

# PREMIUM FINISHES INCLUDED IN YOUR NEW HOME



VALUED AT OVER **\$275,000**

High efficiency two-stage forced air gas furnace **\$15,000**

10' Ceiling on Main Floor and 9' Ceiling on Second Floor & Basement **\$55,000**

12" x 24" Floor Tiles (As Per Plan) **\$15,000**

5" Wide Plank Engineered Flooring Throughout **\$25,000**

20 LED Pot Lights **\$5,000**

Smooth Ceilings Throughout **\$15,000**

Laminated ground floor windows and door glass **\$10,000**

Silestone Quartz countertops with backsplash in Kitchen and All Bathroom countertops (As Per Plan) **\$20,000**

Primary Ensuite Executive Spa Retreat to include Frameless Glass Shower Enclosure with 2 Recessed Pot Lights, one RAIN Shower Head, Separate Handheld Hansgrohe Fixture, and Free Standing Tub **\$15,000**

Two coats of finish paint **\$10,000**

Wolf/SubZero/Cove Kitchen Appliance Package & Whirlpool Laundry Appliance Package **\$40,000**

Quality designed cabinetry with extended height upper cabinets to be selected from up to Upgrade Level 2 Vendor's samples, complete with matching crown molding on upper cabinets, light valance trim only (electrical not included) and soft close doors and drawers **\$30,000**



Interlock driveway and walkway **\$25,000**

**SMART TECH PACKAGE TO MANAGE YOUR HOME SETTINGS REMOTELY** **\$10,000**

- One (1) Front Door Video Intercom
- One (1) Smart Lock for the Garage Doors (if grade permits)
- Two (2) Smart Light Wall Switches
- Two (2) Smart Flood Sensors
- One (1) Smart Thermostat
- One (1) M4 Panel



## PREMIUM STANDARD FEATURES & FINISHES

40' & 46' DETACHED HOMES  
KLEINBURG HILLS BY COUNTRYWIDE HOMES



- Copper accent roof(s) as per elevation.
- Interlock paved driveway and walkway.
- 5 Exterior LED pot lights.
- 8' high insulated fiberglass wood grain look front entry door(s).
- 10' ceilings on ground floor, and 9' ceilings in basement and second floor.
- Smooth ceilings throughout.
- 200 AMP Electrical Service.

- 7 ¼" baseboards throughout ground floor with 3" casing and backband. 5 ¼" baseboards with 3" casing throughout second floor.
- 8' high 2 panel smooth interior door style on the ground floor and 7' high doors on the second floor.
- Stained finish Oak veneer stairs with square black metal pickets.
- 20 LED pot lights throughout.



- Electric linear fireplace with full height panel surround for all standard fireplace locations.
- 12"x24" tile flooring in foyer, kitchen, breakfast area, powder room, laundry room and all bathrooms (as per plan).
- 5" stained engineered hardwood flooring in smooth finish throughout the ground floor and second floor.
- Silestone® Quartz countertops and backsplash in kitchen and all countertops in bathrooms.
- SubZero/Wolf/Cove and Whirlpool Kitchen & Laundry appliance package.
- Primary Ensuite to include frameless glass shower enclosure, two recessed waterproof pot lights, one ceiling mounted Hansgrohe rain shower head and one handheld shower fixture. Primary ensuite to include free standing tub with deck mounted faucet.



**COUNTRYWIDE**



**Kleinburg Hills Phase 4 March 3 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. \*After the first year, subscription for the services is required. Consult with the Builder's Supplier Representative for details. \*High-speed internet and wifi required for cameras and video intercom remote viewing.

