

# 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 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

- Architecturally controlled streetscape with pleasing exterior colour schemes, styles, materials and elevations.
- Clay brick and/or stone and/or stucco and/or crezone and/or vinyl siding panel exteriors.
- Soldier coursing, exterior columns, arches, keystones and other detailing.
- Precast concrete and/or stucco windowsills, headers and entrance arches.
- Architectural shingles (limited lifetime manufacturer's warranty)
- Maintenance-free aluminum soffits, fascia, eavestrough and downspouts as per elevation.
- Metal insulated garage door(s) with decorative glazing (as per elevation)
- Decorative exterior lights on front façade.
- Fully sodded lot.
- Fully paved driveway.
- Garage walls and ceiling to be fully drywalled and left unfinished (framed areas only).

### DOORS AND WINDOWS

- Casement windows throughout (excluding basement windows). All windows to be vinyl low E, argon gas filled. Operable windows are screened. Internal aluminum grilles on all front elevations (front, side and rear for corner conditions). See sales representative for details.
- Insulated front entry door.
- Satin nickel finish front door grip-set.
- Exterior garden and/or French and/or vinyl sliding door at rear as per plan.

### INTERIOR FEATURES

- 9' ceilings on main floor and 8' ceilings on second floor. The above excludes all low headroom areas due to mechanical and/ or dropped areas.
- 5-1/4" baseboards with 3" casings.
- Interior doors and trim to be painted white.
- Wired shelving installed in all closets.
- 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.
- Stained oak veneer staircases (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.
  - 2 sided (see thru) gas fireplace, raised to approx. 24" from finished floor with stone cast trim surround.
- Smooth finish ceilings on main and second level (second level application includes resilient channel).
- Cold cellar provided in basement with weather-stripping solid core door, light, floor drain and vents (as per plan).

### FLOORING

- 23/4" x 3-5/16" stained oak engineered hardwood flooring on main and second level throughout (excluding all tiled areas).
- Porcelain and/or Ceramic tile flooring in all tiled areas (as per plan).

### BATHROOMS

- Ceramic wall tiles in all bathtub enclosures up to the ceiling (excluding Primary Ensuite tub). Separate shower stalls to include the ceiling.
- Primary ensuite separate shower stalls with 4" shower pot light and clear glass shower door.
- White pedestal sinks in all powder rooms.
- Single lever Delta faucets with mechanical pop-ups in all bathrooms. As per Vendor's standard selection.
- Primary ensuite freestanding tub with deck mount faucet.
- Deep acrylic soaker tubs throughout.
- Vanity mirrors in all bathrooms.
- Flat panel oak or maple cabinetry with laminate countertops. Group 2 Granite/Quartz for Primary Ensuite vanity only.
- Porcelain sinks in all bathrooms. (Undermount sink for primary ensuite vanity)
- Strip lighting in all second floor bathrooms (excluding powder room).

### KITCHENS

- Flat panel oak or maple kitchen cabinets with taller upper cabinets and Light Valance.
- Group 2 Granite or Quartz countertops from builders standard selection.
- Undermount Stainless Steel Sink.
- Single lever Delta kitchen faucet with integrated pull-out spray.
- Rough in electrical and plumbing supply for dishwasher.

### CONVENIENCE AND SECURITY

- Five cable and telephone rough-ins (locations to be determined at Grand Alarms appointment).
- All ducts are professionally cleaned prior to occupancy.
- Rough-in central vacuum system.
- 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

- 200 AMP service.
- Rough-in for future vehicle charging station which includes a conduit from basement to garage including an outlet box at garage termination.
- Gas line to rear (capped) for future barbeque hook-up.
- Weatherproof exterior electrical outlets, one at rear, one at front entry and one on accessible front balconies.
- One electrical outlet in garage (one per garage door).
- One electrical outlet in garage ceiling (one per garage door).
- High efficiency heating system.
- Heat recovery ventilator (HRV) simplified system.
- Pulsed flow-through HUMIDIFIER (water efficient unit reduces demand for water compared to ordinary flow-through humidifiers).
- Primary ensuite under cabinet hot water recirculating pump (when activated, the cool water you typically let run down the drain is recirculated back to the water heater through the cold

- water line until the warm water arrives).
- Drain water heat recovery unit (DWHR units use the warm water flowing down the shower waste to preheat incoming cold water).
- Ceiling light fixtures in all rooms
  - In addition to above, 10 interior Pot lights on main floor (excluding vaulted ceiling, cathedral ceiling and open to above areas)
- White Decora plugs and switches throughout (excluding fireplace switch).
- Kitchen Valance Lighting on separate switch.
- One USB charger/duplex receptacle at kitchen counter and one in each bedroom.
- Ductwork sized for future air conditioning.
- Two exterior water taps.
- 3 piece rough-in (drain pipes only) for future basement bathroom.

### CONSTRUCTION

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

### WARRANTY

- 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 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 tarion.com for further details.

### ENERGY STAR

- All homes will be ENERGY STAR® qualified. ENERGY STAR for New Homes is an initiative for Natural Resources Canada to promote energy efficient home building in Ontario. Performance tested, third party verified and government backed, the ENERGY STAR label is your assurance that your new home is built to exacting, energy efficient guidelines.

