



Shining Hill

SIGNATURE APPOINTMENTS

PREMIUM EXTERIORS

- **Traditional and Contemporary inspired architecture utilizing brick, stone, stucco and architectural board, as per applicable plan.**
- Precast concrete window sills, headers and arches, as per applicable plan.
- **Copper and/or prefinished metal accent roof(s)**, as per applicable plan, other roof areas to receive limited lifetime manufacturer's warranty self-sealing asphalt shingles.
- Decorative exterior railings, as per applicable plan.
- Low maintenance aluminum soffits, fascia, eavestroughs and downspouts.
- **Elegant coach lights** at all doorways and front elevations, as per applicable plan.
- **Covered rear loggia**, as per applicable plan, with concrete pad and steps, if applicable as per grade.
- Driveway to be paved with base and finish coat asphalt.
- Fully sodded front and rear yard and precast concrete slabs at exterior entrances.

SUPERIOR DOORS AND WINDOWS

- **Energy efficient colour coordinated Low-E Argon Gas vinyl casement windows** throughout, excluding basement.
- **All ground or main floor (main entrance floor) windows and exterior door glass to be laminated**, as per applicable plan. All other window and exterior door glass is excluded.
- Sliding rear patio door(s), as per applicable plan.
- **8' insulated fiberglass wood grain look or 8' metal insulated front/main entrance door(s) and sidelight(s) with glass insert, as per applicable plan.**
- **Satin chrome multi-point front/main entrance door lock set.** All other exterior entry doors to receive Weiser satin nickel passage set and deadbolt.
- **Stylish metal insulated roll-up garage door(s) with decorative glazing, as per applicable plan.**
- **Insulated 8' metal entry door from garage to house**, if grade permits. Should grading not permit the garage to house door, there will be no credit or otherwise issued to the Purchaser.

LUXURIOUS INTERIORS

- **10' ceilings on ground or main floor** (main entrance floor), as per applicable plan, **and 9' ceilings on lower, second or third floor**, as per applicable plan (excluding areas due to mechanical or structural requirements).
- **Smooth ceilings throughout**, as per applicable plan.
- 2 coats of acrylic latex paint throughout walls. Purchaser's choice of one colour throughout from Vendor's standard samples.
- Square archways to be trimmed (where possible), as per applicable plan.
- **7 ¼" Colonial baseboards and 3" backbend casing** throughout, as per applicable plan.
- **8' two-panel smooth style interior doors on ground or main floor (main entrance floor) and 7' two-panel smooth style interior doors** on lower, second or third floor, as per applicable plan.
- **Weiser satin nickel lever passage set and hinges** on all interior doors.
- **Oak staircase throughout**, where applicable as per plan, in stained finish with oak treads and oak veneer risers and stringers.
- Solid oak railing in stained finish complete with square black metal pickets to oak staircase from Vendor's standard sample, where applicable, as per plan.
- **Electric linear fireplace with full height prefinished panel wall surround, as per plan and as per Vendor's standard samples. Installation height of fireplace at Vendor's discretion.**
- **5" Cornice moulding in single storey foyer and main hall**, excluding tray ceilings and open to above areas, as per applicable plan.
- Wire shelving in all closets.

UPGRADED FLOORING

- **Choice of imported 12" x 24" tile flooring** in foyer, powder room, laundry room, mud room, finished basement foyer (if applicable) and all bathrooms, as per applicable plan, from Vendor's standard samples.
- **5" engineered prefinished strip hardwood flooring** in stained finish from Vendor's standard samples throughout, excluding tiled areas, as per applicable plan.

GOURMET KITCHEN

- Quality designed cabinetry with **extended height upper cabinets to be selected from up to Upgrade Level 2 Vendor's samples, complete with matching crown moulding on upper cabinets, light valance trim complete with LED valance lighting and soft close doors and drawers.** Bulkheads installed above cabinets.
- **Pot and pan drawers and pull-out garbage and recycling bins**, as per applicable plan.
- Island, pantry and flush breakfast bar in kitchen, as per applicable plan.
- **Quartz countertops complete with backsplash in kitchen/servery**, as per applicable plan, from Vendor's standard samples.
- **Stainless steel double bowl undermount sink and Hansgrohe single lever chrome faucet with integrated pull-out spray.**
- Rough-in dishwasher space with electrical and plumbing supply.

