

## UNIQUE EXTERIOR DETAILS:

### Traditional

- Brick with stone plinth on front elevation, with maintenance free vinyl siding on upper front, sides and rear, as per plan. <sup>1</sup>

### Executive

- All Brick with stone plinth and accents on front elevation, with maintenance free vinyl siding on sides and rear, as per plan. <sup>1</sup>

### Mixed Craftsman

- Maintenance free vinyl with stone plinth and accents on front elevation, with maintenance free vinyl siding on sides and rear, as per plan. <sup>1</sup>
- Rear deck included on rear walkout and lookout townhomes. Lookout townhomes to include stairs to grade. <sup>2</sup>
- Graded, top soiled and sodded yard creating a beautiful lawn. Lot grading as per municipality requirements. <sup>3</sup>
- Full width crushed stone driveways with walkways and steps (as required by grade) leading to front door. <sup>4</sup>
- Pre-engineered roof trusses and hand cut roof system, creates a perfectly tailored look to every Parkview home.
- Upgraded and stylish Cambridge IKO “30 year” architectural laminated shingles, layered to create shadow and depth increasing the curb appeal of your home.
- Low maintenance exterior includes aluminum soffit, fascia, eaves and down spouts and aluminum exterior railings (where required by grade).
- Aluminum capping over steel lintel(s) on front elevation, for a finished appearance and reduced maintenance.
- Maintenance free sectional roll-up garage door(s) with decorative window inserts for added light (as per plan).
- Aluminum clad garage door frame for a more refined look and to reduce maintenance.
- Exterior water taps; one(1) in garage and one(1) at rear.

## UNIQUE INTERIOR DETAILS:

- Vaults and/or coffers (as per plan) visually enhance the overall appearance of interior living spaces.
- California rounded drywall corners, create a soft and modern flow throughout the home.
- Arches, capped half walls, decorative columns, plant shelves and look throughs (as per plan) add character, elegance and style to your Parkview home.
- Elegant smooth ceilings throughout.
- Choose from builder’s decorative paint colours (one paint colour throughout) with contrasting white trim and doors – creates a subtle canvas that enhances any décor.

## KITCHEN FEATURES:

- Choose from the Vendor’s wide selection of standard cabinetry including contemporary flat panel or oak shaker style.
- Choice of laminate countertop from the Vendor’s extensive collection.
- Breakfast bars and pantries combine functionality with beauty (as per plan).
- 220 Heavy duty wiring to stove.
- Two-speed white hood fan ducted to the exterior provides ventilation directly outside.
- Moen® chrome single lever washerless faucet and double stainless steel sink.
- Dishwasher location including plumbing and electrical rough-ins provided for future ease of installation.
- Capped-ceiling box and switch over every separate kitchen island (as per plan), for future pendant light fixture.
- Setup an appointment with the Vendor’s professional Kitchen Consultant to review customized upgrade options.

## BATHROOM FEATURES:

- Choose from the Vendor’s wide selection of standard cabinetry including contemporary flat panel or oak shaker style.
- Choice of laminate countertop from the Vendor’s extensive collection.
- Sterling by Kohler® white bathroom fixtures including vitreous china basin(s), toilet(s) and Vykrel tub(s).
- Moen® Chateau chrome low flow single lever faucet with pop up drain.
- Moen® Chateau chrome low flow “Posi-Temp” Temperature Balancer single lever shower set.
- Exhaust fan provided in all bathrooms.
- Glass mirrors installed above all bathroom vanities.
- Ceramic tile tub surrounds, choose from the Vendor’s standard samples available in many designer colours and designs (as per plan).
- Separate tiled showers include pot light with separate switch (as per plan).
- Three piece lower level bathroom rough-in.

## FLOORING FINISHES:

- Durable ceramic tile flooring in foyer, kitchen, bathroom(s) and laundry in your choice from the Vendor’s samples (as per plan, finished areas only).
- Broadloom carpet in either berber or plush with standard underpad in all finished areas (excluding wet areas). Choose from the Vendor’s selection of standard samples.

## WINDOWS, DOORS AND TRIM:

- Maximum Sized All Vinyl Energy Star® windows. Casement and picture windows with internal designer grills on every front elevation and sliding, combination or picture windows on side and rear elevations as per plan.
- Patio and/or garden door on main level and/or lower level walkout, as per grade and plan.
- “Classique” series interior doors with colonial casing and colonial baseboard trim, or choose from the Vendor’s upgraded custom trim and door packages.
- Satin nickel ball door hardware on all interior doors throughout, including privacy locks on all bathroom doors.
- Contoured steel insulated front entry door with satin nickel grip set and deadbolt.
- All exterior doors and windows to be fully caulked with upgraded premium quality caulking.

