

**DISTINCTIVE EXTERIOR CONSTRUCTION FEATURES ARCHITECTURALLY SELECTED**

- Superior architecturally designed homes with inspired brick and/or stone, pre-cast stone accents, vinyl siding, exterior trim features, hardie board and/or smartside in selected locations and as per elevation, concrete porches and decorative columns. Soldier coursing, arches, keystone and masonry detailing in brick as per elevation (side window indentation to be vinyl).\*
- 2" x 6" exterior wall construction. Townhome demising walls with concrete block party wall to underside of roof trusses and sound attenuation insulation to reduce sound transmission.
- Custom grey precast individual house numbers.
- Entry-resistant framing on all perimeter doors.
- Glazed panel in front entry door or sidelight (as per elevation).
- 5" eavestroughs.
- Self-sealing fiberglass shingles (manufacturer's warranty).
- Pre-finished maintenance free aluminum, soffits, fascia, downspouts and vinyl siding.\*
- Steel clad insulated entry and exterior doors with weather-stripping and dead bolt lock.
- Luxury exterior low E argon vinyl casement or hung windows on front elevation. Low E argon vinyl casements on sides and rear.\*
- Low E argon vinyl thermo slider basement windows with screens.
- Taller windows on main floor and insert grills on front elevations only.\*
- Premium quality moulded paneled sectional roll-up garage doors with plexiglass inserts equipped with heavy-duty springs and long life rust-resistant door hardware.\*
- Front and rear of lot to be graded and sodded.
- Pre-cast concrete slab walk to entry from driveway, and 6 precast concrete slabs at rear/sliding garden door at walk-out to rear yard, excluding lots with a door guard. All door guards will be black and secured through the exterior finish.\*
- Two exterior taps - one in garage and one on the non-garage elevation except for the LW-1 which has one tap in the garage & one on the front and the LW-1 MOD which has only one tap, in the garage. Two exterior electrical outlets - one at the portico and one on the balcony, all with ground fault protection.\*
- Elegant grip set for rear doors and two exterior black coach lamps on the garage side. Front will have goose-necked lamps to illuminate the signage on the front.\*
- All windows are fully caulked with quality brand caulking.
- Asphalt paved driveway included in purchase price. Vendor not responsible for future settlement.
- All opening windows and sliding patio doors are complete with screens.
- Direct insulated access door from garage to house with deadbolt and safety closer if grade and OBC permits.\*
- Gas barbecue rough-in on 1 uncovered balcony per residence.\*
- Two gas meters, two hydro meters and two water meters - one of each for residential and one of each for retail/office.\*

**GOURMET KITCHEN FEATURES**

- Furniture finish kitchen cabinets with taller upper cabinets.\*+
- Townhomes will have laminate countertops in kitchen including the island.\*+
- Double stainless steel ledge-back kitchen sink with single lever faucet and vegetable spray.\*
- White kitchen exhaust fan with 6" exhaust vented to exterior.
- Dishwasher rough-in includes electrical and plumbing only with space for dishwasher. Hook up, cabinet and door not included. Electrical for dishwasher disconnected at panel/breaker.
- Dedicated electrical outlet for refrigerator.
- Split electrical outlets at counter level for small appliances.
- Heavy-duty receptacle for stove.
- Colour co-ordinated kickplates to compliment cabinets.

**LUXURY BATHROOM FEATURES**

- Water resistant board on tub and shower enclosure walls up to ceiling.
- Purchaser's choice of cabinets for vanity in main bath, ensuite or shared ensuite (where applicable), and laminate countertops.\*
- Lighting in all bathrooms and powder room.
- Colour co-ordinated kickplates to compliment cabinets.
- Energy efficient water saver shower and dual-flush toilet tanks.
- Ensuite bath off master bedroom with free-standing bathtub and separate glass shower with glass door and double sink in vanity.\*
- Electrical outlets with ground fault protection for small appliances beside vanity in all bathrooms.
- Exhaust fans vented to exterior in all bathrooms.
- Privacy locks on all bathroom doors.
- Single-lever washerless faucets with pop-up plugs in all vanities.
- Vanity with sink or pedestal sink in powder room.\*
- Choice of 6" x 8" ceramic wall tile for main bathtub enclosures and shower stall walls.\*+
- Choice of 12" x 12" ceramic floor tile for ensuite.\*+
- Ceramic bathroom accessories to include towel bar and toilet tissue dispenser.+
- Acrylic or Vikrell bathtub in all locations.\*
- Water temperature balance sensor in all shower / tubs.
- Vapourproof light in all separate showers.\*

**DISTINCTIVE INTERIORS**

- 9' high ceiling on main level (except in powder room, ground floor laundry and where mechanical or duct work requires a lower height) and 8'0" high ceiling on upper level.\*
- Oak stairs with oak stringer and oak nosing from lower level to main level & from main level to upper level in natural finish with oak handrail (3") and oak pickets (1-3/4").+\*
- Two-panel interior passage doors throughout (excluding sliding closet doors and rounded over oversized arches).\*+
- Home will have Arristocrat 4-1/4" baseboard throughout with quarter-round in all tiled areas.
- Home will have Arristocrat 2-3/4" casing on all swing doors, main floor archways, and windows throughout in all finished areas where applicable. (excluding rounded or oversized arches)\*
- All drywall applied with screws, using a minimum number of nails.
- Brushed nickel knob interior door hardware (hinges paint grade).

