



TOWNS & SINGLES

FEATURES & FINISHES

PHASE: PHASE 11 - 2B

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

- Architecturally controlled streetscape with pleasing exterior colour schemes, styles, materials and elevations.
- Distinctive stone, clay brick, stucco, wood-like and/or siding exteriors.
- Soldier coursing, exterior columns, arches, keystones and other detailing.
- Precast concrete window sills, headers and entrance arches.
- Upgraded Architectural Shingles.
- Maintenance-free aluminum soffits, fascia, heritage siding detail, scallop detail, eavestrough and downspouts as per elevation.
- Decorative exterior lights on front facade.
- Sodded areas as per site plan.
- Fully paved driveway.

DOORS AND WINDOWS

- Vinyl casement and fixed windows throughout excluding structural basement windows. All windows to be Low E, argon gas filled. Operable windows are screened.
- Insulated front entry door.
- Entry door from garage to house (as per plan) if grade permits.
- Exterior garden and/or French and/or Vinyl sliding patio door at rear as per plan.
- Satin nickel front door grip-set.
- Metal insulated garage doors with decorative glazing (as per elevation).

EXCITING INTERIOR FEATURES

- 38' / 45' Singles:
9' ceilings on main floor and 9' ceilings on second floor (excluding all low headroom areas due to mechanical systems and/or dropped areas).
25' Townhouses:
9' ceilings on main floor and 8' ceilings on second floor (excluding all low headroom areas due to mechanical systems and/or dropped areas).
20' Live Work Townhouses:
10' ceilings on finished lower level not including retail space, 9' ceilings on main floor and 8' ceilings on upper floor (excluding all low headroom areas due to mechanical systems and/or dropped areas).
- 5-1/4" baseboards with 3" casings.
- Interior doors and trim to be painted white.
- Interior walls to be painted warm grey.
- Wire shelving installed in all closets.
- Stained oak veneer staircase (not including unfinished spruce basement staircase).
- 2 panel smooth style interior doors with satin nickel finish interior hinges, locks and lever handles.
- Fireplace (Singles Only):
 - Flat wall or bump out application:
Gas Fireplace with stone cast mantle.
- Stained oak pickets and handrails from main/lower level to second/upper 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.
- Smooth finish ceilings on all finished levels. (topmost level includes resilient channel).
- Cold cellar provided in basement (as per plan) with solid core door with weather stripping, light, floor drain and vent. This does NOT apply to live work townhouses.

FLOORINGS

- Standard level floor tiles all tiled floor areas (as per plan).
- ¾" x 3-5/16 Oak-stained engineered hardwood flooring throughout excluding tiled areas and accessory suite basement. Accessory suite to receive laminate flooring excl. tiled areas.

BATHROOMS

- Standard level wall tiles in all bathtub enclosures up to the ceiling. Separate shower stalls to include the ceiling.
- Master Ensuite freestanding tub with deck mount faucet as per plan.
- Master Ensuite separate shower stalls as per plan with 4 inch shower pot light and clear glass shower door.
- White pedestal sink in all powder rooms.
- Single lever faucets with mechanical pop-ups in all bathrooms. As per Vendor's standard selection.
- Deep acrylic soaker tubs throughout.
- Vanity mirrors in all bathrooms. 24" x 42" mirror over each sink.
- Bathroom cabinetry including traditional and contemporary options with Group 1 Granite countertops for Primary Ensuite vanity (laminate countertops atop all other vanities).
- Porcelain sinks in all bathrooms (undermount in master ensuite).
- Strip lighting in all bathrooms (excluding powder room).

KITCHEN

- Kitchen cabinetry including traditional and contemporary options.
- Group 1 Granite countertops with stainless steel undermount sink Accessory suite kitchen to receive laminate countertop and top mount stainless steel sink.
- Single lever kitchen faucet with integrated pull-out spray.
- Rough-in electrical and plumbing supply for dishwasher.

CONVENIENCE AND SECURITY

- Five cable and telephone rough-ins excluding retail space of live work townhouse (locations to be determined at Grand Alarms appointment).
- All ducts are professionally cleaned prior to occupancy.
- Rough-in central vacuum system excluding retail space of live work townhouses.
- Door chime at front entry door.
- Monitored security system available through builder's supplier. Must be ordered by purchaser (see sales representative for details).

NATURAL GAS, ELECTRICAL & PLUMBING DETAILS

- Three-piece rough-in installed in the basement (exact location to be at builder's discretion).
- 200 Amp electrical service. Accessory suite to include a sub panel specifically for basement suite.
- Gas line for future barbeque hook-up. Located at rear of home for Singles and 25' townhouses. Live work models to include bbq line on main floor balcony.
- Water line for future fridge.
- Weather-proof exterior electrical outlets, one at rear, one at front entry and one on accessible balconies as per applicable floor plan.
- One electrical outlet in garage (one per garage door).
- One electrical outlet in garage ceiling (one per garage door).
- High efficiency heating system. Accessory suite includes one system for main house and one dedicated to accessory suite.
- 20ft Live Work Townhouses include rough-in line sets for future air conditioners.
- Ceiling light fixtures in all rooms except for bathrooms that include a vanity strip lighting fixture.
- White Decora plugs and switches throughout.
- Two exterior water taps (one located in garage)
- Duct work sized for future air conditioning.
- Heat Recovery Ventilator (partially ducted system).

CONSTRUCTION

- Poured concrete basement walls with heavy-duty damp proofing drainage board and weeping tiles where required. Single detached homes include taller basement (approx. 9ft to underside of floor joists) not including dropped areas.
- Poured concrete porch.
- Poured concrete garage floor.
- Engineered floor joists.
- Sub-floor to be nailed, sanded, glued and screwed.
- 2" x 6" exterior wall construction.
- Spray foam insulation minimizing air penetration in garage ceiling below livable areas as well as all cantilevered areas.

WARRANTY

- The Taron 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 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.

LIVE/WORK UNITS

UNFINISHED RETAIL

SPACE FEATURES

FEATURES

- Barrier free access door entry with power door operator
- Fixed glass window as per unit specific elevation
- Emergency battery backed light above exit door
- Rough-in 2pc washroom for future sink & toilet
- High efficiency heating system (duct-work exposed below fire-rated ceiling)
- Rough-in line set and wiring for future air conditioner
- Fire-rated door with deadbolt and self-closing hardware separating retail from living space
- Walls and ceiling fire-rated as required by code
- Walls and ceiling shall be primed
- Concrete slab floor
- 100 AMP electrical sub-panel
- Outlets as required by code
- Temporary keyless light fixtures
- Exterior accent lights positioned above future signage space
- Smoke detector with visual strobe
- Carbon monoxide detector

Note: The business/workspace shell is an unfinished space and is not ready for the future needs of any particular business. It shall be the buyer's responsibility to verify permitted businesses and abide by all codes/regulations and obtain all necessary permits to proceed with any work.



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