

FEATURES & FINISHES



QUALITY EXTERIOR CONSTRUCTION

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 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.
7. Black aluminum railings to front porch and stairs when required by Building Code (any railings shown on brochures are not included unless required by the Building Code).

WINDOWS AND DOORS

8. Satin nickel finish front door entry grip set and deadbolt (style varies with elevations).
9. **ENERGY STAR**® qualified 8' high fiberglass front entry door with glass insert as per plan. ⁽⁶⁾
10. Wide 6, 9 & 12 ft 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⁾
11. **ENERGY STAR**® qualified coloured vinyl windows (fixed or operators as per plan and as per architectural controlled colour packages) to all elevations (all operable windows are complete with screens). Basement windows are white vinyl.
12. Walkout basement conditions, where applicable, premium cost includes: basement sliding/swing door (as per plan), larger rear basement vinyl window, pressure treated wood balcony with aluminum railings, and an additional light and electrical outlet.
13. 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 7 risers or more.
14. Premium quality panelled sectional **insulated** garage doors with light inserts (as per plan).
15. 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

16. Choice of quality designed (**Level 2**) custom cabinets with metal drawer slides, from Vendor's standard samples.
17. Gourmet extended breakfast bars, as per plan.
18. Tall upper (100 cm) cabinets in Kitchen (note: shorter cabinets over fridge and stove) with (**Level 1**) crown moulding and light valance moulding (electrical not included).
19. Space for 36" wide x 72" high fridge, 30" space for freestanding range, and 24" space for dishwasher. ⁽⁶⁾
20. Receptacle for electric stove and dedicated electric outlet for refrigerator.
21. Choice of (**Level 1**) quartz or granite kitchen countertop from Vendor's standard samples, with double bowl stainless steel undermount sink and single lever faucet.
22. Kitchen exhaust fan over stove vented to exterior. ⁽¹⁾

23. Electrical outlets at counter level for small appliance. ⁽¹⁾
24. Dishwasher space provided in kitchen with rough-in wiring and rough-in plumbing. ⁽⁸⁾

BATHS

25. Luxurious freestanding soaker tubs in Master Ensuite with separate shower (as shown on plan). ⁽²⁾
26. Sleek styled shower glass to Master Ensuite with chrome knob, hinges, and support channel(s). **All other bathroom showers shown on plan receive aluminum framed glass shower and/or door.** ⁽²⁾
27. Water resistant board to approximately 36" high on tub and shower enclosure walls. ⁽⁶⁾
28. Master Ensuite shower includes one pot light.
29. Choice of (**Level 2**) cabinet and (**Level 1**) quartz or granite countertop with rectangular undermount sink in Master Ensuite, from Vendor's standard samples. ⁽²⁾
30. Master Ensuite; choice of quality (**Level 2**) tiles to bathroom floors and shower walls, as per plan (excluding shower floors). ⁽⁶⁾
31. Choice of (**Level 1**) cabinet and laminate countertops for all other bathroom vanities, from Vendor's standard samples (excluding powder room). ⁽²⁾
32. Strip lights in all bathrooms (except Feature Powder Room).
33. **Bevelled mirror** to Master Ensuite and Powder Room. All other baths to receive non-bevelled mirrors. ⁽⁶⁾
34. White bathroom fixtures, from Vendor's standard samples.
35. Electrical outlet (one) at vanity in all bathrooms.
36. **ENERGY STAR**® exhaust fans in all bathrooms.
37. Privacy locks on all bathroom doors.
38. Single lever faucets for all vanities.
39. Choice of (**Level 1**) 12"x12" or 13"x13" ceramic floor tile, and 8"x10" ceramic wall tile for all bathrooms, excluding Master Ensuite, from Vendor's standard samples. ⁽⁶⁾
40. Master Ensuite shower stall floors to receive 2"x2" matte white ceramic tiles, from Vendor's standard sample. All other bathroom nominal size shower floors to have an easy maintenance pre-formed white acrylic shower base. At the Vendor's sole discretion, Vendor may substitute the acrylic base with a 2"x2" matte white ceramic tile base.
41. Pressure balance valves to all showers.
42. **Feature Powder Room** includes choice of (**Level 2**) cabinet with metal legs, white quartz counter with rectangular undermount sink, single lever upgraded faucet, bevelled mirror & coordinating decorative lighting.

LUXURY INTERIOR FINISHES

43. Choice of quality tile flooring standard throughout all main floor tiled areas to receive (**Level 1**) 12" x 12" or 13" x 13" ceramic floor, from Vendor's standard samples as per plan. ⁽⁶⁾
44. 3 1/4" wide (**Level 2**) stained oak finish Engineered Flooring planks to balance of ground floor, Master Bedroom, and 2nd floor hall. ⁽⁶⁾
45. Choice of (**Level 1**) 40 oz broadloom or Berber carpet with 7/16" underpad to all bedrooms. ⁽⁶⁾
46. Stained oak handrails, and choice of stained (Level 2) classic turned pickets with turned posts, contemporary square pickets with square posts, or single collar/plain black metal pickets with square posts on the main stairs, as per plan.
47. Coordinating 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⁾

