

# STANDARD SPECIFICATIONS & FEATURES

## Main Floor:

- Approximately 1100 sqft
- Open Concept Living Area
- Large Covered Concrete Porch
- 9' Ceilings throughout Main Floor
- Main Floor Master with Ensuite & Walk-in Closet
- Secondary Bedroom
- Full 5-piece Main Bathroom
- Main Floor Laundry
- Exterior walls 2"x6" @ 16" c.c.
- 11 7/8" International Beam Floor Joists @ 16" c.c.
- Upgraded Insulation Package; Exterior Walls R20 Insulation with sealed 1" Rigid Foam Air Barrier

## Foundation:

- Poured Concrete Foundation
- Tuff n Dri Waterproofing
- Full 9' ceiling heights in basement with egress windows
- Rough-in for future bathroom
- Radon Barrier

## Doors & Windows:

- Energy Star Rated Ostaco Prism Windows
- Ivory vinyl exteriors with grills
- Extended Jambs & Brick Molds
- Three pane rear patio door
- Masonite Steel Entry Doors

## Roof:

- Truss roof hip style roof with multiple pitches
- 7/16" OSB sheathing
- Architectural shingles in black
- R60 Blown-in Insulation in Attic,

## Garage:

- Spacious 1 Car Garage
- 9'x8' Insulated Haas Garage Door
- Electrical ready for Garage Door Opener
- Direct interior access to foyer
- R20 Insulation with 1/2" gypsum board

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### Heating and Ventilation:

- Bryant Model 926 HE 2 stage gas furnace with ECM fan motor
- Lifebreath HRV for fresh air distribution
- Neoprene flex connections to eliminate vibration at furnace
- All ductwork with return air drawn from each bedroom, living room, and basement
- 40 Gallon Electric hot water heater (Rental)
- Oversized gas piping for future use
- Dryer directly vented outdoors
- Range Hood vented outside in kitchen
- External filter rack for easy replacement
- All duct work seams are sealed for efficiency

### Electrical:

- 100 amp service - with 200 amp breaker panel
- All electrical work done to Ontario ESA standards
- Wired Smoke and Carbon Monoxide detectors on each floor - interconnected
- Arc fault breaker on bedroom receptacles
- All bedrooms have centre ceiling fixture
- Modem/Internet Hub Installed
- Wiring for TV and phone in living room and master bedroom
- GFI Outlets in wet areas and on exterior
- Additional space available on panel for future expansion; generator, EV charger, hot tub, swimspa

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### Plumbing:

#### Master Ensuite:

- Maax Essence 60" Alcove Shower with seat
- Moen Dartmoor Shower Faucets in Chrome
- Moen Banbury Single lever Vanity Faucet in Chrome

#### Main Bath:

- Maax Essence 60" Seamless Tub and Shower
- Moen Dartmoor Tub & Shower Faucets in Chrome
- Moen Banbury Single lever Vanity Faucet in Chrome
- All vanities are solid wood
- Efficient Kohler 4.8L Comfort Height toilets throughout with soft close lids
- Venting & Drainage ABS
- 2 Frost free exterior hose bibs
- Pex water supply lines throughout
- All shower faucets are posi-temp single handle controls

### Kitchen:

- Solid Maple Kitchen Cabinets with solid wood boxes and shelves
- Modern 2 1/2" Crown Molding
- Modern Light Valance Trim (lighting is extra)
- 36" Upper cabinets offered in a variety of finishes, styles & colours
- One large bank of pot drawers
- Soft close drawers & doors
- Oversized Island with plenty of storage
- Moen Mali high arc pull down Kitchen Faucet in Chrome
- 2 Island Pendant lights
- 33" Stainless Steel kitchen sink
- Hook up for Built in Dishwasher
- Choice of Builder's selections of modern laminate countertops
- "Green Board" Moisture and Mold Resistant sheetrock in all damp areas

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### **Flooring - Trim - Finishing:**

- Choice of flooring from builder's selection of luxury vinyl & durable laminate
- Lever style door handles to match hinges
- Modern craftsman style baseboards and trim
- Smooth finished 9' ceilings
- Choice of three neutral shades by Benjamin Moore throughout
- Interior doors and trim painted in satin finish, walls finished in a durable flat finish

### **Lot:**

- Frontage: 31'
- Depth 130'
- Fronting onto Johnston Street
- Underground Hydro service, no overhead wires
- Fully serviced with Municipal water and sewer

### **Exterior Finishings:**

- Exterior walls are a combination of 5" Horizontal Vinyl siding and Composite siding as shown in renderings
- Ivory Aluminum soffit & fascia
- Ostaco Prism vinyl windows with extended brick molds
- 4' x 12.5' Rear Deck
- 5' x 12.5' Concrete Front Veranda
- All decks are built with pressure treated lumber
- Railings installed where required by building code

### **Landscaping:**

- Inviting front veranda
  - Low maintenance gently sloped yard, featuring sodded front yard & seeded back and side yard
  - Asphalt driveway
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## EARLY PURCHASE UPGRADES OPTIONS

We offer an array of options to customize your home. Speak with your representative to choose your options to make your home reflect your personal style.

- Flooring & Tile Selections
- Tiled Tub and Shower Surrounds
- Rear Deck expansion
- Alarm system
- Wifi Enabled Garage Door Opener with Keypad
- Walk-out Basement Entry
- Basement finishing with potential Secondary Suite
- Hot water hose bib in garage
- Dimmer & Sensor switches
- Additional LED pot lights
- Bedside switch for centre light
- Ecobee Smart Thermostat
- Central vac with Kitchen sweep
- Ceiling fans
- Soffit lighting or plugs
- Gas hookups for range, BBQ, dryer
- Cozy Efficient Gas fireplace in Living Room
- Upgrade to a Tankless Water Heater or add in a Water softener rental system
- Central A/C
- Custom Cabinetry selections including pull-outs, drawers, and storage solutions
- Quartz Countertops
- Kitchen Backsplash
- Optional waterline for fridge

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### Warranty:

The Tarion Warranty Corporation backs Colmac Properties with the following warranties:

- Defects in workmanship and materials for a period of one year
- Defects in workmanship and materials on electrical, plumbing and heating distribution systems for a period of two years
- Any water penetration through exterior cladding, windows, doors, and exterior caulking for a period of two years
- Major structural defects for a period of seven years

Please refer to your homeowner information package and/or visit [www.tarion.com](http://www.tarion.com) for further details.



### Notes:

- All specifications are subject to change without notice; any brand name features and/or finishes may be substituted provided they are of equal or better quality.
- All specifications and workmanship meet or exceed the requirements of Ontario Building Code and/or Tarion Corporation
- All features and finishes where purchasers are given the option to select the style and/or colour shall be from the predetermined standard selections and specified via related schedules on the Agreement of Purchase and Sale.
- All references to measurements, materials, construction methods, trade/brand/industry name or terms may be subject to change or deviation within generally accepted industry standards and tolerances. Measurements may be converted from imperial to metric or vice versa and actual product size may vary slightly as a result
- All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the builder's sole discretion