

DECO

H O M E S

STANDARD FEATURES & FINISHES

RICHLANDS - SEMIS & TOWNS

EXTERIORS FEATURES

Each home exterior is comprised of a combination of all brick, stone, stucco, and precast accents with masonry detailing around windows and doors, as per plan/elevation.

- **Outstanding front elevations** consisting of brick, precast, stone, stucco, PVC mouldings, aluminum and other unique materials, as per applicable elevations.
- Soldier coursing, arches, keystones and masonry detailing in brick or precast stone, as per elevations.
- Pre-finished, low maintenance - aluminum soffit, fascia, eavestroughs and downspouts, as per applicable elevations.
- **Engineered floor joists** installed with sanded, glued, and screwed subfloors.
- **Insulated sectional garage door(s)** with panel windows.
- Thermo glazed fixed windows on front, side and rear elevations, as per plan. All operating windows come with screen and pre-selected colours from builder's architecturally coordinated exterior packages.
- Horizontal vinyl sliding basement windows 30" x 16", as per plan. Look out conditions come with 30" x 24" vinyl sliding basement windows.
- **8ft Smooth fiberglass insulated front entry door system**, as per plan. All other exterior doors to be steel insulated with glass insert as per plan.
- Elegant satin nickel gripset with deadbolt lock on front entry door.
- Professionally graded & sodded lot with precast patio slabs and steps at front walkway. Precast step(s) at rear door, as required by grade.
- Two exterior water service taps with frost free hose bibs - one in garage and one at the rear (location to be determined by Vendor).
- Elegant precast municipal address plaques to be provided in the masonry work.
- **Cold cellar** as per plan, with weather stripped solid core door, light, and vent(s), if grade permits.

INTERIOR FEATURES

- **Soaring nine-foot (9') high ceilings on main floor**, as per plan.
- **Nine-foot (9') high ceilings on second floor**, as per plan.
- **Oak staircases completed in a natural varnished finish throughout.** (Excluding basement).
- Elegant solid oak handrail and pickets completed in a natural varnished finish throughout (excluding basement), as per plan.
- Smooth ceiling finish in kitchen, powder room, laundry room and bathrooms. Sprayed stippled ceilings with a 4" border in all other finished living areas.
- Choice of one colour paint throughout from Vendor's standard selections. All interior walls to receive one coat of primer and one coat of paint.
- All interior doors and trim painted white.
- Two-panel square top, smooth interior doors, as per plan.
- **Quality 5 1/4" colonial baseboard and 2 3/4" colonial casing** for doors, windows and arches.
- **Electric linear fireplace**, as per plan.
- Satin nickel lever hardware and hinges on all interior doors. Master bedroom and all bathrooms to receive privacy locks.
- Professional home cleaning prior to move in, including windows and furnace/duct system.
- 3-piece bathroom rough-in (drain pipes only), for future basement bathroom. Location as per plan.

KITCHEN, BATHROOMS & LAUNDRY FEATURES

- Custom designed furniture finish kitchen cabinets and vanities in a wide choice of styles from Vendor's standard selections.
- **Extended height kitchen upper cabinets.**
- Pantries and kitchen island, as per applicable plan.
- **Choice of quartz or granite countertop in kitchen**, from Vendor's standard selections.
- **Undermount double compartment stainless steel sink, with a chrome single lever faucet and integrated pull out vegetable sprayer, in kitchen.**
- **Stainless steel exhaust hood fan** over stove area.
- Choice of post formed laminate countertops in all bathrooms, from Vendor's standard selections.
- **Freestanding soaker tub in master ensuite.** Soaker tub comes with an 8" spread faucet deck mounted system.
- Ensuite ceramic tiled shower stall including ceiling.
- **Ensuite shower stalls come equipped with a framed glass shower**

enclosure and selected quartz shower jambs, as per plan.

- 2" x 2" mosaic floor tile in ensuite shower stall.
- 8" x 10" ceramic wall tile up to ceiling on bathtub enclosures.
- Designer selected chrome toilet paper holder and towel bar fixtures in all bathrooms.

FLOORING FEATURES

- **Prefinished engineered 3 1/2" wide natural oak hardwood flooring on main floor**, as per plan.
- 12" x 12" or 13" x 13" ceramic floor tile in foyer, kitchen, powder room, all bathrooms, laundry room & mud room from Vendor's standard selections, as per applicable plan.
- **Quality berber carpet throughout second floor** (excluding tiled areas), from Vendor's standard selections.

