



‘D’ LOTS SINGLES, SEMIS & TOWNHOMES FEATURES & FINISHES

GENERAL NOTES

- All references to sizes, measurements, materials, construction styles, trade/brand/industry names or terms may be subject to change or variation within generally accepted industry standards & tolerances. Measurements may be converted from imperial to metric or visa versa & 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 Vendor's sole discretion.
- All features and finishes where Purchasers are given the option to select the style and/or colour shall be from the Vendor's pre-determined standard selections.
- Any brand name features and/or finishes may be substituted by other brand name features and finishes provided they are of equal or better quality.

EXTERIOR FINISHES

1. Architecturally controlled streetscape with pleasing exterior colour schemes, styles, materials and elevations.
2. Clay brick and/or stone and/or stucco and/or siding exteriors.
3. Soldier coursing, exterior columns, arches, keystones and other detailing.
4. Precast concrete window sills, headers and entrance arches.
5. 25 year Manufacturer's warranty on shingles.
6. Maintenance-free aluminum soffits, fascia, heritage siding detail, scallop detail, eavestrough and downspouts as per elevation.
7. Decorative exterior lights on front facade.
8. Fully sodded lot.
9. Rear patio finished with concrete patio slabs.
10. Fully paved driveway.

DOORS AND WINDOWS

11. Casement windows throughout (excluding basement windows). All windows will be vinyl low E, argon gas filled. Opening windows are screened. Internal aluminum grilles on all front elevations (front, side, and rear for corner conditions). See sales representative for details.
12. Insulated front entry door.
13. Entry door from garage to house (as per plan) if grade permits.
14. Vinyl sliding patio door with screen.

15. Satin nickel front door grip-set.
16. Metal insulated garage doors with decorative glazing (as per elevation).

EXCITING INTERIOR FEATURES

17. Singles/Semis/Towns:
 - 9' ceilings on main floor and 8' ceilings on second floor (excluding all low headroom areas due to mechanical systems and/or dropped areas).
18. 5-1/4" baseboards with 3" casings.
19. Interior doors and trim to be painted white.
20. Interior walls to be painted warm grey.
21. Wire shelving installed in all closets.
22. Stained oak veneer staircase (not including unfinished spruce basement staircase).
23. 2 panel smooth style interior doors with satin nickel finish interior hinges, locks and lever handles.
24. Fireplace:
 - Flat wall or corner gas fireplace will receive a stone cast mantle.
 - 2 sided gas (see thru) fireplace is raised 2ft off the ground and receives a picture frame trim surround w/4pcs of marble per side.
 - 3 sided gas fireplace will sit flat on floor and will receive an MDF painted white Cap with 5 pcs of marble surround.
25. Oak handrail and posts with black metal pickets with alternating collars.
26. Interior decorative smooth columns. Sizes vary according to structural requirements.
27. Smooth finish ceilings on main level (excluding open to above areas).
28. Second floor ceilings to be stipple sprayed with smooth borders with the exception of bathrooms and laundry rooms, which have a smooth finish.
29. Cold cellar provided in basement (as per plan) with solid core door with weather stripping, light, floor drain and vent.

FLOORINGS

30. Porcelain tile flooring in all tiled areas (as per plan).
31. ¾" x 3" stained oak engineered hardwood flooring on main level throughout (excluding all tiled areas). Purchasers choice of Laminate (all available colours) or Group 'A' Berber carpeting with standard underpad (one colour and no partial areas) on second floor throughout (excluding tiled areas).

BATHROOMS

32. Porcelain wall tiles in all tub shower enclosures (excluding ceilings). Separate shower stalls to include the ceiling.
33. Master Ensuite freestanding tub with deck mount faucet (NOTE: this item only applies to singles & semis, not towns).
34. Master Ensuite separate shower stalls as per plan with 4 inch shower pot light and Clear Glass Shower Door.
35. White pedestal sink in all powder rooms.
36. Single lever Delta, Moen or Riobel faucets with mechanical pop-ups in all bathrooms. As per Vendor's standard selection.
37. Deep acrylic soaker tubs throughout.
38. Vanity mirrors in all bathrooms. 24" x 42" mirror over each sink in all bathrooms.
39. Flat Panel Oak or maple cabinetry with laminate tops (level 1 granite for master ensuite vanity).
40. Porcelain sinks in all bathrooms (undermount in master ensuite).
41. Strip lighting in all second floor bathrooms with ceiling mounted globe fixture in all powder rooms.

KITCHEN

42. Flat panel Oak or Maple kitchen cabinets with Taller Upper Cabinets.
43. Granite countertop (level 1) with stainless steel undermount sink.
44. Single lever Delta, Moen, or Riobel kitchen faucet with integrated pull-out spray.
45. Rough in electrical and plumbing supply for dishwasher.

CONVENIENCE AND SECURITY

46. Five cable and telephone rough-ins (locations to be determined at Grand Alarms appointment).
47. All ducts are professionally cleaned prior to occupancy.
48. Rough-in central vacuum system (terminated at garage).
49. Door chime at front and side entry doors if applicable.
50. Monitored security system available through builder's supplier. Must be ordered by purchaser (see sales representative for details).

NATURAL GAS, ELECTRICAL & PLUMBING DETAILS

51. Rough-in three piece drains in basement as per Vendor's standard location.
52. 200 Amp electrical service.
53. Rough-in for future vehicle charging station.
54. Gas line to rear (capped) for future barbeque hook-up.
55. Weather-proof exterior electrical outlets, one at rear, one at front entry and one on accessible front balconies as per applicable floor plan.
56. Two electrical outlet(s) in garage.
57. Extra electrical outlet in garage ceiling.
58. High efficiency heating system.
59. Heavy duty wiring and plug receptacles for kitchen stove and clothes dryer.
60. Kitchen stove vent and clothes dryer vent to be vented to outside.
61. Ceiling light fixtures in all rooms with exception of living rooms and open to above family rooms which will receive a wall switched outlet.
62. Smoke detectors and carbon monoxide detectors installed and hard-wired (as per Ontario Building Code).
63. White Decora plugs and switches throughout (excluding fireplace switch), as per Vendor's standard specifications.
64. Two exterior water taps (one located in the garage).
65. Duct work sized for future air conditioning.
66. Heat Recovery Ventilator (partially ducted system)

CONSTRUCTION

67. Poured concrete basement walls with heavy-duty damp proofing drainage board and weeping tiles.
68. Poured concrete porch.
69. Poured concrete garage floor.
70. Engineered floor joists.
71. Sub-floor to be nailed, sanded, glued and screwed.
72. 2" x 6" exterior wall construction.
73. Spray foam insulation minimizing air penetration in garage ceiling below livable areas as well as all cantilevered areas.
74. Garage stud walls and ceiling to be drywalled.

WARRANTY

75. The Tarion Warranty Corporation backs Aspen Ridge Homes with the following warranties:
 - The home is free from:
 - ☒ defects in workmanship and materials for a period of one year.
 - ☒ defects in workmanship and materials for a period of two years on electrical, plumbing and heating distribution systems. Any water penetration through exterior cladding, windows, doors and exterior caulking.
 - ☒ major structural defects for a period of seven years.

Please refer to your home owner information package and/or visit tarion.com for further details.



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