

# 40' & 45' QUALITY APPOINTMENTS

## IMPRESSIVE EXTERIOR FEATURES

1. Lakeview's custom designed elevations by award winning designers. Inspired exteriors which include: genuine clay brick, fabricated stone, stucco, ornamental trim, vinyl siding, masonry sills, decorative shutters (where applicable as per plan).
2. House siting and exterior colours coordinated for a harmonious streetscape per the community architectural control guidelines.
3. Self-sealing roof shingles (manufacturer's limited lifetime warranty).
4. Aluminum soffits, eavestrough, fascia, downspouts.
5. Sodded lot except paved areas (side yard 8' or less may be finished with granular stone). Driveways to be paved with base coat of asphalt, as well as a second coat on driveway apron. The Purchaser will pay an amount not to exceed \$1000 (plus HST) as an adjustment on closing for the second coat of asphalt. **(10)**
6. Precast concrete slab walkway from driveway to front door entry. Precast step at rear door with 3 risers or less.

## WINDOWS & DOORS

7. Satin nickel finish front door entry grip set and deadbolt (style varies with elevations).
8. **ENERGY STAR**<sup>®</sup> qualified 8' high fiberglass front entry door with glass insert as per plan. **(6)**
9. Wide 6', 9' & 12' sliding doors in breakfast area with screen, where applicable as per plan. Where model has a French or Garden door, screens are not included. **(2) (6)**
10. **ENERGY STAR**<sup>®</sup> qualified coloured vinyl windows (fixed or operators) to all elevations (All opening windows are complete with screens). Basement windows are white vinyl.
11. Walkout basement conditions, where applicable, premium cost includes: basement sliding door (as per plan), larger rear basement vinyl window, pressure treated wood balcony with aluminum railings, and an additional light and electrical outlet.
12. Deck conditions, where applicable (more than 3 risers from patio door), includes: a pressure treated wood deck with black aluminum railings and stairs to grade. Larger rear basement vinyl window also included for homes with 6 risers or more.
13. Premium quality dent resistant panelled sectional garage doors with light inserts, as per plan.
14. Door from the garage into the home, where shown on the plan. Where 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 FEATURES

15. Choice of quality designed (**Level 3**) custom cabinets with metal drawer slides, from Vendor's standard samples.
16. Gourmet extended breakfast bars, as per plan.
17. Extended tall upper cabinets in kitchen, crown and light valance moulding (electrical not included), and valance over kitchen window. **(2)**
18. Space for 36" wide x 68" high fridge, and 30" space for freestanding range. **(6)**
19. Receptacle for electric stove and dedicated electric outlet for refrigerator.
20. **Level 1 quartz** or granite kitchen countertop from Vendor's standard samples, with double bowl stainless steel undermount sink and single lever faucet.
21. Kitchen exhaust fan over stove vented to exterior. **(1)**
22. Electrical outlets a t counter level for small appliance, including one **electrical receptacle with integrated USB. (1)**
23. Dishwasher space provided in kitchen with rough-in wiring and rough-in plumbing. **(8)**