ELECTRICAL, HEATING AND PLUMBING FEATURES

- 100-amp electrical service with circuit breakers and heavy duty copper wiring.
- One exterior waterproof electrical outlet at front and rear of home.
- **One holiday receptacle conveniently located in soffit**, controlled on a separate switch.
- Dome style ceiling light fixtures for foyer, hallways, kitchen, breakfast area, living room, den, all bedrooms, walk-in closets, laundry, & family/great room.
- Wall mounted strip lighting in all bathrooms and powder room above the mirror. Master ensuite to receive one ceiling mounted light and one wall mounted strip light above mirror.
- **Rough-in for a future central vacuum system** with one outlet on each floor, to be terminated in basement. Location of outlets to be determined by Vendor.

DECO GREEN ENVIRONMENTAL & ENERGY EFFICIENT FEATURES

- **HRV System (Heat Recovery Ventilator)** - designed to distribute fresh air throughout your home.
- **ENERGY STAR, high efficiency natural gas furnace complete with electronic ignition.**
- Sealed duct work - to reduce heat loss at all duct joints.
- **Central air conditioning system** for maximum comfort.
- **Flow through humidifier installed, to help control your humidity levels within your new home.**
- ENERGY STAR certified programmable digital thermostat located on main floor.
- ENERGY STAR quality thermopane windows filled with low E-argon gas.
- Low flow faucets installed to help reduce your water consumption.
- Water saving toilets.
- **Solar panel ready home with a conduit from the basement electrical panel to the attic.**
- Low VOC paints used.
- All broadloom is CRI Carpet Rug Institute Certified and confirmed to be an environmentally responsible product.
- Hot water tank. (On a rental basis).

HOME AUTOMATION / TECHNOLOGY

- Telephone rough-in in master bedroom & kitchen, complete with capped cover plates.
- **Smart home wiring TV rough-in package** in master bedroom & family room or great room, as per plan. This consists of one cable TV rough-in and one CAT 5 rough-in to provide you with the capability of hard wiring your TV to the internet for streaming purposes.

TARION WARRANTY

Each home is supported with the Tarion Warranty coverage.

Prices and specifications are subject to change without notice. Window configuration may vary with final construction drawings. The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. Colour, texture, appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. Decorative and upgraded items displayed in the furnished model suites and sales office, or marked as optional within the floorplan are for display purposes only and are not included in the purchase price. Refer to agreement for full details. E. & O.E.

June 07, 2017

DECO

H O M E S

STANDARD FEATURES & FINISHES

RICHLANDS - DETACHED

EXTERIORS

Each home exterior is comprised of a combination of all brick, stone, stucco, and precast accents with masonry detailing around windows and doors, as per plan/elevation.

- **Outstanding front elevations** consisting of clay brick, precast, stone, stucco, fiber cement panels, PVC mouldings, aluminum and other unique materials, as per applicable plan.
- Soldier coursing, arches, keystone and masonry detailing in brick or precast stone, as per elevations.
- Pre-finished, low maintenance - aluminum soffit, fascia, eavestroughs and downspouts, as per applicable plan.
- **Engineered floor joists** installed with sanded, glued, and screwed subfloors.
- **Insulated sectional garage door(s)** with panel windows.
- Thermo glazed fixed windows on front, side and rear elevations, as per plan. All operating windows come with screen and pre-selected colours from builder's architecturally coordinated exterior packages.
- Horizontal vinyl sliding basement windows 30" x 16", as per plan. Look out conditions come with 30" x 24" vinyl sliding basement windows.
- **8ft Smooth fiberglass insulated front entry door system**, as per plan. All other exterior doors to be steel insulated, with glass insert, as per plan.
- Elegant satin nickel gripset with deadbolt lock on front entry door.
- Professionally graded & sodded lot with precast patio slabs and steps at front walkway. Precast step(s) at rear door, as required by grade.
- Two exterior water service taps with frost free hose bibs - one in garage and one at the rear (location to be determined by Vendor).
- Elegant precast municipal address plaques to be provided in the masonry work.
- **Cold cellar** as per plan, with weather stripped solid core door, light, and vent(s) if grade permits.

INTERIOR FEATURES

- **Two storey units will receive grand ten-foot (10') high ceilings on main floor, and nine-foot (9') high ceilings on second floor**, as per plan.
- **Three storey units will receive nine-foot (9') high ceilings on main floor, ten-foot (10') ceilings on second floor, and nine-foot (9') high ceilings on third floor.**
- **Tray ceiling in master bedroom.**
- **Oak staircases completed in a natural varnished finish throughout.** (Excluding basement).
- Elegant solid oak handrail and pickets completed in a natural varnished finish throughout (excluding basement), as per plan.
- **Smooth ceiling finish on main floor**, bathrooms & laundry room. Sprayed stippled ceilings with a 4" border in all other finished living areas.
- Choice of one colour paint throughout from Vendor's standard selections. All interior walls to receive one coat of primer and one coat of paint.
- All interior doors and trim painted white.
- **8ft height interior doors on main floor (excluding sunken areas).** All doors come in a twopanel, square top, smooth finish, as per plan.
- **Quality 5 1/4" baseboard and 2 3/4" casing** for doors, windows and arches.
- **Direct vent gas fireplace with Stone cast mantle**, as per plan.
- Satin nickel lever hardware and hinges on interior doors. Master bedroom and all bathrooms to receive privacy locks.
- Professional home cleaning prior to move in, including windows and furnace/duct system.
- 3-piece bathroom rough-in (drain pipes only), for future basement bathroom. Location as per plan.