**FAMILY ROOM**

- Wall-mounted electric fireplace complete with a wall switch. Electrical outlet will be approximately 30" above the floor.\*

**MAIN FLOOR OR UPPER FLOOR LAUNDRY ROOM FEATURES**

- Laundry tub with hot and cold-water shutoffs.
- Heavy-duty electrical outlet for dryer.
- Dryer vented to exterior.
- Cabinet above the future washer & dryer.\*

**LIGHTING AND ELECTRICAL FEATURES**

- Electrical outlets in all bathrooms and powder room include ground fault protection.
- 100 amp electrical service with breaker panel for the residential townhome and a 100 amp electrical service with breaker panel for the retail/office.\*
- All wiring in accordance with Ontario Hydro standards.
- Light fixtures in all bedroom ceilings and in kitchen, dining room, family room, bathrooms above grade, laundry room above grade and upper hall, and switched electrical outlet in living room\*
- One electrical outlet on the garage wall, one on the garage ceiling for a future garage door opener for each garage door and one under electrical panel.
- Smoke/carbon monoxide detector on every level and smoke detector in all bedrooms.
- Electronic door chime.
- Rough-in cable tv outlet in family room and master bedroom.\*
- Telephone rough-in for kitchen, family room and master bedroom.\*

- Rough-in central vacuum outlets on lower level, main level and upper floor. Central vacuum terminates in garage.\*
- Dedicated electrical outlet within 3' of central vacuum termination in garage.
- White Decora-style light switches and plugs throughout.

**HEATING, INSULATION AND ENERGY EFFICIENT FEATURES**

- Residential area will have high velocity forced air high-efficiency gas boiler with air handler with electronic ignition power vented to exterior.
- Dehumidifier with outlet and humidifier installed on residential furnace only to assist in balancing moisture.
- Air conditioner included in all homes.\*
- Programmable thermostat centrally located on main level.
- All insulation in exterior walls, roof and in basement in accordance with the standards set as per the building code, and expanding foam insulation in garage ceiling under living space.
- House sealed in vapour barrier as per building code.
- Weather stripping on all exterior doors.

**PAINTING**

- One coat of quality paint and one coat of primer using low VOC paints on all walls and woodwork.
- Trim and doors to be painted white.
- Choice of one colour for walls from vendor's 4 samples.
- Spray stipple ceiling with smooth borders in all rooms on lower level, main level and upper floor, except for kitchen, breakfast, bathrooms, powder room, and laundry room which have smooth ceilings, (walk in closets have sprayed stipple ceilings only).\*

**FLOOR COVERINGS**

- 2-1/4" x 3/4" natural prefinished hardwood on main level excluding tiled areas.+\*
- Choice of quality imported 12" x 12", 13" x 13" ceramic floor tile standard through foyer, kitchen / breakfast area, powder room, all bathrooms, and above grade laundry area.+\*
- 40 oz. Broadloom with 12mm underpad on upper floor, excluding tiled areas (one colour throughout).+\*
- Engineered floor system throughout with 3/4" tongue and groove subflooring to be glued, nailed, screwed and sanded.

**ALSO INCLUDED**

- Shut-off valves on all hot and cold water lines.
- Mortgage survey, provided at no additional cost.
- Garage floor and driveway sloped for drainage.
- Concrete garage floor with reinforced grade beams.
- Poured concrete rear porch.
- Architecturally pre-determined sitings and exterior colours.
- Concrete floor in utility room with a drain.
- Professional home cleaning prior to occupancy including windows. Ducts will be cleaned after closing.

**RETAIL / OFFICE**

- Forced air high-efficiency gas furnace with electronic ignition power vented to exterior.
- Air conditioner and heat recovery ventilator (HRV) included.\*
- Retail/office floor will be unfinished concrete.
- The utility room will be unfinished.\*
- There will be a 2 piece rough-in for a future barrier-free washroom.\*
- Approximately 10' ceiling height to underside of joist. Drywall will cover joists.\*
- Smoke/carbon monoxide detector.
- Thermostat included.\*
- Concrete floor in utility room with a drain.
- 100 amp electrical service sub panel with a separate hydro meter.
- 2 ceiling lights on a 3 way switch.
- The retail/office space will be prepared to drywall stage and primed.
- Pre-cast concrete slab walk to one hour fire-rated retail entry door.\*
- Entry door will have barrier-free access with access button.\*
- Cable tv & telephone rough-in will terminate in the utility room.\*
- Gas meter and water meter.\*

**WARRANTY**

Fieldgate Homes warranty backed by TARION's (Ontario New Home Warranty Program) Excellent Service Rating includes complete customer service 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.
- Defects in workmanship and materials, which result in the detachment, displacement or deterioration of exterior cladding.
- Violations of the Ontario Building Code's Health and Safety provisions.
- Warranties are limited to the requirements established by the Ontario New Home Warranty Plan Act.

**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 material 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.\* The surface texture of some floor tiles may vary resulting in uneven surfaces after installation. 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 Vendors discretion. Steps where applicable, may vary at any exterior or interior entrance way due to grading variance. The rear exterior of the basement is based on the standard grade condition. The number of windows and their size may vary depending on the grade of your lot. 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. Retail/office usage and signage is governed by Town of Stouffville zoning by-laws. It is the responsibility of the retail/office townhome unit owner to adhere to the laws of the City and get all required permits from the municipality before work begins on the retail/office space. E. & O.E. March 7, 2022.