

Features & Finishes

QUALITY EXTERIOR CONSTRUCTION

- Lakeview's award winning custom elevations feature inspired exteriors which include genuine clay brick, simulated stone, vinyl siding with ornamental trim detail, simulated stone sills, decorative shutters, and covered porches and balconies where applicable as per plan.
- House siting and exterior colour will be architecturally coordinated and pre-determined to ensure a harmonious streetscape in conformance with applicable zoning and architectural control guidelines.
- Self-sealing asphalt shingles.
- Pre-finished aluminum soffits, eavestrough, fascia, downspouts as per plan and elevation.
- Entire lot sodded except paved areas.
- Precast concrete slab walkway from driveway to front door entry, precast step at rear door.
- Where the grade from the rear patio door exceeds 3 risers, a pressure treated wood deck with stair to grade will be provided (approximate deck dimension 4' x 6')
- Driveways are paved.

WINDOWS AND DOORS

- Pewter finish front door entry grip set and deadbolt.
- Steel clad insulated entry and exterior doors with weather stripping.
- Wide 6ft sliding doors in breakfast area complete with screen where applicable as per plan. ⁽⁶⁾
- White vinyl windows (fixed or operators) to all elevations.
- 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), larger rear basement vinyl sliding window, a metal railing/guard off main floor rear patio door, an additional light and electrical outlet.
- Premium quality paneled sectional garage doors with light inserts as per plan.
- Door from the garage into the premises, 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 custom cabinets with metal drawer slides from vendor's standard samples.
- Granite countertop from vendor's standard samples.
- Double compartment stainless steel drop-in sink with single lever faucet.
- Kitchen exhaust fan over stove vented to exterior (white).
- 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. ⁽⁸⁾

BATHS

- Water resistant board up to approximately 36" high on tub and shower enclosure walls. ⁽⁶⁾
- Purchaser's choice of cabinets and laminate countertops for vanity in main bath ensuite and secondary ensuite from vendor's standard samples (where applicable). ⁽²⁾
- Strip lights in all bathrooms and powder room. (Except special feature powder bathrooms).
- Mirrors 36" high to all main & ensuite bathrooms. ⁽⁶⁾
- White bathroom fixtures from vendor's standard samples.
- Ensuite bath off master bedroom with elegant raised bath and separate shower where indicated as per plan. ⁽²⁾
- Electrical outlet for small appliances beside vanity in all bathrooms.
- Exhaust fans (energy star qualified) in all bathrooms.
- Privacy locks on all bathroom doors.
- Single lever faucets for all vanities. (Except special feature bathrooms).
- Choice of 8" x 10" or 6" x 8" ceramic tile for main bathtub enclosure and shower stall walls from vendor's standard samples. ⁽⁶⁾
- 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 vendor's standard samples. ⁽⁶⁾
- 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 (where applicable) choice of country style (includes approx 36 inch high bead board & 2 tone paint, country 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).



FLOORING

- 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 vendors samples as per plan.⁽⁶⁾
- Choice of 35 oz broadloom with 9mm underpad or laminate flooring with 3&1 foam underpad to balance of ground floor (excluding bedrooms on bungalow models)⁽⁶⁾
- 35 oz broadloom on the second floor and to bedrooms for bungalow models.⁽⁶⁾
- Coordinating transition strip moulding where ceramic flooring abuts laminate flooring.

INTERIOR TRIM, DRYWALL and PAINT FINISHES

- Natural finish oak handrails and 15/16” pickets on the main floor to second floor as per plan. Oak veneer stringer on main floor staircase with carpet grade treads and risers. Open stairs to finished basement are to be oak veneered stringers with 1 5/16” pickets and railings in natural finish with carpet grade treads and risers as per plan. Standard stairs to basement are paint grade.⁽⁶⁾
- Classique moulded (hollow core) interior passage doors throughout, (excluding sliding closet doors) as per plan.
- Colonial 4 ¼” baseboards in all finished areas, with shoe mould in tiled areas. 2¾” colonial trim on doors and windows in all finished areas where applicable as per plan. (All main floor archways are trimmed where wing walls protrude).⁽⁶⁾
- 9 ft ceilings on main floor.⁽⁶⁾⁽⁷⁾
- Brushed chrome interior door hardware, front entry exterior door hardware to coordinate with exterior hardware finish).
- Interior walls and trim to be painted with latex paint. Trim and doors to be painted white and walls to be from one of the vendor’s standard samples.
- Smooth ceilings in kitchen, powder room and all bathrooms. Sprayed stippled ceiling with 4” borders in all other rooms.⁽⁶⁾

ELECTRICAL

- Electrical outlets in all bathrooms and powder rooms to be ground fault interrupted.
- 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 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 rough-in to family room and master bedroom. (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 detector.
- Decora style switches in all finished areas.
- Electrical outlet for electric clothes dryer and washer.

ENERGY SAVING FEATURES

- ENERGY STAR-qualified construction (ESNH 2012 – 3rd party tested and verified)⁽⁹⁾
- High-efficiency furnace (Duct sizing for future air conditioning)⁽²⁾
- Sealed ductwork (supply air runs per energy star specifications ESNH 2012).
- Heat Recovery Ventilator (HRV)⁽⁴⁾
- Programmable thermostat.⁽⁸⁾
- High-efficiency insulation (ENERGY STAR - ESNH2012) (R50 attic, R31 Exposed floor and ceilings without attic, and R22 walls above grade, R20 Basement walls up to 6” above floor)⁽⁶⁾⁽⁹⁾
- High-efficiency hot water tank.⁽³⁾⁽⁴⁾
- ENERGY STAR qualified windows.⁽⁹⁾
- Energy efficient lighting.⁽⁵⁾
- Drain water heat recovery. (DWHR)
- Tight building envelope construction. (3rd party tested and verified)⁽⁹⁾

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, drainage membrane and weeping tile. (Drainage membrane to all exterior walls excluding garage.)
- Laundry tub with appropriate valves and drain for washing machine.⁽⁸⁾
- Concrete garage floor and porch.
- Two exterior water taps (one in the garage, one at the rear of the home).⁽¹⁾
- Subdivision services to include paved roads, curbs, sidewalks, where applicable, sewer and water connections, natural gas, telephone, electrical and cable.
- Concrete basement floor with drain.

WARRANTY:

- Lakeview Excellent rating warranty backed by Tarion.
- The home is free from defects in workmanship and materials for ⁽¹⁾ year.
- The home is free of defects in workmanship and materials on electrical, plumbing, heating distribution systems and building envelope for two (2) years.
- The home is warranted against 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. All dimensions references 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/mudroom/ foyers/ or another entrance landings may be lowered to accommodate grading. Door(s) from garage to house (as shown on plan) may be eliminated due to grading 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. 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. The ENERGY STAR Mark is administered and promoted in Canada by Natural Resources Canada and used with permission.

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 Purchasers 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 my change in compliance with the ESNH 2012 requirement.