



AVON | WEST
S T R A T F O R D

QUALITY APPOINTMENTS

IMPRESSIVE ARCHITECTURAL EXTERIORS

- Architecturally controlled brick, and/or quality vinyl & aluminum cladding detailing, including side gables and gable ends on elevations, where applicable, as per plan.
- Clay brick as per exterior elevation. Architectural accents as per elevation type.
- Architecturally designed and controlled exterior colour schemes and streetscapes.
- Porches with a poured concrete deck are a gracious feature on all our homes.
- Decorative exterior low maintenance poly cast painted columns as per plan.
- Steep roof pitches enhance all elevations.
- Premium insulated (R10) quality steel clad sectional roll-up garage door, as per plans. Door installed with heavy-duty springs and long-life, rust resistant, deadbolt hardware.
- Exterior walls are insulated to R27; basement walls insulated to R20; R60 insulation in attic.
- **Limited life time self-sealing, high-grade fiberglass shingle.**
- All building envelope perforations, including doors and windows, will be fully caulked.
- Steel beam (s) to maximize openness on all floors.
- Sprayed urethane foam insulation to all exposed 2nd floor area

SPACIOUS GOURMET WOODWORKING AND BREAKFAST NOOKS

- Spacious gourmet kitchen from Barzotti Kitchens Inc. will include the following features:
 - Your choice of (9) door styles, over (35) stain options c/w “prestige “ interiors
 - 1 set of pots and pans drawers on full extension tracks in each kitchen
 - Soft close doors and drawers (dovetail drawer boxes)
 - Standard upper cabinet height is 42”
 - Crown molding above upper cabinets (#12 Crown)
 - All lower kitchen cabinets include top drawer where applicable
 - Microwave shelf & garbage pail (under sink)
- Your choice of (4) granite colours Bianco Sardo, Uba Tuba, New Caledonia and White Giallo Ornamental c/w standard polished edges (one colour selection for Kitchen and all Bathrooms).

LUXURIOUS BATHROOM APPOINTMENTS

- 24” x 30” mirror with 1” beveled edge in powder room.
- Mirrors in all other bathrooms with vanities are approximately 2” to 4” less than the width of the vanity and 40” high with a 1” beveled edge.
- White plumbing fixtures in all bathrooms. Moen chrome single lever faucets in all bathrooms mounted on Vitreous China basins.
- Purchasers choice of (9) door styles, over (35) stain options c/w “prestige” interiors. All vanities (lowers) include top drawers (where applicable)
- Your choice of (4) granite colours Bianco Sardo, Uba Tuba, New Caledonia and White Giallo Ornamental c/w standard polished edges (one colour selection for Kitchen and all Bathrooms).

and ducts in garage for improved occupant comfort.

- **Energy Star ® rated white thermopane vinyl double pane – low E casement windows , grills on front elevations as per plan. Basement windows to be 40” wide x 16” high vinyl sliders, as per plan. All operating windows have screens.**
- Aluminum soffits, fascia, eaves troughs and downspouts.
- Fibreglass insulated door from garage to home, complete with weather stripping and deadbolt lock, as per applicable plan.
- Poured concrete foundation walls.
- Foundation walls where exposed are brush coated.
- Foundation wrapped with a superior drainage membrane to protect from water penetration.
- Lot fully sodded as per approved grading plan, except in treed areas.
- Concrete patio slab walkway from front porch to the driveway.
- **(2) outdoor sill faucets. One in garage, and one towards rear of house.**

- Work island (as per kitchen design, where applicable)
- Cabinetry gable at refrigerator location (where applicable)
- Lazy susan and/or upper corner cabinet (where applicable)
- Double stainless steel sink, with Moen chrome single lever faucet and pantry faucet for third line hard water.
- Space for future dishwasher, complete with electrical and plumbing rough-in. Hookup cost is not included.
- All appliance openings are made in accordance with manufacturers specification sheet(s) supplied by Purchaser(s).
- Each plan has an allowance for cabinetry based on standard selections & standard configurations.

