



# VICTORIA

ANNEX

## SINGLE & SEMI-DETACHED | FEATURES & FINISHES

### EXTERIOR

- Architecturally designed to provide distinctive and harmonious streetscapes that are consistent with the Collingwood heritage appeal
- Architectural details to include covered front porch or portico, columns, entry door with transom and sidelights, and distinguished roof pitches, aluminum railing and pickets to match home esthetics (as per plan)
- Low maintenance James Hardie™ high performance fiber cement siding or accents (as per plan)
- Heritage inspired brick exterior or accents (as per plan)
- Heritage inspired exterior lighting
- Fully serviced municipal home site with natural gas, cable, and telecommunication connections
- Fully sodded yard, front entrance hardscaping, cedar privacy fencing and/or decorative metal fencing in designated areas as per plan, sod shall be installed in conditions conducive to growth as per Vendor's schedule
- Premium fiberglass roof shingles from Vendor's predetermined colour samples
- Low maintenance aluminum soffits, fascia, eaves trough and downspouts
- High efficiency, low maintenance vinyl, double pane casement windows with craftsman style grilles
- Poured concrete foundation, wrapped with fastened drainage board and membrane waterproofing
- Porches, porticos, decks with pressure treated wood decking, aluminum pickets and railings to match the home aesthetic (as per plan)
- Detached or attached garage as per plan. Attached garages to have drywall interiors where walls adjoin finished living space
- Premium quality steel wood-grain insulated garage door in pre-determined style and colour, installed with heavy-duty springs and rust resistant hardware, includes garage door opener
- Front entry door(s) with modern grip set and deadbolt lock
- 2 exterior non-freeze hose-bibs, location determined by Vendor
- Weatherproof exterior electrical outlet on front and back entry, location determined by Vendor
- Paved asphalt driveways installed as per Vendor's schedule
- Designer selected house number installed by Vendor

### INTERIOR

- +/- 9' 6" ceilings on main level, +/- 9' second level
- +/- 8' ceilings or low head room crawl space in lower level as per lot specific plan
- Tray ceiling in Primary Bedroom as per applicable plan(s)
- All coat closets include rail with shelf above (as per plan)
- Interior stairs in finished areas to include stained oak stair treads, stair risers and stringers painted white, stained oak handrails and newel posts, with ½" black metal pickets (as per plan)
- Painted craftsman style trim with 3 ½" casing, 4 ½" topper, and 5 ½" baseboard to include 6" plinth block
- Premium quality, sound reduction solid core 2 panel smooth doors, with 3 hinges
- 36" Napoleon™ direct vent gas fireplace with trim kit and realistic flame log set
- High-quality satin nickel interior door hardware from Vendor's samples
- Ceilings throughout all finished areas to have aesthetically pleasing smooth finish
- Interior finished walls painted throughout including one prime coat and two finish coats
- All painted interior areas including doors and trim to be finished in Benjamin Moore™ Chantilly Lace

### KITCHEN FEATURES

- Quality kitchen cabinetry with timeless designs including islands and taller upper cabinets. Choice of door profiles, colours and hardware finishes from Vendor's samples
- Quality quartz countertops to be selected from Vendor's samples
- Double stainless-steel undermount sink with single pullout lever faucet in choice of chrome or spot resistant stainless
- Rough-in exhaust hood fan (over the range configuration)
- Capped electrical over kitchen island for future lighting install by Purchaser (as per plan)
- Soft close drawers and doors on all cabinetry
- Bank(s) of pot and pan drawers (as per plan)
- Recessed refrigerator water line installed for future hook-up by Purchaser
- Dishwasher rough-in including plumbing and electrical for future installation by Purchaser
- Pot lights installed in the kitchen (as per plan)
- 3"x 6" tiled backsplash installed in stacked or brick lay pattern from Vendor's samples

