



Luxury Features & Finishes

HIGHLIGHTED FEATURES

- Soaring 9' Ceilings on Main Floor
- 4" Baseboard with 2" Casing
- Grand Front entry doors with side lights
- 13 x 13 Ceramic tile throughout home (as shown on plan)
- Premium Quality 40 oz. Carpeting with foam under pad on second and third floor areas
- 3 ¼ x ¾ Engineered hardwood in Dining and Living Room
- Glass Shower in Master Ensuite
- Islands and extended breakfast bars as per plan
- Extended height upper cabinets in designer kitchens
- Soaker tubs as per plan
- Stainless range hood or designer kitchen cabinet as per plan
- Granite Countertops in Kitchen with undermount sink
- Spray foam insulation in garage
- Engineered floor joists

EXTERIOR FEATURES

- Poured concrete foundation wall and basement floor
- Basement plans to include cold cellar where noted on applicable plan
- Basement perimeter walls to receive full height insulation (less 6-inches from concrete floor) as per applicable OBC requirements
- Poured concrete front porch as per applicable plans, precast risers only where required by grade
- Precast concrete slabs leading to front porch as per applicable plan
- Precast concrete patio slabs at rear walkout as per applicable plan
- All exterior window and door frames to receive premium quality exterior caulking
- Energy efficient vinyl casement windows throughout with grills at front elevation only. All operable windows to be screened
- Basement windows only to be vinyl sliders as per applicable plan
- Grand front entry doors with glass sidelight(s) as per applicable plan complete with stainless steel exterior grip set
- Durable (pre-finished) aluminum soffit, fascia, eavestrough and down pipes

- Metal insulated garage door(s) as per applicable plan
- Poured concrete garage floors
- Fully sodded lots where applicable to grade
- Architecturally pre-selected exterior packages. Finishes and materials in conjunction with enforced architectural control guidelines
- Exterior facade, complete with quality brick and stone as per applicable plan
- Limited Lifetime Warranty (25 year) self-sealing quality asphalt roof shingles
- Pre-engineered floor systems to be glued and screwed for added strength

INTERIOR FEATURES

- Trimmed archways throughout main level only as per applicable plan
- Soaring 9' ceiling height for main and 8 foot upper level floors
- Smooth ceilings throughout entire main floor, all bathrooms, laundry room and kitchen
- All bathrooms and kitchen to be smooth finish ceilings as per applicable plan
- Interior doors and trim to be painted white and fitted with straight stainless lever door hardware with coordinating hinges
- Purchasers choice of 1 standard interior wall paint colour to be selected from Builder's standard samples
- 4" baseboards with 2" complimentary window casing and doors in all finished areas
- Builder grade lower level staircase to basement be finished in one coat grey paint
- Natural oak finish pickets, handrail and stringer on finished stair wells as per applicable plan
- Designer kitchens and vanity cabinets
- Kitchen cabinets to include extended height upper cabinets (drywall bulkheads where applicable to plan), deep fridge upper cabinet with extended gable(s) above as per plan
- Granite countertops in kitchens with standard square edge with polished cut-out for under mount sink
- Designer post-formed laminate countertops included for all bathrooms as applicable to plan
- Glass shower door and enclosure in the master ensuite only as per applicable plan
- Framed glass shower doors and enclosures as per applicable

FLOORING

- Ceramic floor tiles in entry, kitchen, powder room, laundry room and bathrooms
- Imported 13x13 ceramic floor tile
- Ceramic wall tiles on bathtub enclosures including ceiling (except deck tub layout)
- Quality 40 oz. carpeting with underpad throughout, except those areas covered with ceramic tile

PLUMBING

- Double stainless steel under mount sink in kitchen with a single lever faucet with pull down spray
- One exterior water tap (plus one located in garage)
- Shut off valves for all sinks
- 2-piece standard white toilets
- Drop-in white vanity sinks
- White drop-in acrylic soaker tub in master ensuite only where applicable to plan
- White skirted acrylic tubs in all bathrooms as per applicable plan
- Drop-in plastic laundry tubs as per applicable plan
- Pressure balanced shower faucets in upstairs washrooms, where applicable as per plan (except deck tub layout)
- Single lever faucets for all bathroom vanities
- Optional rough-in basement for future bathroom (only on plans with unfinished basement plans)

ELECTRICAL & HEATING

- 100 AMP circuit breaker panel to utility authority standards
- High efficiency forced air gas furnace with HRV
- Energy efficient water heater (on rental basis)
- One exterior electrical outlet at rear of house and one at the front porch (plus one located in the garage). As per code
- Electrical outlet(s) in garage for future garage door opener(s)
- Builder's standard electric smoke detectors and carbon monoxide detector according to Ontario Building Code
- Stainless range hood as per plan, vented to the outside (standard 6 pipe)
- Rough-in provisions for future central air-conditioning
- Rough-in dishwasher, plumbing and electrical only (not connected to panel)
- Rough-in central vacuum with collection to garage
- Rough-in telephone wiring includes one in the kitchen and one in all bedrooms as per applicable plan
- Rough-in cable T.V. wiring in family room, library and all bedrooms as per applicable plan
- Vendor's standard interior and exterior light fixtures and door chimes
- White decora plugs and switches

GENERAL NOTES & ACKNOWLEDGMENTS:

- Sales Office and Model Home broadloom, furniture, electrical fixtures, drapes, ceramic flooring, wood flooring, upgraded kitchen cabinets, stained floor, staircase and railing, architectural ornamental plaster, acoustic tile ceiling and luminous lenses, etc. maybe for display purposes only and may be upgraded dwelling unit purchased herein
- Hardwood flooring may shrink and expand as a result of changes in temperature and humidity in the house and accepts this as natural characteristic of the flooring, and is advised to keep humidity level constant to reduce this tendency. Humidifier would be recommended
- The water heating system (which maybe a tank or tankless system) will be installed on a rental or lease to own basis by a supplier designated by the Vendor, and the Purchaser shall assume such contract on the Closing Date without the need for further documentation unless requested by the supplier
- Centreville Homes warranty is backed by Tarion, which includes: The home free from defects in workmanship and materials for one (1) year after the closing or possession date as applicable. A two (2) year warranty coverage on electrical, plumbing, heat delivery, and distribution system.** A seven (7) year warranty against major structural components of your new Home.** The individual guarantees provided by the quality brand-name suppliers of the many components that go into your new home. We carefully select component suppliers for roofing, hardware, electrical components, heating, cooling and mechanical systems, appliances, plumbing and other key elements and the warranties provided by these reputable brand name suppliers are all passed on to you
- Centreville Homes to complete a pre-delivery inspection with Purchaser prior to closing or possession date
- Centreville Homes reserves the right to substitute materials of equal or better quality at its sole discretion. All items allowing the Purchaser a choice of colours and or materials for the above will be from the Vendor's standard samples
- Lower level not finished or as per plan
- Specifications, terms and conditions are subject to change without notice. E.&O.E.

*as per plan

** see Tarion for full warranty details