## KLEINBURG HILLS 40' & 46' DETACHED HOMES STANDARD FEATURES & FINISHES BY COUNTRYWIDE HOMES

### PREMIUM EXTERIORS

1. Traditionally inspired architecture utilizing brick, stone, stucco and architectural board, as per applicable elevation.
2. Precast concrete and/or stucco window sills, headers, and arches, as per applicable elevation.
3. Copper accent roof(s), as per applicable elevation, other roof areas to receive limited lifetime manufacturer's warranty self-sealing asphalt shingles.
4. Decorative exterior railings, as per applicable plan.
5. Low maintenance aluminum soffits, fascia, downspouts and half round "European" style eavestroughs.
6. Elegant coach lights at all doorways and front elevations, as per applicable plan.
7. Interlock unit paved driveway and walkway to front entry.
8. Fully sodded front and rear yard.
9. 5 exterior LED pot lights with switch. Locations to be determined at pre-wire consultation appointment.

### SUPERIOR DOORS AND WINDOWS

10. ENERGY STAR® qualified colour coordinated Low-E Argon Gas vinyl casement windows throughout, excluding basement.
11. All ground floor windows and exterior door glass to be laminated, as per applicable plan. All other window and exterior door glass is excluded.
12. French door(s) at rear, as per applicable plan.
13. 8' insulated fiberglass wood grain look front entry door(s) and sidelight(s) with glass insert, as per applicable plan.
14. Satin nickel multi-point front door lock set. All other exterior entry doors to receive standard finish passage set and deadbolt.
15. Stylish metal insulated roll-up garage door(s) with decorative glazing, as per applicable plan.
16. 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

17. 10' ceilings on ground floor and 9' ceilings on second floor (excluding areas due to mechanical or structural requirements).
18. Smooth ceilings throughout ground and second floor.
19. Ground floor archways to be trimmed, except for feature and/or flat arches, as per applicable plan.
20. 7 ¼" Colonial baseboards and 3" casing throughout ground floor and 5 ¼" baseboard and 3" casing throughout second floor doorways, square archways (where possible) and windows, as per applicable plan.
21. 8' two-panel smooth style interior doors on ground floor and 7' two-panel smooth style interior doors on second floor.
22. Weiser satin nickel lever passage set and hinges on all interior doors.
23. Oak staircase ground to second floor, where applicable as per plan, in stained finish with oak treads and oak veneer risers and stringers.
24. Solid oak railing in stained finish complete with square black metal pickets to main stairs from Vendor's standard sample, where applicable, as per plan.
25. 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.
26. 5" Cornice molding in single storey foyer, main hall, dining room and living room, excluding tray ceilings and open to above areas, as per applicable plan.
27. Wire shelving in all closets, as per plan.

### UPGRADED FLOORING

28. Choice of imported 12" x 24" tile flooring in foyer, kitchen, breakfast area, powder room, laundry room and all bathrooms, as per applicable plan.

29. 5" x ¾" engineered prefinished strip hardwood flooring in stained finish from Vendor's standard samples throughout ground floor and second floor (excluding tiled areas), as per applicable plan.

### GOURMET KITCHEN

30. Quality designed cabinetry with extended height upper cabinets to be selected from up to Upgrade Level 2 Vendor's samples, complete with matching crown molding on upper cabinets, light valance trim only (electrical not included) and soft close doors and drawers. Bulkheads installed above cabinets.
31. Island, pantry and flush breakfast bar in kitchen, as per applicable plan.
32. Silestone® quartz countertops complete with backsplash in kitchen/serverly, as per applicable plan, from Vendor's standard samples.
33. Stainless steel double bowl undermount sink and Hansgrohe single lever chrome faucet with integrated pull-out spray.
34. Rough-in dishwasher space with electrical and plumbing supply.

