

FEATURES & FINISHES

GENERAL NOTES

- All references to size, measurements, materials, construction styles, trade/brand/industry name or terms may be subject to change or variation 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 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 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.
- Distinctive stone, clay brick, wood-like and/or stucco exterior combinations.
- Soldier coursing, exterior columns, arches, keystones and other detailing.
- Precast concrete window sills, headers and entrance arches as per plan.
- Upgraded architectural shingles** (limited lifetime manufacturer's warranty).
- Flat roof areas to receive modified bitumen system.
- Maintenance-free aluminum soffits, fascia eavestrough and downspouts.
- Upgraded exterior coach lights on front façade.
- SINGLES:** Enviro Pave permeable driveway paving stones to sidewalk on private side (sidewalk to road curb to be paved).
TOWNS: 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(s) including satin nickel finish front door gripset.
- Exterior French door or vinyl sliding patio door at rear and/or balcony (as per plan).
- Metal insulated garage doors (as per elevation).

INTERIOR FEATURES

- SINGLES: 10' ceilings on main floor and 9' ceilings on second floor excluding low headroom areas due to mechanical and/or dropped areas.**
TOWNS: 9' ceilings on ground floor, 9' ceilings on main floor and 9' ceilings on upper floor excluding low headroom areas due to mechanical and/or dropped areas.
- SINGLES: 7-1/4" baseboards on main floor and 5-1/2" baseboards on second floor with complementing 3" casings.**
TOWNS: 5-1/2" baseboards on ground, main and upper floor with complementing 3" casings.
- SINGLES: Two panel smooth style interior doors with satin nickel interior hinges and lever handles (privacy locks on bathroom doors only). 8' tall on main floor and 7' tall on second floor.**
TOWNS: Two panel smooth style interior doors with satin nickel interior hinges and lever handles (privacy locks on bathroom doors only). 6'-8" tall on ground, main and upper floor.
- Interior doors and trim to be painted white. Interior walls to be painted warm grey.
- Wire shelving installed in all closets.
- Stained oak staircases.**
- Stained oak pickets, post(s) and handrails. Purchaser choice of Rail 2 black metal pickets with alternating collar or Rail 3 1-3/4" oak pickets.
- Smooth finish ceilings throughout.
- Tray, coffered, and/or waffle ceiling detailing, as per plan.**
- SINGLES ONLY - Fireplaces:**
 - Flat wall or bump-out application:**
Majestic Quartz36 Direct Vent Gas Fireplace with Stone Cast Mantle (as per plan).
 - Two sided (see-thru) unit:**
Majestic Pearl 36 See-Through direct vent Gas Fireplace, raised approx. 12" from finished floor (within a partition) with Stone Cast trim surround.

FLOORING

- Upgrade level 1 tiles in all tiled floor areas** (12" x 24" standard tiles available).
- 3/4" x 3-5/16" Oak-stained engineered hardwood flooring throughout excluding tiled and unfinished areas.**

BATHROOMS

- Porcelain** wall tiles in all bathtub enclosures up to the ceiling. Separate shower stalls to include the ceiling.
- White pedestal sinks in all powder rooms.
- Delta faucet package in all bathrooms.
- Deep acrylic soaker tubs throughout (excluding primary ensuite tub).
- Primary ensuite freestanding tub with Delta deck mount faucet (as per plan).
- Vanity mirrors in all bathrooms. 24" x 42" mirror over each sink with vanity strip lighting above.
- Bathroom cabinetry including traditional and contemporary options with **group 1 granite countertops.**
- Undermount sink in all bathrooms (excluding powder room).
- Energy Star certified exhaust fans in all bathrooms.
- Primary ensuite separate shower stalls with 4" shower pot light and clear glass frameless shower door.
- Two-piece toilets with elongated bowls in all bathrooms.

KITCHENS

- Kitchen cabinetry including traditional and contemporary options with **group 1 granite countertops.**
- Stainless steel undermount kitchen and servery sink (as per plan).
- Delta kitchen faucet with integrated pull-out spray. Delta faucet package in all bathrooms. Complementing faucet at servery sink (as per plan).

LAUNDRY ROOM

- Freestanding laundry/utility tub with chrome faucet within laundry room or unfinished laundry area (as per plan).

CONVENIENCE AND SECURITY

- Five cable and telephone rough-ins (locations to be determined at the purchaser's Grand Alarms appointment).
- All ducts are professionally cleaned prior to occupancy.
- Complete central vacuum system** (canister installed in garage with exception to models with detached garages which will have canister installed within unfinished basement).
- Monitored security system available through builder's supplier. Must be ordered by purchaser (see sales representative for details).

GAS, ELECTRICAL & PLUMBING DETAILS

- Three-piece rough-in installed in the basement (exact location to be at builder's discretion).
- 200 amp electrical service.
- Gas line for future barbecue hook-up (capped). Location at vendor's discretion.
- Water line for future fridge (capped).
- Weatherproof exterior electrical outlets, one at rear, one at front entry and one on accessible front balconies (as per plan).
- Electrical wall outlet(s) in garage (one per garage door). Electrical ceiling outlet in garage for future garage door opener (one per garage door).
- High efficiency heating system with programmable thermostat.
- Heat recovery ventilator (partially ducted system).
- Ceiling light fixtures in all rooms with the exception of bathroom vanity lighting.
- White Decora plugs and switches throughout.
- One USB charger/duplex receptacle at kitchen counter and one in primary bedroom.
- 10 interior pot lights** on main floor (excluding vaulted, cathedral ceiling and open to above areas).
- Aquor house hydrant exterior water taps inclusive of hose connectors (one located in garage and one at rear).

CONSTRUCTION

- Cold cellar provided in basement with weather stripping, steel insulated door, light and floor drain.
- Poured concrete basement walls with damp proofing and drainage membrane where required. Single detached homes include taller 9' poured concrete foundation.**
- 2"x 6" exterior wall construction.
- All finished interior walls and ceilings to be drywall construction.
- Spray foam insulation minimizing air penetration in garage ceiling below livable areas as well as all cantilevered areas.
- All homes to receive a quality care assessment by aspenridge™.
- All garage wood framed walls to be fully drywalled and to be primed.
- Superior engineered floor joists.**

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 homeowner 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.

General notes

*As per plan. Specifications may change without notice. 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. E & O.E. July 11, 2023.



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