



STOUFFVILLE

LUXURY SERIES
QUALITY APPOINTMENTS
BAKER HILL HOMES LIMITED, LEAF HOMES LIMITED
& BUTTON HOMES LIMITED
30', 36' & 40' SINGLES



60 YEARS OF EXCELLENCE

DISTINCTIVE EXTERIOR CONSTRUCTION FEATURES
ARCHITECTURALLY SELECTED

- 1. Superior architecturally designed homes with inspired brick and/or stone, pre-cast stone accents, vinyl siding, exterior trim features, hardie board and/or smartside and vinyl siding (on gable ends) in selected locations and as per elevation, concrete porches, decorative columns and shutters. Soldier coursing, arches, keystone and masonry detailing in brick as per elevation (side window indentation to be vinyl).*

GOURMET KITCHEN FEATURES

- 1. Furniture finish kitchen cabinets with taller upper cabinets. +
2. Singles will have granite level 1 with 3/4" straight-edge countertops without a bullnose or counter backsplash. Between the granite and the wall, it will be sealed with clear silicone. Townhomes will have laminate kitchen countertops.*+

LUXURY BATHROOM FEATURES

- 1. Water resistant board on tub and shower enclosure walls up to ceiling.
2. Purchaser's choice of deluxe cabinets for vanity in main bath, ensuite, and secondary ensuite (where applicable) and laminate countertops.

DISTINCTIVE INTERIORS

- 1. Approximately 9' 0" high ceiling on ground floor (except in powder room or main floor laundry room or where mechanical or duct work requires a lower height) and approximately 8' 0" high ceiling on second floor and third floors.*

FAMILY ROOM

- 1. Singles will have a gas fireplace complete with glass panel, gas log with ignition switch and a 3 piece marble facing. Townhomes will have a gas fireplace with MDF trim painted white.*

MAIN FLOOR OR 2ND FLOOR LAUNDRY ROOM FEATURES

- 1. Laundry tub with hot and cold-water faucets with shut-offs.*
2. Heavy-duty electrical outlet for dryer.

LIGHTING AND ELECTRICAL FEATURES

- 1. Electrical outlets in all bathrooms and powder room include ground fault protection.

- 2. 100 amp electrical service with breaker panel. 50' lots will have 200 amp electrical service.
3. All wiring in accordance with Ontario Hydro standards.
4. Light fixtures in all bedroom ceilings and in kitchen, dining room, family room, bathrooms, library, above grade laundry room, upper hall and switched electrical outlet in living room.*

HEATING INSULATION AND ENERGY EFFICIENT FEATURES

- 1. Forced air high-efficiency gas furnace with electronic ignition power vented to exterior.
2. Dehumidifier with outlet in basement and humidifier installed on furnace to assist in balancing moisture.

PAINTING

- 1. One coat of quality paint and one coat of primer using low VOC paints on all walls and woodwork.
2. Trim and doors to be painted "luscious" white.

FLOOR COVERINGS

- 1. 2-1/4" x 3/4" natural prefinished hardwood on main floor excluding tiles areas.*+
2. Choice of quality imported 12 x 12 or 13 x 13 ceramic floor tile standard through foyer, kitchen/breakfast area, powder room, all bathrooms, and above grade laundry room.*+

SECURITY AND TECHNOLOGY

- 1. Monitored security system consisting of DSC 4 zone PC500 control, keypad, motion detector, and magnetic contacts on all external main floor doors and operating windows will be installed with Purchaser's order of monitoring service from builder's supplier. (See your Décor Representative for details).

ALSO INCLUDED

- 1. Cold cellar with steel insulated door and a floor drain.*
2. Rough-in drains for 3 piece bathroom in basement.

WARRANTY:

Fieldgate Homes warranty backed by TARION's (Ontario New Home Warranty Program) Excellent Service Rating includes complete customer service program for one full year.

TWO YEAR WARRANTY PROTECTION:

- The home is free from defects in workmanship and materials including caulking windows and doors so that the building prevents water penetration.
• Defects in workmanship and materials in the electrical, plumbing and heating systems.

SEVEN YEAR WARRANTY PROTECTION (MAJOR STRUCTURAL)

- A major structural defect is defined in the Ontario New Home Warranty Plan Act as:
• A defect in workmanship and materials that results in the failure of a load-bearing part of the home's structure, or any defect in workmanship or materials that adversely affects your use of the building as a home.

*AS PER PLAN

+AS PER VENDOR'S STANDARD SAMPLE

Purchaser shall have the right to select floor coverings, tile, cabinets and countertops, bathroom fixture and purchase upgrades from the Vendor's samples subject to their timely availability from the Vendor's normal supplier and provided that the same have not already been ordered for this house. Variations from Vendor's sample may occur in bricks, finishing material, kitchen and vanity cabinets, floor and wall finishes due to the normal production process and between the colour of the basement windows and the windows on the rest of the home. Purchaser is notified that the laundry area may be lowered to accommodate side yard drainage, in extraordinary cases, door(s) from inside the home to garage will be eliminated or, provided it is permitted by the municipal building code, a landing may be added in the garage, at Vendor's discretion. Steps where applicable, may vary at any exterior or interior entrance way due to grading variance. Purchasers are notified that the new home design may have an attic hatch located in a closet and/or on an interior wall. Corner lots and priority lots may have special treatments which may require window or external stair location changes and interior modifications to balance and improve the elevations of the house exposed to the street or to conform to zoning. The Purchaser accepts these changes as necessary. When Purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The house erected or to be erected on the above lot shall contain the features listed above. The floor plan shall be that plan illustrated in the Vendor's latest sales brochure for the model type purchased. The Purchaser acknowledges that the Vendor's model homes have been decorated for public display purposes and may contain certain features and upgrade finishes and augmented services, which may not be included in the basic model type. Most additional features on display in the model home are available as extras. The Purchaser is notified that due to siting and grading conditions, rooflines may not be exactly as shown, some end units will share a common wall with adjoining unit. Due to grading conditions, risers may be necessary at the front and rear entries. Rooflines may vary due to structural roof framing conditions. Variations in uniformity and colour from Vendor's samples may occur in finished material, kitchen and vanity cabinets, floor and wall finishes due to normal production processes. Hardwood may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards. Actual square footage may vary slightly depending on elevation selected. Ceiling height in laundry room and powder room may be modified to accommodate mechanical systems, duct work or architectural changes (some walls may be modified also). Carpeting may be seamed under certain conditions. Fieldgate Homes reserves the right to use visual representations of your home taken during construction and/or after closing, to be used in advertising and/or public relations. Specifications and terms subject to change E. & O.E. September 9, 2017.