## LUXURIOUS BATHROOM FINISHES

24. Luxurious freestanding soaker tubs in ensuite bath off master bedroom with separate shower (as shown on plan). **(2)**
25. Sleek styled glass shower enclosures to master ensuite with chrome knob, hinges, and support channel (s). All other bathroom showers to be aluminum framed glass shower enclosures/doors (where shown on plan). **(2)**
26. Water resistant board to approximately 36" high on tub and shower enclosure walls. **(6)**
27. Showers include pot light.
28. Choice of **Level 3** cabinet and **Level 1 quartz** or granite countertops with oval or rectangular undermount sink in master ensuite, from Vendor's standard samples. **(2)**
29. Choice of **Level 2** cabinet and laminate countertops for all other bathroom vanities from Vendor's standard samples (excluding powder room). **(2)**
30. Strip lights in all bathrooms (except powder rooms).
31. Bevelled mirrors to all bathrooms. **(6)**
32. White bathroom fixtures, from Vendor's standard samples.
33. Electrical outlet (one) at vanity in all bathrooms.
34. **ENERGY STAR**<sup>®</sup> exhaust fans in all bathrooms.
35. Privacy locks on all bathroom doors.
36. Single lever faucets for all vanities.
37. Choice of 12" x 12" or 13" x 13" ceramic floor tile, and 8" x 10" or 6" x 8" ceramic wall tile for all bathrooms, excluding master ensuite/powder room, from Vendor's standard samples. **(6)**
38. Ensuite shower stall floors to receive 2" x 2" ceramic tiles, from Vendor's standard samples. All other bathroom showers to have acrylic shower bases. **(6)**
39. Pressure balance valves to all showers.
40. Special features for powder room (where applicable) includes **choice of Classic style** (includes classic style toilet, faucet, pedestal sink, bevelled mirror & decorative lighting) or **Contemporary style** (includes contemporary style toilet, faucet, vanity and sink, bevelled mirror & coordinating decorative lighting).

## SUPERIOR INTERIOR FEATURES

41. Choice of quality tile flooring (12" x 24" stacked install) standard throughout all main floor tiled areas, basement foyers to receive 12" x 12" or 13" x 13" ceramic floor, from Vendor's standard samples as per plan. **(6)**
42. **5" wide stained oak finish** Engineered Flooring planks to balance of ground floor and 2nd floor hall. **(6)**
43. 40ozbroadloom with 7/16" underpad to all bedrooms. **(6)**
44. Master Ensuite; choice of quality porcelain tile (12" x 24" stacked install) to floors and shower walls, as per plan (excluding shower floors). **(6)**
45. Stained oak handrails, and choice of stained **Level 2 classic turned, contemporary square, or first-upgrade wrought iron** pickets in stained oak finish on the main stairs, as per plan.
46. Stained oak stairs to all finished areas; oak veneer stringer on main floor staircase with oak treads and veneer risers. Paint grade stairs to basement in unfinished areas. **(6)**
47. **Choice of Classique or Contemporary style** designer moulded interior passage doors throughout. **Choice of Classique or Contemporary style** baseboards (5 1/4") and casing (3 1/2") in all finished areas. All main floor archways are trimmed where wing walls protrude. **(6)**
48. **10' ceilings on main floor and 9' ceilings on 2nd & 3rd floors.** Main floor interior door heights and arches to be 8'. Basement, sunk-in areas, 2nd and 3rd floor interior door heights and arches to be 7'. **(6) (7)**
49. Satin nickel levered interior door hardware coordinated with trim style. Front entry exterior door hardware to coordinate with exterior hardware finish.

50. 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.
51. Elegant coffered/tray ceilings in master bedrooms as per plan.
52. Gas fireplace with choice of **Classique or Contemporary style** mantle. **(2)**
53. **Smooth ceilings to all finished areas.**
54. **Mudroom Drop off bench and storage niche**, as per plan (includes painted bench with storage nooks, bead board, decorative brackets, and coat hooks). **(2)**
55. **Nimbus™ Water filtration system** – including tap at kitchen sink and rough in water line for refrigerator (Purchaser required to arrange activation and final installation of tap and filter system with **Nimbus™** after closing). **(1) (8)**

## LIGHTING & ELECTRICAL

56. 200 amp service circuit breaker panel.
57. **Rough-in conduit for future car charging to garage.**
58. Electrical outlets in all bathrooms to be ground fault interrupted.
59. Master bedroom and kitchen to receive one **electrical receptacle with integrated USB. (1)**
60. Two exterior weatherproof electrical outlets with ground fault interrupter (one at front of home, one at rear). **(1)**
61. Light fixtures to all bedroom ceilings, 2nd floor hall at stairs, dining room, and kitchen/breakfast.
62. Switch controlled receptacle in living room/great room. **(1)**
63. Two electrical outlets in the garage, one on the wall, one for a future garage opener.
64. One electrical outlet in unfinished basement by electrical panel.
65. Door chime at front entry door.
66. Rg6 high speed cable TV rough-in to great room and master bedroom, (wires dropped to basement). **(1) (8)**
67. Central vacuum piping and canister installed in garage for main, 2nd, and 3rd floor (accessories not included). **(1) (8)**
68. Rough-in wiring for future alarm system: main floor operational windows/doors, one keypad, and one motion location (wires dropped to basement). **(1) (8)**
69. Telephone rough-in to kitchen and master bedroom (wires dropped to basement). **(1) (8)**
70. Cat5e networking cable rough-in from electrical panel location to study niche/den/library (as per plan). **(1) (2) (8)**
71. Hard wired smoke detectors and carbon monoxide detectors.
72. White Decora style switches in all finished areas.
73. Purchaser to pay, as an adjustment on closing, a fee not to exceed \$1000 (plus HST) for hydro service and connection.

