



# SOUTH RIVER

ELORA ONTARIO

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## FEATURES & FINISHES

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WHERE LIFE UNFOLDS.

38' SINGLE-DETACHED



# FEATURES & FINISHES

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## WARRANTY

- Seven year Tarion warranty, purchaser agrees to pay fee as an adjustment on closing

## CONCRETE

- Poured concrete basement floor
- Poured concrete front veranda and garage floors

## DOOR AND WINDOWS

- Low maintenance vinyl clad Low E Argon gas filled windows throughout
- Insulated Low E Argon gas filled doors as per plan
- Metal clad insulated person door from garage to house, as per plan
- Premium low maintenance pre-finished garage door
- Screens on all operating windows
- Doors exceeding a 2' drop to exterior finished grade will be blocked to limit opening to 4" as per OBC

## MECHANICAL

- High efficiency Energy Star qualified forced air gas furnace vented to exterior
- Qualified programmable thermostat
- Simplified ERV ventilation interconnected to furnace
- Energy Star rated exhaust fans in all bathrooms and finished floor laundry (as per plan) vented to exterior
- Vent to exterior for dryer (not connected)
- Qualified Energy Star Central Air

## PLUMBING

- White China basins and pedestals (as per plan)
- **Moen** bathroom faucets in chrome finish
- Water-saving toilet (white)
- Double-bowl stainless steel undermount kitchen sink with chrome faucet
- Main bath tub with Decor collection ceramic wall tiles
- Ensuite tiled shower base with Decor collection ceramic wall tiles and glass door
- Two hose bibs (predetermined location)
- Single laundry tub in basement **as per plan**
- Rough in for future three piece in basement (waste

pipes only)

- Water supply lines are "PEX" nontoxic plastic water piping to eliminate water hammer noise and reduces joints
- Rental gas hot water and water softener unit. Purchaser acknowledges that this is a rental and agrees to a rental agreement with the supplier

## ELECTRICAL

- Copper wiring throughout
- Interior and exterior light fixtures supplied by builder
- Two exterior waterproof ground fault outlets
- 100 Amp electrical service
- Interconnected smoke detectors as per Ontario Building code
- Interconnected carbon monoxide detectors as per Ontario Building Code
- Ceiling outlet for future garage door opener
- Heavy-duty cable outlet for electric dryer and stove
- Cat5 rough in (2 per home, location predetermined)
- Cable rough-in (2 per home, location predetermined)
- Doorbell
- Separate circuit for future OTR microwave

## INSULATION AND DRYWALL

- House fully insulated to meet or exceed Energy Star requirements
- Foundation wall R20 blanket
- R27 in exterior walls and R60 in attic
- Spray foam insulation when living space above garage
- California knockdown ceiling throughout

## CABINETRY

- Euro choice cabinets by Barzotti
- Cabinetry and countertops to be selected from Builder's samples
- Cabinet over stove adjusted for future over the range microwave
- Granite countertops in kitchen and bathrooms (as per plan) to be selected from Builder's samples



## TRIM AND HARDWARE

- 4" colonial baseboard with 2 3/4" colonial casing around windows and doors
- Closets featuring fully trimmed jambs with swing doors in lieu of bi-folds throughout
- Textured doors with lever satin stainless steel hardware throughout
- All exterior passage doors equipped with deadbolts
- Chrome towel bars and paper holders in bathrooms
- Shaker-style oak railing and/or handrail as per plan finish to be selected from Builder's samples
- Custom wire shelving in all bedroom and linen closets
- Vanity mirrors in all bathrooms

## PAINT

- All trim and interior doors to be painted white (2 coats)
- Walls to be painted Builder's standard colour
- All closet interiors to be white

## FLOORING

- 5/8" tongue & groove sub floors, nailed and screwed to floor joists
- Ceramic flooring as per plan to be selected from builder's samples
- Quality broadloom carpet throughout with standard under pad to be selected from builder's samples (1 colour)

## EXTERIOR

- Fiberglass Architectural laminated self-sealing shingles
- All windows and exterior door frames caulked
- Long life low maintenance fascia, soffits, eaves trough and downspouts
- Garage door frames capped
- Designer porch columns as per plan
- Address stone above garage
- Brick and stone as per architectural drawings. Non-brick portions will be constructed of long life low maintenance materials.
- All exterior packages are preselected by builder

## LANDSCAPING AND DRIVEWAY (SEASONAL)

- Lot graded as per surveyor's plan and sodded
- Paved driveway
- Foundation parging
- Precast steps at front entry

## MISCELLANEOUS

- 2X6 frame construction on all exterior walls
- 9' ceilings on first floor 8' on second
- Premises cleaned at completion
- Building location survey provided on closing. Purchaser agrees to pay a fee as an adjustment on closing
- Ducts cleaned at completion
- Home evaluated by a third-party Energy Star evaluator

## NOTES

- Ceilings, walls and bulkheads may be modified to accommodate heating and ventilation requirements.
- Variations in uniformity and colour from builder's samples may occur and can be expected in some finished materials (i.e. ceramics, masonry, hardwood, and cabinetry)
- Plans and Specifications are subject to modifications at the discretion of the builder.
- The builder reserves the right to substitute materials of similar or better quality.
- The number of steps at the front porch may vary from that shown and are subject to the grade per the survey plan. All other steps at the rear or sides of home are the responsibility of the purchaser and entries shall be barricaded if greater than 24" above grade.
- All measurements are approximate.
- Long life low maintenance refers to comprehensive systems comprised mainly of maintenance free products with some requirement of attention (i.e. caulking around exterior windows and doors).
- Please see sales representative for more details