

FEATURES & FINISHES

EXTERIOR

- Superior designed modern elevations with stone, clay brick, stucco panelling on front and side elevations. Clay brick rear elevations.
- Exterior colour packages are pre-determined and pre-selected by lot and cannot be altered
- Maintenance free energy efficient vinyl casement or fixed glass windows throughout as per model type
- Self-sealing quality 25-year shingles, colour pre-determined and cannot be altered
- Maintenance free aluminum soffit, fascia, eavestrough and downspouts
- Sliding patio door(s) with screen or French door(s) as per model type
- Sectional roll-up garage doors, as per model type
- Two exterior hose bibs, one in garage and one at rear of lot
- Professionally graded and sodded lot
- Precast slab walkway from driveway to front porch
- Rear deck constructed of pressure treated decking and rail as per model type
- Precast slab at rear exit from garage and/or interior space on entry level
- Asphalt paved driveway (as per municipal requirements). Vendor not responsible for future settlement
- Exterior coach light at front door, rear door exit(s), and over garage
- Door from garage to house subject to grade
- Exterior plug at rear exit(s), and front porch, location to be determined by builder
- Aluminum exterior railings at front porch, if required due to grade conditions
- Metal insulated exterior entry door with weather stripping

INTERIOR

TRIM

- Approximate 8-foot ceilings on entry level, approximate 9-foot ceilings on main level and approximate 8-foot ceilings on upper level
- Modern 2 ¾ inch casing and 5 ¼ inch baseboard from Vendor's standard samples
- Natural red oak stairs with oak treads, oak veneer risers and stringers from entry level to main floor and from main floor to upper floor. Modern red oak newel posts and handrail and squared pickets in natural finish as per model type

- All interior doors to have brushed nickel lever hardware
- All ducts to be cleaned prior to closing

PAINTING

- All interior walls to be finished with one (1) choice of paint from Vendor's samples
- Wood trim and interior doors painted white from Vendor's standard samples
- Smooth painted ceilings in bathrooms, kitchen/breakfast area, powder room and laundry room
- Ceilings in entry level including hallways, recreation room (as per model type), on main floor in family room and hallways and upper floor including hallway and bedrooms to be stippled with smooth border as per model type

FLOORING

- Choice of 12" x 12" or 13" x 13" ceramic flooring in kitchen and breakfast area, all finished bathrooms on main and upper floors, in main entrance foyer and hall and laundry room as per model type, from Vendor's standard samples
- Natural pre-finished oak hardwood floor in main floor family room area as per model type from Vendor's standard samples
- 35-ounce carpet in (1) colour in main floor recreation rooms as per model type on upper floor hallway and in bedrooms from Vendor's standard samples
- Quality foam under pad for all carpeted areas

KITCHEN

- Quality crafted cabinetry selected from Vendor's standard samples. Kitchens designed to fit 24 inch dishwasher, 36 inch refrigerator and 30 inch slide in range (not included). Rough-in dishwasher includes plumbing and electrical only with space for dishwasher, cabinet not included
- Breakfast bar and island as per model type
- Optional island as per model type
- Beautiful cabinetry with extended height upper cabinets, approximately 36 inches, bank of drawers, large islands, breakfast bars, quality hardware with soft close doors, and drawers and extended uppers over fridge
- Modern hardware from Vendor's standard selections
- Pantry as per model type for maximum storage
- Granite countertops from Vendor's standard selections

- Double stainless-steel drop-in kitchen sink with washer-less faucet
- Stainless steel exhaust hood fan over stove with 6-inch duct to exterior

BATHROOMS

- White bathroom fixtures in all bathrooms
- Master bathroom ensuite to feature a frameless glass shower wall and door in clear glass with chrome hardware including door handle and hinges, beautiful ceramic tile on walls and ceilings, and recessed light, from Vendor's standard samples
- Quality crafted vanities in main and master bathrooms from Vendor's standard samples
- Choice of quartz countertop in master bathroom, with drop in sink and single lever faucet from Vendor's standard samples
- Choice of laminate countertop in main bathroom with drop in sink and single lever faucet from Vendor's standard samples
- Finished powder rooms to have pedestal sink and lever faucet from Vendor's standard sample
- Single lever faucet in showers and tubs as per Vendor's standard samples
- Exhaust fans in all bathrooms
- Privacy locks on all bathrooms
- Strip lighting above vanities and pedestal sink, location determined by Vendor
- Pressure balancing fixtures in all showers
- Water saving fixtures in all bathrooms and kitchen faucet
- White ceramic toilet paper holder and towel bar in all bathrooms. Location to be determined by Vendor

LAUNDRY

- Laundry room area with connections for water and drain for washing machine, with electrical rough-in and vent for dryer as per model type. Laundry rooms do not include main floor drains.

ENERGY SAVING FEATURES

- Forced air high-efficiency gas furnace with electronic ignition and heat recovery ventilation unit
- Water saving toilets and faucets
- LED light bulbs throughout
- Two interior motion sensor lights as per model type, in locations predetermined by Vendor
- Spray foam insulation in garage ceilings
- Ducts taped to minimize air leaks for high efficiency performance

QUALITY CONSTRUCTION

- Engineered flooring system
- Subfloor is glued, screwed and sanded
- Windows and doors sealed with high quality caulking
- Quality 2" x 6" exterior wall wood frame construction
- Garage to be completely drywalled

ELECTRICAL

- 100 Amp service
- Weatherproof GFI exterior electrical outlet located at front porch, exterior rear yard and upper deck off main floor, locations determined by Vendor
- White Decora switches and receptacles throughout
- Quality ceiling light fixtures with energy saving bulbs in kitchen, breakfast area, family room, upper hall and all bedrooms, main entrance foyer, hall and recreation room as per model type
- Smoke detectors as per Ontario Building Code
- Carbon monoxide detector as per Ontario Building Code
- All bathroom electrical duplex receptacles protected by ground fault interrupter
- Rough-in for central vacuum system dropped into garage
- Rough in keypad at main entrance for future wireless security system
- 2 roughed in Cat 6 location determined by Vendor
- 2 roughed in Cable runs location determined by Vendor
- Complete central air conditioning

All Purchasers' selections from Vendor's standard samples. A wide variety of upgrades and options are available. Specifications, terms and conditions are subject to change without notice. All sketches are artist's renderings only and do not form part of this agreement. Specifications can change without notice. All plans and specifications are subject to modification from time to time, according to Tarion Warranty Program rules and regulations. E. & O.E. Sept 1, 2020.

WARRANTY

Worthington Homes is backed by the Tarion Warranty Corporation.

