

## New Home Features – Victoria Flats Condominiums

### SITE

- Architecturally designed exteriors for maximum curb appeal
- Exterior colour package determined by builder
- Exterior coloured windows with white interior (basement windows are white exterior)
- Asphalt paved driveway
- Paver stone walkway to front porch
- Front step is precast concrete
- Custom address stone included
- A 10' x 10' deck or patio at rear will be included (determined by final grading)
- Privacy fence between units is included
- Lot will be completely sodded (where applicable)
- Ontario TARION 7 year new home warranty is included. Enrollment fees are paid by builder

### CONSTRUCTION

- All homes are Energy Star certified and third party tested
- Concrete footings as per plan and building code
- 9" poured concrete foundation (8" garage & porch), completely wrapped and sealed, 7'-10" high
- 2 rows of 15mm rebar top and bottom of all foundation walls
- Poured concrete front porch slab
- Poured concrete garage and basement floors
- Continuous underslab moisture and soil gas barrier under basement floor
- 2"x 6" exterior walls (garage exterior walls to be 2"x 4")
- Home wrapped with continuous Tyvek air/weather barrier
- Garage fully insulated
- Garage drywalled completely (tape and one coat of drywall compound)
- 1" rigid insulation on exterior walls
- Clay brick and stone cladding on first floor
- Low maintenance vinyl and/or aluminum siding on second floor per plan
- Maintenance free aluminum eaves, soffits, fascia and downspouts
- Lifetime warranty, self sealing fiberglass shingles
- Insulated roll-up, sectional garage doors as per plan
- 9'-0" ceilings on the main floor and 8'-0" on the second floor
- California ceilings throughout
- 6' wide patio door at rear
- Transom windows above front entry door and patio door
- All windows are "Energy Star" approved
- Triple glazed PVC windows with Low E coatings and argon gas filled on main and upper floors
- Basement windows are double glazed PVC with Low E coatings and argon gas filled
- Large, operating basement windows as per plan
- Screens for all window openings
- Fiberglass insulated entry door system with PVC clad frame and glass insert
- Rough in central vacuum, all piping is terminated at ceiling in basement
- Home will be fully cleaned on completion

## **INSULATION**

- Home is fully insulated and sealed to meet Energy Star V17 standard
- R-60 blown-in attic insulation
- R-27 exterior walls (R-22 batts plus R-5 rigid foam)
- R-20 insulation blanket on all exterior basement walls
- R-40 spray foam insulation to underside of floor of rooms over garage
- Roxul sound batts are installed on all party walls

## **HEATING**

- Central Air Conditioning included
- Wifi enabled integrated programmable thermostat to control furnace, A/C, and ERV
- ERV system (Energy Recovery Ventilator) simplified install, ducted to powder and laundry room
- High efficiency ultra quiet ECM motor exhaust fans in ensuite and main bath
- Stainless steel kitchen exhaust fan vented to exterior. Roughed in dryer vent
- 96% efficient, forced air high efficiency gas furnace with ECM motor and 2 stage gas valve
- 80% high efficiency hot water heater (the purchaser must execute a rental agreement with Reliance Home Comfort)
- Dryer vent ducted to exterior
- All ducts are sealed

## **ELECTRICAL**

- 100 amp. service
- Smoke detector system provided as per Ontario Building Code
- Carbon monoxide detector as per building code
- Two exterior waterproof receptacles
- 220 volt receptacles provided for stove and dryer
- Stylish interior light fixtures from builder's standards
- All light bulbs are LED
- One LED pot light over front porch
- One LED pot light over garage door
- One coach style light at rear patio door
- 4 LED pot lights in kitchen
- 1 LED pot light in ensuite shower
- 2 pendant lights over kitchen island
- All bedrooms to have ceiling lights
- Decora light switches throughout
- Door bell system provided
- Electrical wire for dishwasher provided
- Plug for future garage door opener
- 2 plugs in kitchen island
- Media outlets installed (combination of phone, cable, ethernet cat 6)

## **PLUMBING**

- Two exterior water hose bibs, one in garage and one at rear
- Sealed sump pump chamber with high performance sump pump
- In-wall washer box for laundry hookup
- Rough in plumbing for dishwasher
- Double stainless steel undermount kitchen sink
- Moen pull down kitchen faucet
- Deep soaker tub in main bath

#### **PLUMBING (continued)**

- Waterline for refrigerator in kitchen
- Moen single or twin lever faucets in all baths
- White china undermount sinks in all baths
- Ceramic tile to the ceiling above tub/shower in main bath
- Shut off valves on all fixtures except on tubs and showers
- Acrylic shower base and tiled walls in ensuite shower
- Modern style rolling glass door in ensuite shower
- Vanity mirrors are installed in all baths
- Chrome towel bars and tissue holders are installed in all baths
- All taps and toilets are water-saver products
- Rough-in for future 3 piece bath in basement

#### **APPLIANCES**

- 5 Appliances are included (fridge, stove, dishwasher, washer, and dryer)

#### **CABINETS**

- 1-1/4" thick quartz countertops in kitchen
- 1-1/4" thick quartz countertops in all bathrooms
- All cabinet selections will be made from builder's selection
- All cabinet doors are shaker style
- All cabinet doors and drawers are soft closing type
- Microwave shelf per kitchen layout
- Counter depth cabinetry over fridge for built in appearance

#### **INTERIOR TRIM AND MILLWORK**

- Modern painted railings per plan
- Painted modern trim throughout
- Modern style, painted doors
- Black, knob style hardware on all interior doors
- Deadbolt on exterior swing doors
- Melamine shelving in pantry
- Melamine shelf with closet rod in all closets

#### **PAINTING**

- Exterior doors and trim will be painted per pre-selected colour package
- All interior walls to receive primer coat and 2 finish coats
- All trim and doors to receive primer coat and 2 finish coats

#### **FLOORING**

- 12' x 24" imported ceramic tile in foyer and powder room
- Engineered hardwood flooring in throughout main floor (except foyer and powder room)
- Imported ceramic tile flooring in main bath, ensuite, and laundry
- Quality broadloom carpeting with high density underpadding in all bedrooms, upper floor hallway and main floor stairs
- 3/4" high performance glued & screwed subfloor