



BONDHEAD

— A NATURAL CHOICE —

SINGLES 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 vice 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 Vendors' 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 predetermined 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. Distinctive stone, clay brick, wood-like and/or stucco exterior combinations.
3. Soldier coursing, exterior columns, arches, keystones and other detailing.
4. Precast concrete and/or stucco windowsills, headers and entrance arches.
5. Upgraded architectural shingles (limited lifetime manufacturer's warranty).
6. Maintenance-free aluminum soffits, fascia, eavestrough and downspouts as per elevation.
7. Metal insulated garage doors (as per elevation).
8. Decorative exterior lights on front façade.
9. Fully sodded lot.
10. Fully paved driveway.
11. Garage walls and ceiling to be fully drywalled and left unfinished (framed areas only).

DOORS AND WINDOWS

12. Vinyl casement windows throughout (excluding basement windows). All windows to be low E, argon gas filled. Operable windows are screened. Internal aluminum grilles on all front elevations (front, side and rear for corner conditions).
13. Insulated front entry door(s) including satin nickel finish front door grip-set.
14. Exterior garden and/or french and/or vinyl sliding door at rear as per plan.

INTERIOR FEATURES

15. **38', 42', 44' & 45' Singles:**
 - **9' ceilings on main floor and 9' coffered ceilings on all second floor bedrooms.** Remainder of 2nd floor areas to have 8' high ceilings.
- 50' Singles:
 - **10' ceilings on main floor and 9' ceilings on second floor.** The above excludes all low headroom areas due to mechanical and/ or dropped areas.
16. **5-1/4" colonial style baseboards throughout with 3" casings on all main and second floor windows, doorways and flat arches.**

17. 38', 42', 44' & 45' Singles:

- **6'-8" high two panel smooth** style interior doors with satin nickel interior hinges, locks and lever handles on main floor and second floor.
- 50' Singles:**
- **8' high two panel smooth** style interior doors with satin nickel interior hinges, locks and lever handles on main floor and
 - **7' high two panel smooth** style interior doors with satin nickel interior hinges, locks and lever handles on second floor.
18. Interior doors and trim to be painted white. Interior walls to be painted warm grey.
 19. Wired shelving installed in all closets.
 20. Stained oak pickets and handrails from first to second floor and from main floor to basement door. Purchaser choice of Rail 2 black metal pickets with alternating collar or Rail 3 1-3/4" oak pickets.
 21. Stained oak veneer staircases (not including unfinished spruce basement staircase).
 22. Fireplace:
 - Flat wall or bump out application: fireplace with a stone cast mantle.
 - 2 sided gas (see thru) fireplace is raised approx. 24" from finished floor (within a partition) with stone cast trim surround.
 23. Smooth finish ceilings on main and second level (second level application includes resilient channel).
 24. Cold cellar provided in basement with weather-stripping solid core door, light, floor drain and vents (as per plan).

FLOORING

25. 3/4"x 3-5/16" stained oak engineered hardwood flooring on main and second level throughout (excluding all tiled areas).
26. Porcelain tile flooring in all tiled areas (as per plan).

BATHROOMS

27. Ceramic wall tiles in all bathtub enclosures up to the ceiling (excluding primary ensuite tub). Separate shower stalls to include the ceiling.
28. Primary ensuite separate shower stalls with 4" shower pot light and clear glass frameless shower door.
29. White pedestal sinks in all powder rooms.
30. Single lever Delta faucets with mechanical pop-ups in all bathrooms. As per Vendor's standard selection.
31. Primary ensuite freestanding tub with deck mount faucet.
32. Deep acrylic soaker tubs throughout.
33. Vanity mirrors in all bathrooms.
34. Bathroom Cabinetry including traditional and contemporary options with Group 2 Granite/Quartz for Primary Ensuite vanity (laminare countertop atop all other vanities).
35. Porcelain drop in sinks in all bathrooms. Undermount sink for Primary Ensuite vanity.
36. Strip lighting in all second floor bathrooms (excluding powder room).

KITCHENS

37. Kitchen Cabinetry with extended height uppers and light valance including traditional and contemporary options.
38. Group 2 Granite or Quartz countertops from builders standard selection.
39. Stainless steel undermount kitchen sink.
40. Single lever Delta kitchen faucet with integrated pull-out spray.
41. Rough in electrical and plumbing supply for dishwasher.