## FLOOR FINISHES

- Choice of luxury vinyl flooring for front entry, powder room, and main floor areas excluding bedrooms from Vendor's samples
- Ceramic or porcelain tile flooring in mudrooms, bathrooms and laundry rooms from Vendor's samples
- Choice of cut and loop or cut pile carpet, with under-pad, in upper floor hall, bedrooms & closets from Vendor's samples

## LUXURY BATHROOM FINISHES

- Quality vanities at comfort height with choice of door profiles, colour, and hardware from Vendor's samples
- Quality quartz countertops and undermount sinks in all bathrooms from Vendor's samples
- Pedestal sinks in powder rooms
- Transitional design single-lever chrome faucets in all bathrooms
- Bathrooms to have a drop-in soaker tub or freestanding tub, and/or standalone shower with full height glass surround, or tub/shower combo (as per plan)
- Pot light(s) installed in all bathrooms (as per plan)
- Mirrors over vanities with wall sconces above (as per plan)
- Bathroom accessories to include a chrome towel bar or towel ring and toilet tissue holder
- Soft close drawers and doors on all cabinetry
- Elongated toilet with soft close seat in all bathrooms

## LAUNDRY / MUDROOM AREA

- Contemporary free standing laundry tub (as per plan)
- Transitional design style single handle chrome faucet (as per plan)
- Rough-in for future washer and dryer installation by Purchaser

## LIGHTING & WIRING FEATURES

- 200-amp electrical service with copper wiring throughout
- Decora screwless switches and receptacles for 120v circuits in finished areas
- Vanity light fixtures inspired by timeless design (as per plan)
- Low profile flush mount ceiling lights
- Hard-wired smoke detectors with strobe
- Hard-wired carbon monoxide detectors
- Pot lights as per plan

## ENERGY SAVING FEATURES

- R50 attic insulation, R31 in vaulted ceilings, R27 wall insulation above grade and R20 insulated walls below grade
- High-efficient double pane vinyl casement windows
- Advanced Dual / Hybrid fuel heating and cooling (96% AFUE furnace + air source heat pump/AC)

- High-efficiency gas-fired tankless hot water heater on rental basis
- Fresh air system through Energy Recovery Ventilation (ERV)
- LED and/or CFL lights throughout

## ROUGH-INS FOR FUTURE

- 5 total communication outlets of choice. (4 CAT-6 communication outlets of choice, terminated for either data/tv or telephone. 1 raised electrical and terminated CAT-6 outlet centered above the fireplace)
- Rough in conduit with pull string for future electric vehicle charging station in garage
- Plumbing rough-in for future bathroom in basement (as per plan)

## TARION NEW HOME WARRANTY PROGRAM

### Financial Protection Before You Take Possession

Warranty coverage includes financial protection before you take possession. The types of warranty coverage during this period include deposit protection & delayed closing/occupancy coverage.

### One-Year Warranty

After taking possession of your newly constructed home, you are eligible for year one warranty coverage. This coverage begins on the date of possession and lasts one year from that date and includes items such as defects in work and material and unauthorized substitutions.

### Two-Year Warranty

Your new home warranty continues to provide coverage into year two and includes items such as:

- Water penetration through building envelope, basement, or foundation walls
- Defects in work or materials that result in the detachment, displacement, or deterioration of exterior cladding
- Defects in work or materials in the electrical, plumbing and heating delivery and distribution systems
- Violations of the Ontario Building Code that affect health and safety

### Seven-Year Major Structural Defect Warranty

The seven-year warranty covers major structural defects (MSD) that result in the failure of a load-bearing part of the structure, or any defect that materially and adversely affects the usual & ordinary service life of a structural load-bearing element.

Further coverage information can be found at <https://tarion.com/homeowners/the-new-home-warranty>

\* *Purchaser will reimburse the Builder for the cost of the Warranty Fee as an adjustment on closing*

\* *TARION Warranty details subject to change. See [www.tarion.com](http://www.tarion.com) for most up-to-date information.*