## ELECTRICAL AND MECHANICAL:

- Copper wiring throughout.
- Decora switches and outlets throughout. <sup>5</sup>
- 100 Amp Electrical Service with 32 circuit breaker panel. <sup>6</sup>
- Upgraded designer ceiling light fixtures in entry, kitchen, hallways, bedrooms and family room.
- Hardwired and interconnected combination smoke and carbon monoxide detectors with battery backup, strobe light, and voice alert, provided on every floor for your safety.
- Prewired (roughed-in) phone and cable outlets. Total of five(5) outlets.
- Programmable thermostat, wired for future air conditioning.
- Front entry door chime with push button, lit for convenience at night.
- Exterior lights and switches at all exterior doors. Coach lamp(s) on front elevation.
- Two exterior weatherproof electrical outlets one(1) at entry and one(1) at rear.
- Electrical ceiling outlet(s) in the garage for future garage door opener (one(1) per door).
- Electrical outlet(s) on rear wall of garage.
- Exterior holiday soffit plug with separate switch.

## ENERGY EFFICIENCY:

- R60 blown attic insulation.
- R22 main, upper and lower walkout exterior 2” x 6” studded walls above grade.

- R31 spray foam insulation in floors of rooms above garage.
- R20 minimum basement wall insulation (to floor in finished areas).
- Every home is completely sealed with an exterior TyVek® house wrap and interior poly vapor barrier – maximizing energy savings.
- High efficiency gas furnace with minimum 96% AFUE (Annual Fuel Utilization Efficiency).
- High efficiency rental tankless hot water heater and drain water recovery system.
- Simplified HRV (Heat Recovery Ventilator) expels stale air and replaces with fresh outside air.

## PLUMBING AND LAUNDRY:

- Hot and cold laundry taps for washer and 240V/30A wiring for dryer.
- Laundry tub, as per plan.
- Rough-in exhaust vent for dryer provided, including recessed dryer vent connection box on all interior framed and finished walls.
- Main line storm back flow prevention valve.

## QUALITY CONSTRUCTION DETAILS:

- Double layer construction fiberglass shingles in combination with 3 ft. of ice and water shield at eaves for superior durability and protection providing an industry leading roof system.
- Solid poured concrete foundation walls.
- Superior foundation drainage membrane and heavy duty damp proofing with drainage tile and geotechnical sock, provide a dry and comfortable lower level.
- All floors are scribed and seam sanded to virtually eliminate squeaks with additional “IBS 2000” enhanced structural bridging system (where applicable).
- Every Parkview home is built with a superior 2” x 6” kiln dried exterior wall system with R22 insulation (main and 2nd floors) for added strength, comfort and savings.
- Interior load bearing walls and/or steel beam construction, as per plan.

## IMPORTANT INFORMATION:

Specifications are for townhomes in Parkview Homes’ Summer Lane Phase II community and are subject to change without notice. These specifications do not apply to single detached homes. Some features mentioned are not offered on all plans as standard. Inventory homes already under construction are subject to altered specifications. Walkout lower level walls will be brick on rear. Lookout lower level walls may be brick or concrete finish and/or a combination thereof depending on grade conditions and will be decided at the discretion of the Vendor. Purchaser to have choice of interior colours and finishes from the Vendor’s samples, with the exception of where selections have already been made by the Vendor, the Purchaser agrees to accept any and all selections made by the Vendor. The Purchaser acknowledges that the Vendor cannot guarantee availability, shade, tint, texture and/or grain uniformity of selections due to variations in production, tone range and dye lot. The Vendor reserves the right to substitute different materials and/or fixtures with brands of comparable or better value to those specified, dependent upon availability, pricing and selection. Bulkheads and boxed out areas on the main floor of two storey homes and in all finished lower levels are to be expected and will be installed as necessary at the Vendor’s discretion. Tubs and/or showers may have bulkheads. Furnace, hot water heater, HRV, washer and dryer locations are subject to change without notice.

1. Exterior finishes are pre-selected by the Vendor and may vary from those shown on the Schedule “B”.
2. Size of decks to be determined by the Vendor, based on municipal building bylaws and zoning requirements.
3. Yard to be graded, top soiled and sodded this excludes treed and inaccessible areas. The Vendor will not be liable for any damaged or diseased trees, however caused, and the purchaser assumes full responsibility for the care, removal and replacement of trees.
4. Steps provided at front entry only. Interior and/or exterior landings may be dropped depending on grade and the number of steps will be determined at the discretion of the Vendor.
5. Decora switches and outlets will be included in finished areas only.
6. Electrical panel location inside home may vary and will be placed at the Vendor’s discretion.

Subject to provisions contained in Schedule Z and Design Studio Selections. See New Homes Specialist for details. E. & O. E.