CONVENIENCE AND SECURITY

42. Five cable and telephone rough-ins (locations to be determined at Grand Alarms appointment).
43. All ducts are professionally cleaned prior to occupancy.
44. Rough-in central vacuum system (terminated at garage, excluding coach house).
45. Door chime at front entry door.
46. Monitored security system available through builder's supplier. Must be ordered by purchaser (see sales representative for details).

NATURAL GAS, ELECTRICAL & PLUMBING DETAILS

47. 200 AMP service.
48. Gas line to rear (capped) for future barbeque hook-up.
49. Weatherproof exterior electrical outlets, one at rear, one at front entry and one on accessible front balconies.
50. One electrical outlet in garage (one per garage door).
51. One electrical outlet in garage ceiling (one per garage door).
52. High efficiency heating system.
53. Heat recovery ventilator (HRV) partially ducted system.
54. Ceiling light fixtures in all rooms.
55. White Decora plugs and switches throughout (excluding fireplace switch).
56. Kitchen Valance Lighting on separate switch.
57. One USB charger/duplex receptacle at kitchen counter and one in each bedroom.
58. Ductwork sized for future air conditioning.
59. Two exterior water taps. (excluding detached coach house).
60. 3 piece rough-in (drain pipes only) for future basement bathroom.

CONSTRUCTION

61. **9' Poured concrete basement walls (damp proofing with drainage membrane where required).**
62. Poured concrete porch (as per plan).
63. 2" x 6" exterior wall construction.
64. All finished interior walls and ceilings to be drywall construction.
65. Engineered floor joists. Sub-floor to be nailed, glued, sanded and screwed.
66. Spray foam insulation minimizing air penetration in garage ceiling below livable areas as well as all cantilevered areas.

WARRANTY

67. **The Taron Warranty Corporation backs Aspen Ridge Homes with the following warranties:**

- ☒ 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 and 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 taron.com for further details.

COACH HOUSE FEATURES AND FINISHES:

DOORS AND WINDOWS

1. Vinyl casement windows throughout. All windows to be Low E, argon gas filled. Operable windows are screened.
2. Insulated entry door including satin nickel finish door grip set.

INTERIOR FEATURES

3. 8' high ceilings, excluding low headroom areas due to mechanical and or dropped areas.
4. 5- 1/4" colonial style baseboards with 3" casing throughout.
5. 6'-8" high Two Panel Smooth style interior doors with satin nickel interior hinges, locks and lever handles.
6. Interior doors and trim to be painted white. Interior walls to be painted warm grey.
7. Wire shelving installed in all closets.
8. Natural finish oak veneer staircase with matching hand pass.
9. Smooth ceilings throughout.

FLOORING

10. Porcelain tile flooring in all tiled areas (as per plan).
11. 8mm Laminate Flooring (all available colours) throughout (excluding tiled areas).

BATHROOMS

12. Ceramic wall tiles in all bathtub enclosures up to the ceiling.
13. Single lever Delta faucets with mechanical pop-ups in all bathrooms. As per Vendor's standard selection.
14. Deep soaker tub.
15. Vanity mirror in bathroom with strip lighting above.
16. Bathroom Cabinetry including traditional and contemporary options with laminare countertop.
17. Porcelain drop in sink in bathroom.

KITCHENS

18. Kitchen Cabinetry including traditional and contemporary options with laminare countertop.
19. Stainless steel drop in kitchen sink.
20. Single lever Delta kitchen faucet with integrated pull-out spray.
21. Rough in electrical and plumbing supply for dishwasher.

LAUNDRY ROOM

22. Roughed-in for future stackable washer/dryer.

CONVENIENCE, ELECTRICAL AND SECURITY

23. Two cable and telephone rough-ins (locations to be determined at the purchaser's Grand Alarms appointment).
24. Monitored security system available through builder's supplier. Must be ordered by purchaser.
25. High efficiency heating system.
26. Heat recovery ventilator (HRV) partially ducted system.
27. White Decora plugs and switches throughout.



ASPENRIDGE

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