



MIDHURST VALLEY

STANDARD FEATURES AND FINISHES 25' SEMI-DETACHED & 36', 45' SINGLE DETACHED

STATELY EXTERIORS

1. Traditional and contemporary inspired architecture utilizing brick, stone and architectural board, as per applicable elevation.
2. Precast concrete window sills, headers and arches, as per applicable elevation.
3. Copper and/or prefinished metal accent roof(s), as per applicable elevation, other roof areas to receive limited lifetime manufacturer's warranty self-sealing asphalt shingles.
4. Colour coordinated exterior aluminum railings, as per applicable elevation.
5. Low maintenance aluminum soffits, fascia, eavestroughs, and downspouts.
6. Black coach lights at all doorways and front elevations.
7. Driveway to be paved with base and finish coat asphalt.
8. Fully sodded front and rear yard, and precast concrete slabs at exterior entrances. Narrow side yards may be graveled at the Vendor's sole discretion.

SUPERIOR DOORS AND WINDOWS

9. ENERGY STAR qualified colour coordinated Low-E Argon Gas vinyl casement windows throughout, excluding basement.
10. All main floor windows and exterior door glass to be laminated, as per applicable plan. All other window and exterior door glass is excluded.
11. Sliding rear patio door, as per applicable plan.
12. Front entry door(s) to receive glass insert, as per applicable plan.
13. Weiser satin nickel front door grip-set and deadbolt. All other exterior entry doors to receive passage set and deadbolt.
14. Metal insulated roll-up garage door(s) with decorative glazing, as per applicable plan.
15. Insulated 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

16. 9' ceilings on main and second floor, (excluding areas due to mechanical or structural requirements).
17. Smooth ceilings throughout main and second floor.
18. Main floor square archways to be trimmed (where possible), except for feature and/or flat arches.
19. Upgraded Colonial 5 1/4" baseboards and 3" casing throughout main and second floor, as per applicable plan.
20. 7' two-panel smooth style interior doors throughout main and second floor.
21. Weiser satin nickel lever passage set and hinges on all interior doors.
22. Oak staircase main to second floor, where applicable as per plan, in stained finish with oak treads and oak veneer risers and stringers.
23. Solid oak railing in stained finish complete with square black metal pickets from main to second floor, where applicable as per plan, from Vendor's standard samples.
24. Electric linear fireplace with decorative surround, as per Vendor's standard, if applicable as per plan. Installation height of fireplace at Vendor's discretion.
25. Wire shelving in all closets.

PREMIUM FLOORING

26. Choice of imported 13" x 13" tile flooring in foyer, main hall (if applicable), kitchen, powder room, finished laundry room, mud room, and all bathrooms, as per applicable plan, from Vendor's standard samples.

27. 3 1/2" x 3/4" engineered prefinished strip hardwood flooring in stained finish from Vendor's standard samples throughout main floor and second floor (excluding tiled areas), as per applicable plan.

GOURMET KITCHEN

28. Quality designed cabinetry with extended height upper cabinets, from Vendor's standard samples, complete with light valance trim and electrical. Bulkheads may be required above kitchen cabinetry due to mechanical and/or plumbing requirements.
29. Island, pantry and flush breakfast bar in kitchen, as per applicable plan.
30. Silestone quartz countertops in kitchen, as per applicable plan, from Vendor's standard samples.
31. Stainless steel double bowl undermount kitchen sink and Moen single lever chrome faucet with integrated pull-out spray.
32. Rough-in dishwasher space with electrical and plumbing supply.

BATHROOM RETREATS

33. Quality crafted cabinetry with laminate countertops and vanity top drawer, where applicable, as per plan, from Vendor's standard samples.
34. Top drawer or bank of drawers in primary ensuite only, if space permits, as per applicable plan and at the Vendor's discretion.
35. Silestone quartz countertop and white undermount vanity sink(s) in primary ensuite only, as per applicable plan, from Vendor's standard samples.
36. 13" x 13" tiles in all bathtub enclosures up to but not including the ceiling. Separate shower stalls to include tiles on ceiling, as per applicable plan.
37. Upgraded water conserving two-piece toilet with elongated bowl in all bathrooms.
38. Primary ensuite shower with frameless glass enclosure, 2 LED recessed pot lights, one ceiling mounted Moen rainshower head, separate handshower with slide bar and 4" x 4" slotted center drain, as per applicable plan.
39. Mirror and upgraded pedestal sink with Moen single lever chrome faucet in powder room.
40. Free standing tub in primary ensuite complete with Moen deck mounted chrome faucet, as per applicable plan.
41. White porcelain sinks in all bathrooms with Moen single lever chrome faucet.
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. Upgraded Panasonic exhaust fan vented to the exterior in all bathrooms and powder room.

FUNCTIONAL LAUNDRY ROOM

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

COMFORT AND PEACE OF MIND FEATURES

47. Control switch located in interior of home near garage to power off your future garage door opener(s).
48. Capped gas line at rear of home for future BBQ hook up. Location determined by Vendor



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49. Rough-in central vacuum piping with all runs collected and terminated in the garage.
50. Two exterior hose bibs, one at the rear and one in the garage. Location at Vendor's discretion.
51. Shut off valves for all sinks and toilets.
52. Smoke and carbon monoxide detectors installed and hard wired as per Ontario Building Code.
53. High efficiency two-stage forced air gas furnace.
54. Programmable thermostat.
55. Conventional air circulating system HRV.
56. Door chime at front entry door(s).
57. Security system available through Vendor's supplier. Must be ordered and paid by Purchaser and Purchaser must enter into a monitoring service agreement with Vendor's supplier.
58. Professionally cleaned air ducts.

LIGHTING, ELECTRICAL AND TECHNOLOGY

59. 200 AMP electrical service with circuit breaker panel and copper wiring throughout, all to Ontario Hydro specifications.
60. 10 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 and operated on a separate switch. Location determined by Vendor.
62. Comfort height white Decora receptacles and switches with screwless cover plates throughout main 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 and one electrical wall outlet for future central vacuum system, 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 from garage to basement for future Electric Vehicle (EV) charging station. Excludes wires, circuits and/or accessories.

SUPERIOR CONSTRUCTION

71. Poured concrete basement walls with approximate 8' ceiling (excluding areas due to mechanical or structural requirements) and heavy-duty damp proofing, drainage board, weeping tiles, and full height blanket insulation.
72. 2 x 6 wood framed exterior wall construction.
73. Tongue and groove subfloor to be glued, screwed, and sanded.

74. Poured concrete porch and steps, as per plan, and approved grading.
75. Steel post and wood beam construction with pre-engineered floor system (excluding areas due to structural design).
76. Spray foam insulation in garage ceiling below livable areas as well as all cantilevered areas.
77. Cold cellar with steel insulated door or solid wood door, weather stripping, light and floor drain, as per applicable plan.
78. Taped heating/cooling ducts in basement and garage ceiling.
79. Rough-in three-piece plumbing (drainpipes only) in basement for future bathroom, as per Vendor's standard location.
80. Garage walls (except block party walls) to be drywalled and taped in a rough finish and prime painted.
81. Concrete block party wall for Semi Detached models only.

WARRANTY

CountryWide 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.