



BROWNSTONES

ON TRILLIUM LANE

SPECIAL FEATURES

The Purchaser(s) shall have the choice of colours and materials, where applicable, from the Vendor's standard samples, if not already ordered and/or installed. VANDYK Homes agrees to include the following items in the Purchase Price:

EXTERIOR

1. Genuine clay brick with contrasting accent brick or stone as per elevation and colour packages, accent elegantly detailed doorways with opulent glass & iron inserts.
2. Solider coarsing, arches keystones, sills, raked front masonry joints, (brick only), other masonry detailing in brick and precast as per colour packages.
3. All exterior colour packages are architecturally controlled.
4. Prefinished maintenance free soffit, fascia, siding, ceilings of exterior front porches, aluminum eavestrough and downspouts as per elevation.
5. Twenty (20) year self-sealing asphalt roof shingles.
6. Exterior walls with R-20 insulation value.
7. Entire home sealed on exterior walls with 6-mil poly vapour barrier system.
8. Insulated metal front entry doors with a transom window and/or sidelights and/or glass inserts as per elevation.
9. Front door grip set finished in antique brass.
10. Vinyl windows throughout as per Vendor's plan.
11. Screens on all operating windows and sliding doors.
12. Interior garage walls finished with drywall as per model type.
13. Wood sectional garage doors.
14. Fully sodded lot to municipal standards.
15. One (1) coat asphalt paving on driveways.
16. Precast concrete front walkway and steps as per Vendor's plan.
17. Two (2) exterior hose bibs. One (1) located at the front and one (1) located at the rear of the house.
18. Convenient electrical outlets - one in the garage and one at the rear of the house.
19. Electric door chime at front entry door.
20. Lighting at all exterior entry doors as per plan/elevation.
21. Some homes may require handrails installed on the front porch and stairs depending on the grade conditions as per Ontario Building Code.

INTERIOR FINISHES

22. 9ft. Ceilings on main floor with transom windows as per plan/elevation.
23. Oak handrails, pickets, stringer and nosing, natural finish, in finished areas as per plan.
24. High quality carpeted risers and treads with 36-oz. broadloom with French cap finish.
25. Colonist style swing doors, painted white, throughout in applicable areas as per plan.
26. Antique brass hardware throughout.
27. Ventilated white wire shelving in all closets.
28. 4 ¼" colonial wood baseboards with 2 ¾" Colonial casing throughout painted in white semi-gloss.
29. All archways trimmed with 2 ¾" colonial casing painted in white semi-gloss.
30. All sub-floors will be 5/8" tongue and groove o.s.b. board and will be nailed, screwed and sanded.
31. High quality Broadloom is 36-oz. nylon with 10mm underpad in applicable areas as per plan.
32. Designer-selected imported Ceramic floor tile, from Vendor's standard samples, in front entry/foyer, kitchen, all bathrooms and above-grade laundry rooms as per plan
33. Kitchen, laundry and bathrooms painted in semi-gloss with one coat primer and one finish coat. One colour per home to be selected from Vendor's standard samples.
34. All ceilings stippled in white with a smooth edge except the kitchen, laundry and bathrooms where the ceilings are to have a smooth finish.

KITCHEN, BATHROOMS AND LAUNDRY

35. Choice of Designer kitchen cabinets, vanities and laminate countertops from the Vendor's standard samples.
36. Double compartment stainless steel sink with single lever faucet.
37. Exhaust fan over stove area (6" vented to the outside) in either almond or white.
38. Plumbing and electrical rough-in for future dishwasher.
39. Purchaser has the choice either white or bone plumbing fixtures in all bathrooms.
40. Powder room will have pedestal sink in either bone or white.
41. Pedestal sinks in powder rooms with modern oval mirror.
42. Full vanity width wall mirror (approximately 42" high) over vanities in bathrooms. Size varies according to model type.
43. Quality single lever faucets with pop-up plugs in all bathrooms.
44. Spa inspired Master bedroom ensuite bathroom with roman tub and separate shower stall as per plan.
45. Full height cement board in all separate shower stalls.
46. Pressure balance on all shower lines to maintain constant temperature.
47. Separate shower stalls have mosaic tile base with marble sill and jams.
48. Designer-selected imported Ceramic tiles for main bath enclosure, ensuite tub deck and shower walls to be chosen from Vendor's standard samples.
49. All bathrooms to have ceramic towel bar, toilet paper holder and soap dish in all bathtubs and shower stalls.
50. Single white plastic laundry tub in laundry rooms as per plan.
51. Exhaust fan vented to the outside in above grade laundry rooms.
52. Dryer is vented to the exterior.

ELECTRICAL

53. 100 AMP electrical service with copper wiring and circuit breaker panel.
54. Vendor to provide lighting in foyer, main hall, kitchen and breakfast areas, all bedrooms and family room. Capped ceiling outlet in dining room. Switched outlet in living room.
55. Vanity lighting in all bathrooms.
56. Vapour-proof lighting in all separate shower stalls.
57. Switched keyless light fixture in all walk-in closets.
58. White Decora light switches and electrical plugs throughout.
59. Electrical outlet in the basement next to the breaker panel.
60. Smoke detectors as per Ontario Building Code.
61. Carbon monoxide detectors as per Ontario Building Code.
62. Two (2) cable TV rough-ins as per Vendor's plan. One (1) in either the living room or family room, depending on floor plan, and one (1) in the master bedroom.
63. Two (2) telephone rough-ins as per Vendor's plan. One (1) in the kitchen and one (1) in the master bedroom.
64. Rough-in central vacuum. Termination in the basement.
65. Heavy-duty outlet for stove and clothes dryer.

HEATING AND INSULATION

66. Ducts sized for future central air conditioning.
67. High efficiency forced air gas furnace.
68. Water-saver on all showerheads and toilets.
69. All living spaces above porch and garage areas (where applicable) are foam insulated for maximum comfort.
70. All insulation levels meet or exceed the requirements as stated by Ontario Building Code.
71. Hot water tank is a rental.

TARION - NEW HOME WARRANTY

1. The TARION New Home Warranty Program has recognized the continuing efforts of **Vandyk Homes** for Excellence in after sales service by awarding Vandyk Homes the highest rating available – The 2 - Star Rating –for over a decade.
2. **Vandyk** guarantees the workmanship and materials of your new home for **one (1) full year**, an guarantee backed by the Tarion New Home Warranty Program and,
3. A full **two (2) years** coverage on electrical, plumbing, heat delivery and distribution system and water penetration through the building envelope and,
4. A full **seven (7) years** coverage on major structural components.

Features may vary depending on model type. All finishes and fixtures are as per Vendor's standard samples.