## INCREDIBLE ENERGY SAVING FEATURES

74. **ENERGY STAR**<sup>®</sup> construction (ESNH-2012–3rd party Certified). **(9)**
75. High-efficiency **ENERGY STAR**<sup>®</sup> furnace.
76. Humidifier installed with controls at furnace.
77. Furnace size to accommodate future air conditioner system. **(8)**
78. Sealed ductwork (supply air runs per **ENERGY STAR**<sup>®</sup> specifications ESNH-2012).
79. Heat Recovery Ventilator (HRV) for fresh air circulation. **(4)**
80. Programmable thermostat. **(8)**
81. High-efficiency insulation design to **ENERGY STAR**<sup>®</sup> ESNH-2012 standards. **(6) (9)**
82. High-efficiency rental hot water tank. **(3) (4)**
83. **ENERGY STAR**<sup>®</sup> qualified windows. **(9)**
84. Energy efficient lighting. **(5)**
85. Drain water heat recovery system (DWHR).
86. Tight building envelope construction, 3rd party tested and **ENERGY STAR**<sup>®</sup> Certified. **(9)**
87. All sub-floors above the garage are sealed with spray-in-place foam insulation.

## ADDITIONAL SUPERIOR CONSTRUCTION FEATURES

88. Engineered floor joist system with tongue and groove sub-flooring (to be glued, screwed down, and all joints sanded).
89. Metal transition or coordinating T strips for abutting flooring materials.
90. 7'10" **(6) (7)** poured concrete basement walls with damp proofing, high quality drainage membrane, and weeping tile at all exterior walls (excluding garage).
91. Laundry; drop-in sink with base cabinet included, as per plan **(1)** Floor drain to all 2nd floor laundry rooms. **(2)** Electrical outlet for future washer and dryer, as per plan. Dryer vent to exterior. **(8)**
92. Concrete garage floor, porch, and basement floor with drain.
93. Garage interior walls drywalled and primed.
94. Two exterior water taps (one in garage, one at house rear). **(1)**
95. Shut off valves for all sinks and toilets.
96. Cold cellar in basement with 6'8" insulated meal door. **(2) (6)**
97. Rough-in 3 piece in lower level (drains only), where applicable. **(1) (8)**
98. Duct work professionally cleaned.
99. **Interior décor consultant to assist you in styling your home.**
100. **Personal Assistance – 10 Steps to homeowner happiness.**

## WARRANTY:

101. Customer Care – We are here for you! Backed by Tarion with Lakeview's excellent rating warranty.
102. 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 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 or 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 referenced 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, and shading variations from vendor's samples may occur in any material, including, but not limited to: bricks, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process, curing or natural occurring variations. Purchaser acknowledges that hardwood flooring may shrink and expand due to temperature and humidity in the house, and accepts this as a natural characteristic of flooring, and is advised to keep humidity levels consistent to reduce this tendency. The laundry room, mudroom, foyer, 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.



# Lakeview HOMES

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**<sup>®</sup> construction specifications may change in compliance with the ESNH-2012 requirement. The **ENERGY STAR**<sup>®</sup> mark is administered and promoted in Canada by Natural Resources Canada and used with permission. **(10)** Purchaser acknowledges and agrees that the second coat may not be completed for up to, but no later than, thirty-six (36) months after closing date.