BATHROOM RETREATS

- **Quality crafted cabinetry with vanity top drawer and soft close doors and drawers, where applicable, as per plan, to be selected from up to Upgrade Level 2 Vendor's samples.**
- **Quartz countertop and white undermount vanity sink(s) and Hansgrohe single lever chrome faucet in all bathrooms and powder room**, as per applicable plan, from Vendor's standard samples.
- **12" x 24" tiles** in all bathtub enclosures up to but not including the ceiling. Separate shower stalls to include tiles on ceiling, as per applicable plan.
- **Upgraded water conserving one piece toilet with elongated bowl and smooth close seat in all bathrooms and powder room.**
- **Primary ensuite shower with frameless glass enclosure, 2 LED recessed pot lights, one ceiling mounted Hansgrohe rainshower head, separate handshower with slide bar and upgraded 4" x 4" slotted drain, as per applicable plan.**
- **Secondary ensuite shower(s) with frameless glass enclosure, one recessed LED pot light, wall mounted Hansgrohe rain shower head and upgraded 4" x 4" slotted drain, as per applicable plan.**
- **Free standing tub in primary ensuite complete with Hansgrohe deck mounted chrome faucet, as per applicable plan.**
- **Deep acrylic soaker tubs throughout** (except for primary ensuite), as per applicable plan.
- **On demand hot water delivery recirculation system in primary ensuite.**
- **Upgraded vanity light fixtures in all bathrooms**, with standard ceiling mounted fixture in powder room. All fixtures selected by Vendor.
- Mirror treatment to all bathrooms and powder room.
- **Upgraded Panasonic exhaust fan** vented to the exterior in all bathrooms and powder room.

FUNCTIONAL LAUNDRY ROOM

- **Base cabinet with quartz countertop complete with undermount stainless steel utility sink and Hansgrohe single lever chrome faucet with integrated pull-out spray in laundry room, as per applicable plan.**
- Plumbing, electrical and venting rough-ins provided for future washer and dryer installation.

COMFORT AND PEACE OF MIND FEATURES

- **Control switch located in interior of home near garage to power off future garage door openers.**



Shining Hill Phase 2. August 27, 2026. Specifications are subject to change without notice. Vendor may substitute materials for those shown in the Plans and Specifications, provided such materials in the sole opinion of the Vendor's consultant are of at least comparable quality. Model homes, displays, marketing materials and Schedule "B"s may include finishes that are upgrades and are not included in the purchase price. These upgrades may be offered at extra cost at time of colour selection or may not be made available. Where brand names are specified, the Vendor, in its sole discretion, may substitute with similar product of at least equal quality from another manufacturer. Colour, texture, appearance, etc. of features and finishes installed in the house may vary from Vendor's samples as a result of normal manufacturing and installation processes. Appliance locations shown on Schedule "B"s may vary. All dimensions stated herein are nominal and approximate only, including ceiling heights. Presentation Centre display furnishings and decorations are not included. E.&O.E.



COUNTRYWIDE



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- **Capped gas line at rear of home for future BBQ hook up.** Location determined by Vendor.
- Rough-in central vacuum piping with all runs collected and terminated in the garage.
- Two exterior frost-free hose bibs, one at the rear and one in the garage. Location at Vendor's discretion.
- Shut off valves for all sinks and toilets.
- Smoke and carbon monoxide detectors installed and hard wired as per Ontario Building Code.
- **High efficiency two-stage zoned forced air gas furnace complete with central air conditioning and humidifier.**
- **Conventional HRV air circulating system.**
- Security system available through Vendor's supplier. Must be ordered and paid for by the Purchaser and Purchaser must enter into a monitoring service agreement with Vendor's supplier.
- Professionally cleaned air ducts.
- **Smart Home Package to include one Smart Front Door Video Intercom, one Smart Lock for entry door from garage to house (if grade permits), one Smart Thermostat (location at Vendor's discretion), two Smart Light Switches, two Smart Flood Sensors and one M4 Panel, as per Vendor's standard selections. One Year of interactive service included.** (Subscription required after the first year of services). Internet and WiFi required at Purchaser's expense for video intercom remote viewing. Refer to the Smart Home Package Certificate for further details.