### BATHROOM RETREATS

35. Quality crafted cabinetry with vanity top drawer and soft close doors and drawers, where applicable, as per plan, from Vendor's standard samples.
36. Silestone® quartz countertop and white undermount vanity sink(s) and Hansgrohe single lever chrome faucet in all bathrooms, as per applicable plan, from Vendor's standard samples.
37. 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.
38. Upgraded water conserving one piece toilet with elongated bowl and smooth close seat in all bathrooms.
39. 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 center drain, as per applicable plan.
40. Upgraded pedestal sink with Hansgrohe single lever chrome faucet in Powder Room.
41. Free standing tub in Primary Ensuite complete with Hansgrohe deck mounted chrome faucet, as per applicable plan.
42. Deep acrylic soaker tubs throughout (except for primary ensuite), as per applicable plan.
43. Upgraded vanity light fixtures in all bathrooms, with standard ceiling mounted fixture in powder room. All fixtures selected by Vendor.
44. Mirror treatment to all bathrooms and powder room.
45. Upgraded Panasonic exhaust fan vented to the exterior in all bathrooms and powder room.

### FUNCTIONAL LAUNDRY ROOM

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

### COMFORT AND PEACE OF MIND FEATURES

48. Control switch located in interior of home near garage to power off your future garage door opener.
49. Capped gas line at rear of home for future BBQ hook up. Location determined by Vendor.
50. Complete central vacuum system with unit located in the garage.
51. Two exterior hose bibs, one at the rear and one in the garage. Location at Vendor's discretion.
52. Shut off valves for all sinks and toilets.

## KLEINBURG HILLS 40' & 46' DETACHED HOMES STANDARD FEATURES & FINISHES BY COUNTRYWIDE HOMES

- 53. Smoke and carbon monoxide detectors installed and hard wired as per Ontario Building Code.
- 54. High efficiency two-stage forced air gas furnace.
- 55. Conventional air circulating system HRV.
- 56. Security system consisting of primary control and display keypad at main entry way, motion detector, and magnetic contacts on all dwelling entry doors and main and basement windows available through Vendor's supplier at Purchaser's expense. (Must be ordered and paid by Purchaser and Purchaser must enter into a monitoring service agreement with Vendor's supplier).
- 57. Professionally cleaned air ducts.
- 58. 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

- 59. 200 AMP electrical service with circuit breaker panel and copper wiring throughout, all to Ontario Hydro specifications.
- 60. 20 LED pot lights throughout. Locations to be determined at pre-wire consultation appointment. Excludes open to below/above ceilings.
- 61. One exterior seasonal electrical outlet mounted on soffit, operated on a separate switch. Location determined by Vendor.
- 62. Comfort height white Decora receptacles and switches with screwless cover plates throughout ground and second floor, as per Vendor's standard specifications.
- 63. One electrical outlet with integrated USB-C port in all bedrooms. Location determined by Vendor.
- 64. Electrical receptacle with built-in night light on second floor hallway, as per applicable plan. Location determined by Vendor.
- 65. 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.
- 66. 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.
- 67. 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.
- 68. Up to 5 TV cable (CAT6/6E) rough-ins. Locations to be determined at pre-wire consultation appointment.
- 69. Up to 5 telephone/data (Cat 6/6E) rough-ins. Locations to be determined at pre-wire consultation appointment.
- 70. Rough-in conduit pipe (dropped to basement) in family room for future wall mounted TV, including receptacle, located above standard fireplace. Location at Vendor's discretion.
- 71. Rough-in conduit pipe from garage to basement for future Electric Vehicle (EV) charging station. Excludes wires, circuits and/or accessories.

### SUPERIOR CONSTRUCTION

- 72. 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.
- 73. 30" x 24" Low E Argon Gas slider basement windows. Window wells may be required due to grade.
- 74. 2 x 6 wood framed exterior wall construction.
- 75. Plywood subfloor to be glued, screwed, and sanded.
- 76. Poured concrete porch and steps, as per plan, and approved grading.
- 77. Steel post and wood beam construction with pre-engineered floor system (excluding areas due to structural design).
- 78. Spray foam insulation in garage ceiling below livable areas as well as all cantilevered areas.
- 79. Taped heating/cooling ducts in basement and garage ceiling.
- 80. Rough-in three-piece plumbing (drainpipes only) in basement for future bathroom as per Vendor's standard location.
- 81. Cold cellar with steel insulated door or solid wood door, weather stripping, light and floor drain, as per applicable plan.
- 82. 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