

QUALITY FEATURES & FINISHES

UNIQUE EXTERIORS

- Victorian inspired exteriors, featuring clay brick, architectural stone detailing on front elevation, aluminium trim, friezeboard, vinyl, and other unique materials.
- All elevations and colour schemes are subject to architectural control to ensure an enhanced streetscape.
- Pre-finished maintenance free soffits, fascia, eavestrough and downspouts.
- Vinyl casement thermo pane windows on all front and rear elevations.
- End units to have special characteristics & features in accordance with architectural control.
- Driveway and courtyard to be paved.
- Two exterior water taps – one in garage and one on roof deck.
- Sectional garage door as per plan.
- Access from garage to house as per plan on units where grade permits.
- Poured concrete garage floor as per plan.
- Quality elegant pewter finish door hardware with security deadbolt at front entry and backdoor as per plan.
- Self-sealing quality asphalt roof with manufacturers 25 year warranty.
- Poured concrete foundation walls with damp-proofing.
- Exterior light fixtures included.
- Metal insulated front entry doors with glass side lights as per plan.
- Covered front concrete porch with decorative supports as per plan.
- 9' ceilings on Living Room Floor level, 8' on the other floors
- Remote control garage doors as per plans.

LUXURY INTERIOR FEATURES

- Quality solid oak handrails and choice of metal or oak pickets finished in natural colour.
- Sprayed stippled ceilings with 4" smooth border in all rooms except kitchen, powder room, bathrooms, and laundry room as per plan.
- Painting includes two quality coats, including primer, one paint colour throughout. Trim colour: semi-gloss white.
- Sliding glass thermopane patio door with screen to deck or French balcony as per plan.
- 800 Series interior doors with (pewter finish) hardware.
- Colonial baseboard and casing for doors, windows and archways.
- Concrete block demising wall for maximum sound proofing to underside of rooftop.
- Professional engineered floor joists.
- Professionally engineered roof trusses as per plan.

ENERGY EFFICIENT FEATURES

- Lease to own hot water tank.
- Hi-Velocity Soft-Aire Home Comforte System.
- Windows and doors sealed with quality exterior caulking.
- Screens on all opening windows.
- Construction of homes inspected at specified times by municipal officials.
- All electrical wiring in accordance with applicable regulations.
- Insulation in full conformity with the Ontario Building Code.

KITCHEN AND BATHROOM FEATURES

- Quality designed kitchen cabinets with 42" high uppers and vanities from vendor's wide choice of styles.
- Kitchen islands and breakfast bars as per plan.
- Double stainless steel sink with single lever washerless faucet and integrated vegetable spray.
- Exhaust fan ducted to exterior.
- White bathroom fixtures.
- Pedestal sink in powder room as per plan.
- Privacy locks on all bathroom doors.
- Mirrors in all bathrooms.
- Energy efficient aerators on all faucets.
- Energy efficient showerheads in all showers as per plan.
- Water saving toilets.
- Pressure balance control in all showers/bathtubs.
- Glass doors on shower stalls as per plan.
- Exhaust fans in all bathrooms.
- Post formed laminate counter tops in Kitchen and Bathrooms.
- Bathrooms include single lever faucets as per plan.
- Brand Name Quality Black/White Kitchen Appliances: 30" Stove (Self-Clean), 18.5 cubic frost free refrigerator, 3-cycle Dishwasher, Microwave/Fan Combo.

FLOORING FEATURES

- Ceramic floor tile, from builder's samples, in front main entry, powder room, kitchen, all bathrooms and laundry room as per plan.
- Quality underpad in all carpeted areas.
- Quality 40 oz / Berber broadloom installed wall to wall in family room, bedrooms, stairs & hallways from builder's samples as per plan.
- All sub-floor sheathing to be screwed to engineered floor joists, and joints sanded prior to finished floor installation.
- Engineered Pre-finished Laminate flooring in living room & dining room area.

ELECTRICAL FEATURES

- 100 Amps circuit breaker panel with copper wiring throughout.
- White electrical decora switches and receptacles.
- One exterior waterproof electrical outlet on roof deck, front porch and one electrical outlet in garage as per plan.
- Carbon Monoxide and smoke alarm on every floor as per Ontario Building Code.
- Telephone pre-wired in kitchen, master bedroom, family room, and rooftop decks as per plan.
- Cable television pre-wire in family room, living room and master bedroom as per plan.
- Electrical light fixtures are installed, including ceiling light fixture in all bedrooms, hallways, family room and kitchen. Wall mount fixture in bathrooms.
- Switch controlled Junction Box for ceiling light by Owner in dining room area.
- Electrical duplex receptacles protected by ground fault interrupter in all bathrooms and exterior outlets.

- Rough-in for future central vacuum.
- CAD 5 cable pre-wired to living room, family room and den as per plan.
- Optional security system available.
- Security level lighting provided in all parking areas.

LAUNDRY AREA FEATURES

- Exterior dryer vent provided.
- Heavy-duty receptacle electrical outlet for dryer and standard electrical outlet for washing machine.
- Full-size stacked washer and dryer in white colour.

WARRANTY

- Longo Communities Warranty in accordance with TARION (formerly Ontario New Home Warranty Program).
- Seven Year TARION protection program for major structural only. Purchaser agrees to pay TARION enrolment fees on closing as an adjustment.
- All purchasers' choices are from builder's samples only. Purchasers acknowledge that various decorative items such as, window coverings, wall coverings, hardwood flooring, stained staircase, and other decorative and upgrade items as shown in the sales office or model home are not necessarily included in the purchase price.
- Purchaser acknowledges that the garage area is an unfinished area as per applicable plan and not included in the size of the house.
- House to be finished in a good professional & workmanlike manner.
- Variations from Vendor's samples may occur in finishing materials. Kitchen and vanity cabinetry, floor and wall finishes due to normal production process, availability or site conditions.
- Vendor will not allow the purchaser to do any work and/or supply any material to finish dwelling or enter the premises before closing date.
- House types and streetscapes subject to final Architectural approval of the City of Toronto or developer's Architectural Control Architects and final siting, and approvals of the Vendor's architect.
- Siting requirements may require the Vendor to site the dwelling as a reverse model, and the purchaser agrees to accept the same.
- Exterior elevations will be similar to Artist's concepts pictures shown, but not necessarily identical.
- Actual floor space may vary from stated floor area. Location of furnace, hot water tank, structural posts & beams are to be determined by architect and may not be located as shown on the brochure and purchasers shall be deemed to accept same.
- Room dimensions and window configuration may vary with final construction drawings. All dimensions are approximate.
- The vendor has the right to substitute materials of equal or better quality.
- All features and finishes are selected from Vendor's samples and are as per plan. E & O.E.