LIGHTING, ELECTRICAL AND TECHNOLOGY

- **200 AMP electrical service** with circuit breaker panel and copper wiring throughout, all to Ontario Hydro specifications.
- **10 LED pot lights throughout.** Locations to be determined at pre-wire consultation appointment. Excludes open to below/above ceilings.
- One exterior seasonal electrical outlet mounted on soffit, operated on a separate switch. Location determined by Vendor.
- Comfort height **white Decora receptacles and switches** with screwless cover plates throughout, as per Vendor's standard specifications, as per applicable plan.
- **One electrical outlet with integrated USB-C port in all bedrooms. Location determined by Vendor.**
- **Electrical receptacle with built-in night light on second or third floor hallway, as per applicable plan. Location determined by Vendor.**
- Interior ceiling light fixtures to all rooms with these exemptions: Living room to receive a switched outlet only. Rooms with two-storey ceilings will receive a switched outlet and a capped outlet for future ceiling light fixtures, as per applicable plan. All fixtures selected by Vendor.
- One weatherproof exterior electrical outlet at front entry, one at rear, and one on accessible front exterior balcony, as per applicable plan. Location at Vendor's discretion.
- One electrical wall outlet in garage per garage bay and one **electrical ceiling outlet for future garage door opener** per garage door, as per applicable plan. Location at Vendor's discretion.
- **Up to 5 TV cable (CAT6/6E) rough-ins.** Locations to be determined at pre-wire consultation appointment.
- **Up to 5 telephone/data (Cat 6/6E) rough-ins.** Locations to be determined at pre-wire consultation appointment.
- **Rough-in wiring from garage to electrical panel for future Electric Vehicle (EV) charging station.**
- Conduit pipe from basement or lower floor, as per applicable plan, to roof attic for future solar panel installation.

SUPERIOR CONSTRUCTION

- **Poured concrete basement walls with approximate 9' extended height ceiling** (excluding areas due to mechanical or structural requirements) and heavy-duty damp proofing, drainage board, weeping tiles, and full height blanket insulation, as per applicable plan.
- 30" x 24" Low E Argon Gas slider basement windows, as per applicable plan. Window wells may be required due to grade.

- 2 x 6 wood framed exterior wall construction.
- **Plywood subfloor to be glued, screwed, and sanded.**
- Poured concrete porch and steps, as per plan and approved grading.
- Steel post and wood beam construction with pre-engineered floor system (excluding areas due to structural design).
- Spray foam insulation in garage ceiling below livable areas as well as all cantilevered areas.
- Taped heating/cooling ducts in basement and garage ceiling.
- Rough-in three-piece plumbing (drainpipes only) in basement for future bathroom, as per applicable plan and Vendor's standard location.
- Cold cellar with steel insulated door or solid wood door, weather stripping, light and floor drain, as per applicable plan, if grade permits.
- Garage walls to be drywalled and taped in a rough finish and prime painted.

WARRANTY

CountryWide Homes warranty backed by Tarion Warranty Corporation and includes:

- The home is free from defects in workmanship and materials for one (1) year.

TWO YEAR WARRANTY PROTECTION

- The home is free from defects in workmanship and materials for caulking, windows and doors so that the building envelope prevents water penetration.
- Defects in workmanship and materials in electrical, plumbing, heating delivery and distribution systems.
- Defects in workmanship and materials which result in detachment, displacement or deterioration of exterior cladding, leading to detachment or serious deterioration.
- Violations of the Ontario Building Code's health and safety provisions.

SEVEN YEAR WARRANTY PROTECTION (MAJOR STRUCTURAL DEFECTS):

A major structural defect is defined in Tarion's Warranty Plan Act as:

- A defect in workmanship or materials that result in the failure of a load-bearing part of the home's structure, or any defect in workmanship or materials that adversely affect your use of the building as a home. Purchaser will reimburse the Vendor for the cost of the Warranty Fee as an adjustment on closing

All references to sizes, measurements, materials, construction styles, trade/ brand/industry names or terms may be subject to change or variation within 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 Purchaser is given the option to select the style and/or colour shall be from the Vendor's predetermined standard selections, provided such items have not been selected or ordered. Useable square footages may vary from stated floor areas.



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