48. Choice of **Classic or Contemporary** style designer moulded interior passage doors throughout with coordinating **Classic 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⁾
49. **9 ft. ceilings on main and 2nd floor.** Main floor interior arches to be 8'. Interior door heights be 7'. ⁽⁶⁾⁽⁷⁾
50. Satin nickel levered interior door hardware. Front entry exterior door hardware to coordinate with exterior hardware finish.
51. 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.
52. Elegant raised ceilings in Master Bedrooms as per plan.
53. **Elegant natural gas fireplace with transitional style mantle** included for standard fireplaces, from Vendor's standard sample. ⁽²⁾ (does not apply to optional fireplaces).
54. **Smooth ceilings to Main floor, 2nd floor hall, all bathrooms and Laundry room. Balance of home to be stippled ceiling with 4" smooth border.** ⁽²⁾⁽⁶⁾
55. **Mudroom drop-off bench with storage nooks**, as per plan. ⁽²⁾

ELECTRICAL

56. 100-amp service circuit breaker panel.
57. Electrical outlets in all bathrooms to be ground fault interrupted. ⁽¹⁾
58. Two exterior weatherproof electrical outlets with ground fault interrupter (one at front of home, one at rear). ⁽¹⁾
59. Light fixtures to all bedroom ceilings, 2nd floor hall at stairs, hallways, Living Room, Library, and Kitchen/Breakfast. Dining room to receive capped electrical for future light fixture. ⁽¹⁾⁽²⁾⁽⁶⁾
60. Switch controlled receptacle in Great Room. ⁽¹⁾
61. Two electrical outlets in the garage, one on the wall, one for a future garage opener.
62. One electrical outlet in unfinished basement by electrical panel.
63. Door chime at front entry door.
64. Cat6 cable rough-in for TV from electrical panel to location in Great Room and Master Bedroom. ⁽¹⁾⁽⁶⁾
65. Electrical for wall mounted TV in main floor Great room/Family room. ⁽¹⁾⁽⁶⁾
66. Rough in central vacuum pipe to garage for main, 2nd, and 3rd floor. ⁽¹⁾⁽⁶⁾
67. Rough-in wiring for future alarm system: main floor operational windows/doors, one keypad, and one motion location (wires dropped to basement). ⁽¹⁾⁽⁶⁾
68. Telephone rough-in to kitchen and master bedroom (wires dropped to basement). ⁽¹⁾⁽⁶⁾
69. Cat6 networking cable rough-in from electrical panel location to study niche/den/library (as per plan). ⁽¹⁾⁽²⁾⁽⁶⁾
70. Hard wired smoke detectors and carbon monoxide detectors.
71. White Decora style switches in all finished areas.

ENERGY SAVING FEATURES

72. **ENERGY STAR**®. ⁽⁹⁾
73. High-efficiency **ENERGY STAR**® furnace.
74. Furnace size to accommodate future air conditioner system. ⁽⁸⁾
75. Sealed ductwork (supply air runs per **ENERGY STAR**® specifications).
76. Heat Recovery Ventilator (HRV) for fresh air circulation. ⁽⁴⁾
77. Programmable thermostat. ⁽⁸⁾
78. High-efficiency insulation design to **ENERGY STAR**®. ⁽⁶⁾⁽⁹⁾



79. High-efficiency rental hot water tank. ⁽³⁾⁽⁴⁾
80. **ENERGY STAR**® qualified windows. ⁽⁹⁾
81. Energy efficient lighting. ⁽⁹⁾
82. Drain water heat recovery system (DWHR).
83. Tight building envelope construction, 3rd party tested and **ENERGY STAR**® Certified. ⁽⁹⁾
84. All sub-floors above the garage are sealed with spray-in-place foam insulation.

ALSO INCLUDED

85. Engineered floor joist system with tongue and groove sub-flooring (to be glued, screwed down, and all joints sanded).
86. Metal transition or coordinating T strips for abutting flooring materials.
87. 7' 10" ⁽⁶⁾⁽⁷⁾ poured concrete basement walls with damp proofing, high quality drainage membrane, and weeping tile at all exterior walls (excluding garage).
88. Laundry: drop-in sink with base cabinet included for main floor and 2nd floor laundry, 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⁾
89. Concrete basement floor with drain.
90. Garage interior walls drywalled and primed.
91. Two exterior water taps (one in garage, one at house rear). ⁽¹⁾
92. Shut off valves for all sinks and toilets.
93. Cold cellar in basement with insulated metal door. ⁽²⁾⁽⁶⁾
94. Rough-in 3-piece in basement (drains only), where applicable as per plan. ⁽¹⁾⁽⁶⁾
95. Duct work professionally cleaned.
96. **Interior Décor consultant to assist you in styling your home.**
97. **Personal Assistance - 10 Steps to homeowner happiness.**

WARRANTY:

98. Customer Care – We are here for you! Backed by Tarion with Lakeview's excellent rating warranty.
99. 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 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 may change in compliance with the Energy Star® requirement. The ENERGY STAR® 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.