***



- ENERGY STAR®-qualified construction.
- High-efficiency furnace.
- Heat Recovery Ventilator (HRV).
- Programmable thermostat.
- High-efficiency insulation.
- High-efficiency hot water tank*.
- ENERGY STAR® – qualified windows.
- Energy efficient lighting**.
- Drain Water Heat Recovery (DWHR).
- Building envelope construction (ENERGY STAR®).
- Higher indoor air quality.

FLOORING FINISHES

- Choice of quality ceramic tile flooring (12" x 12"/13" x 13") standard through foyer, kitchen/breakfast area, powder room, all bathrooms, and main floor laundry room from vendor's samples as per plan.
- 32 oz broadloom on balance of ground floor and 32 oz broadloom on the second floor with 7/16" foam underpad or equivalent.
- Tongue and groove subflooring throughout to be screwed down and all joints sanded.
- Concrete basement floor with drain.

ADDITIONAL FEATURES

- Laundry tub with hot and cold-water faucets.
- Mortgage survey provided at no additional cost at closing.
- Concrete garage floor.
- Poured concrete basement walls with heavy damp proofing (drainage membrane) and weeping tile. Pre-formed drainage membrane to all exterior walls excluding garage.
- Poured concrete front porch.

WARRANTY

- Lakeview warranty backed by Tarion New Home Warranty Program.
- The home is warranted against major structural defects for (7) years.

- The home is free of defects in workmanship and materials on electrical, plumbing, heating and building envelope for two (2) years.
- The home is free from defects in workmanship and materials for (1) year.
- Purchaser agrees to pay the Tarion Warranty Program. Fee, as an adjustment on closing.

All illustrations are artists concept. Plans, dimensions and specifications are subject to change at the discretion of the Vendor. Materials may be substituted for those of equal or better quality. All dimensions are approximate. E. & O.E. Purchaser shall have the right to select floor coverings, tiles, cabinets and countertops, bathroom fixtures and purchaser upgrades 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. Variations from Vendor's samples may occur in bricks, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process. The Purchaser is notified that the laundry room may be lowered to accommodate side yard drainage, in extraordinary cases, door(s) from laundry room will be eliminated at Vendor's discretion. 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 exposes to the street. The Purchaser accepts these changes as necessary. 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 house erected or to be erected on the above lot shall contain the features listed above. The floor plan shall be that plan illustrated in the Vendor's latest sales brochure for the model type purchased. The Purchaser acknowledges that the Vendor's model homes 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. All electrical services included in the basic model type are illustrated on architectural plans available at the Vendor's sales office. Most additional features on display in the model homes are available as extras. The purchaser is notified due to siting and grading conditions; optional man doors from garage to house maybe eliminated at Vendor's discretion if more than three risers are required. 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. Lakeview Homes 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. The ENERGY STAR® Mark is administered and promoted in Canada by Natural Resources Canada. Used with permission.* Hot water tank is a rental gas unit, power vented to exterior. (Purchaser must execute Rental Agreement with the appropriate rental company). ** Except bathroom vanity lighting, and exterior lighting. ***Position of furnace, hot water tank and sump pump locations may vary on plans. As of September 30, 2011.