KITCHEN, BATHROOMS & LAUNDRY FEATURES

- Custom designed furniture finish kitchen cabinets and vanities in a wide choice of styles from Vendor's standard selections.
- **Extended height kitchen upper cabinets.**
- Pantries and kitchen island, as per applicable plan.
- **Choice of quartz or granite countertop in kitchen**, from Vendor's standard selections.
- **Undermount double compartment, stainless steel sink with a chrome single lever faucet and integrated pull out vegetable sprayer, in kitchen.**
- **Stainless steel exhaust hood fan** over stove area.
- Choice of post formed laminate countertops in all bathrooms, from Vendor's standard selections.
- **Freestanding soaker tub in master ensuite.** Soaker tub comes with an 8" spread faucet deck mounted system.

- Ensuite ceramic tiled shower stall including ceiling.
- **Ensuite shower stalls come equipped with a framed glass shower enclosure and selected quartz shower jambs**, as per plan.
- 2" x 2" mosaic floor tile in ensuite shower stall.
- 8" x 10" ceramic wall tile up to ceiling on bathtub enclosures.
- Designer selected chrome toilet paper holder & towel bar fixture in all bathrooms.

FLOORING FEATURES

- **Prefinished engineered 3 1/2" wide natural oak hardwood flooring on main floor** as per plan. Three-storey units to receive **prefinished engineered 3 1/2" wide natural oak hardwood flooring on main and second floor.**
- 12" x 12" or 13" x 13" ceramic floor tile in tiled areas as per plan.
- **Quality berber carpet throughout second floor** (excluding tiled areas), from Vendor's standard selections. Three-storey units to receive **quality berber carper throughout third floor** (excluding tiled areas), from Vendor's standard selections.

ELECTRICAL, HEATING AND PLUMBING FEATURES

- 100-amp electrical service with circuit breakers and heavy duty copper wiring.
- One exterior waterproof electrical outlet at front and rear of home.
- **One holiday receptacle conveniently located in soffit**, controlled on a separate switch.
- Dome style ceiling light fixtures for foyer, hallways, kitchen, breakfast area, living room, den, all bedrooms, walk-in closets, laundry & family/great room.
- Wall mounted strip lighting in all bathrooms and powder room above the mirror. Master ensuite to receive one ceiling mounted dome style light and one wall mounted strip light above mirror.
- **Rough-in for a future central vacuum system** with outlet(s) on each floor, to be terminated in basement. Location of outlets to be determined by Vendor.

DECO GREEN ENVIRONMENTAL & ENERGY EFFICIENT FEATURES

- **HRV System (Heat Recovery Ventilator)** - designed to distribute fresh air throughout your home.
- **ENERGY STAR, high efficiency natural gas furnace complete with electronic ignition.**
- Sealed duct work - to reduce heat loss at all duct joints.
- ENERGY STAR, digital programmable thermostat on main floor.
- **Central air conditioning system** for maximum comfort.
- **Flow through humidifier installed, to help control your humidity levels within your new home.**
- ENERGY STAR quality thermopane windows filled with low E-argon gas.
- Low flow faucets installed to help reduce your water consumption.
- Water saving toilets.
- **Solar panel ready home with a conduit from the basement electrical panel to the attic.**
- Low VOC paints used.
- All broadloom is CRI Carpet Rug Institute Certified and confirmed to be an environmentally responsible product.
- Hot water tank. (On a rental basis).

HOME AUTOMATION / TECHNOLOGY

- Telephone rough-in in master bedroom & kitchen complete with capped cover plates.
- **Smart Home wiring TV rough-in package** in master bedroom & family room or great room, as per plan. This consists of one cable TV rough-in and one CAT 5 rough-in to provide you with the capability of hard wiring your TV to the internet for streaming purposes.

TARION WARRANTY

Each home is supported with the Tarion Warranty coverage.

Prices and specifications are subject to change without notice. Window configuration may vary with final construction drawings. The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. Colour, texture, appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. Decorative and upgraded items displayed in the furnished model suites and sales office, or marked as optional within the floorplan are for display purposes only and are not included in the purchase price. Refer to agreement for full details. E. & O.E.

June 07, 2017