# Singles Features & Finishes.



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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, brick, stucco, vinyl and/or wood-like siding as per elevation.
3. Soldier coursing, exterior columns, arches, keystones and other detailing as per elevation.
4. Precast concrete window sills, headers and entrance arches as per elevation.
5. Architectural shingles (limited lifetime manufacturer's warranty)
6. Maintenance-free aluminum soffits, fascia, eavestrough and downspouts as per elevation.
7. Metal insulated garage door(s) with decorative glazing (as per elevation)
8. Decorative exterior lights on front façade.
9. Sodded areas as per site plan.
10. Fully paved asphalt driveway.
11. Garage walls and ceiling to be fully drywalled and left unfinished (framed areas only).

## DOORS AND WINDOWS

12. Casement windows throughout (excluding basement windows). All windows to be vinyl low E, argon gas filled. Operable windows are screened. Internal aluminum grilles on all front elevations (front, side and rear for corner conditions). See sales representative for details.
13. Insulated front entry door.
14. Satin nickel finish front door grip-set.
15. Exterior garden and/or French and/or vinyl sliding door at rear as per plan.

## INTERIOR FEATURES

16. 38'/45' Singles:
  - 9' ceilings on main floor and 8' ceilings on second floor. The above excludes all low headroom areas due to mechanical and/ or dropped areas.
- 50' Singles:
  - 10' ceilings on main floor and 9' ceilings on second floor excluding low headroom areas due to mechanical and/or dropped areas.
17. 5-1/4" baseboards with 3" casings.
18. Interior doors and trim to be painted white.
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 Rail2 black metal pickets with alternating collar or Rail3 1-3/4" oak pickets.
21. Stained oak veneer staircases (not including unfinished spruce basement staircase).
22. 36'/45' Singles:
  - Standard height (6-8") 2-panel smooth style interior doors with satin nickel finish, interior hinges and lever handles.
- 50' Singles:
  - 8' tall 2 panel smooth interior doors with satin nickel finish interior hinges and lever handles.

23. Gas Fireplace as per plan:

- Flat wall or bump out application includes gas fireplace with stone cast mantle.
  - 2-sided (see through) gas fireplace is raised to approx. 12" from finished floor with stone cast trim surround.
24. Smooth finish ceilings on main and second level (second level application includes resilient channel).
  25. Cold cellar provided in basement with weather-stripping solid core door, light, floor drain and vents (as per plan).

## FLOORING

26. 3/4" x 3" stained oak engineered hardwood flooring throughout finished areas excluding all tiled areas.
27. Standard level floor tiles in all tiled areas (as per plan).

## BATHROOMS

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

## KITCHENS

38. Kitchen cabinetry including traditional and contemporary options. The kitchen includes Tall Uppers and Light Valance.
39. Group 2 Granite or Quartz countertops from builders' standard selection.
40. Undermount Stainless Steel Sink.
41. Single lever Delta kitchen faucet with integrated pull-out spray.
42. Rough in electrical and plumbing supply for dishwasher.

## CONVENIENCE AND SECURITY

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

## NATURAL GAS, ELECTRICAL & PLUMBING DETAILS

48. 200 AMP service.
49. Rough-in for future vehicle charging station which includes a conduit from basement to garage including an outlet box at garage termination.
50. Gas line to rear (capped) for future barbeque hook-up.
51. Weatherproof exterior electrical outlets, one at rear, one at front entry and one on accessible front balconies.

52. One electrical outlet in garage (one per garage door).
53. One electrical outlet in garage ceiling (one per garage door).
54. High efficiency heating system.
55. Heat recovery ventilator (HRV) simplified system.
56. Pulsed flow-through HUMIDIFIER (water efficient unit reduces demand for water compared to ordinary flow-through humidifiers).
57. Primary ensuite under cabinet hot water recirculating pump (when activated, the cool water you typically let run down the drain is recirculated back to the water heater through the cold-water line until the warm water arrives).
58. Drain water heat recovery unit (DWHR units use the warm water flowing down the shower waste to preheat incoming cold water).
59. Ceiling light fixtures in all rooms
  - In addition to above, 10 interior Pot lights on main floor (excluding vaulted ceiling, cathedral ceiling and open to above areas)
60. White Decora plugs and switches.
61. Kitchen Valance Lighting on separate switch.
62. One USB charger/duplex receptacle at kitchen counter and one in each bedroom.
63. Ductwork sized for future air conditioning.
64. Two exterior water taps.
65. 3 piece rough-in (drainpipes only) for future basement bathroom.

## CONSTRUCTION

66. Poured concrete basement walls (damp proofing and drainage membrane where required). 50' Singles include Taller 9' poured concrete foundation.
67. Poured concrete porch (as per plan).
68. 2" x 6" exterior wall construction (Energy Star Wall Assembly).
69. All finished interior walls and ceilings to be drywall construction.
70. Engineered floor joists. Sub-floor to be nailed, glued, sanded and screwed.
71. Spray foam insulation minimizing air penetration in garage ceiling below livable areas as well as all cantilevered areas

## WARRANTY

72. The Tarion Warranty Corporation backs Aspen Ridge Homes with the following warranties:  
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  - 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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