- **All toilets are super high water efficiency, dual flush.**
- White plumbing fixtures in all bathrooms. Moen chrome single lever faucets in all bathrooms. Based on plan design one piece acrylic tub/shower with adjustable shower curtain rod and/or one piece acrylic shower stall with obscure shower door.
- Privacy locks on all bathroom doors.
- **One piece acrylic tub/shower with adjustable shower curtain rod in main bath c/w pressure balance, non-scalding valves**
- Bathroom accessories to include towel bar, toilet tissue dispenser for all bathrooms.
- Vented exhaust fans in all bathrooms.
- **Rough-in drain and vent for optional 3-piece bathroom in basement.**



The Builder reserves the right to substitute materials of equal or better value if necessary. Specifications are subject to change without notice. E. & O. E.





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THE BEAUTY WITHIN

- All our homes will have main floor ceiling heights of nine feet with oversized windows.
- On the second floor, ceilings will be eight feet.
- Stained or natural oak finished handrail and pickets with painted pine stringers on stairwells in finished areas, as per plan.
- Drywall half walls capped in oak and stained same as railing.
- Quality Laminated Vinyl Plank flooring on all main floor areas (excluding Main floor bedrooms). Ceramic floors in upper bathrooms and laundry rooms, where applicable.
- **Premium 40oz quality carpet with 7 lb. premium quality under pad in all bedrooms, upper halls all stairs from main and second floor.**
- **Engineered High Performance OSB sub -floor, tongue and groove, nailed and screwed to floor joists.**
- Purchaser's choice of quality flat wall paint from builder's samples – one colour throughout.
- California style ceilings throughout except for smooth finish ceilings in bathrooms, laundry room and smaller closets. NOTE: smooth ceiling not always possible in the kitchen in an open floor plan.
- One 12" ventilated wire shelf used in all closets, four 16" wire shelves in linen closet.
- **4" Colonial baseboard and 2-3/4" trim for doors and window casings throughout.**
- Your choice of either satin nickel or antique nickel interior hardware – doorknobs.
- Garages fully dry walled with one coat of tape and compound.
- One 24" laundry tub on legs provided where applicable, as per plan.

HIGH QUALITY ELECTRICAL, HEATING AND GENERAL FEATURES

- **125 amp electrical service with breaker panel and copper wiring throughout.**
- Heavy-duty cable for stove and dryer.
- High-efficiency, forced-air furnace utilizing clean, efficient natural gas. Ducting sized to accommodate future air-conditioning.
- Simplified Heat Recovery Ventilation system (HRV)
- White DECORA switches and receptacles throughout.
- All bathroom electrical duplex receptacles protected by ground-fault interrupter.
- Purchaser supplied light fixtures. Lighting allowance: bungalow - \$1000.00 allowance and two-storey – \$1400.00 allowance. Note – allowance includes range hood, doorbell and light bulbs. Builder supplies fixture and bulb in all unfinished areas.
- Prewired for cable in three (3) locations per home (CAT6).
- Prewired for telephone in four (4) locations per home.
- Rough in third line for water softener.
- Prewired for front door chime.
- Carbon monoxide detector on upper floor.
- Smoke detectors, interconnected on each floor, including basement.
- **LED Pot light over kitchen sink and ensuite soaker tub where applicable, as per plan.**
- Rough-in piping for future central vacuum system provided, at least one outlet per floor. All pipes drop to basement.
- Garage door opener roughed-in with low voltage wire and receptacle.
- Gas fired hot water heater supplied by EnerCare (Direct Energy). This is a finance agreement.
- Cold storage room standard, as per plan.
- Two (2) weatherproof exterior electrical outlets, one each at front and rear of home.

BUILDER GUARANTEE

- The builder offers a complete Customer Service Program consisting of the following:
- A detailed pre-delivery inspection prior to closing complete with a comprehensive product reference binder.
- A seven year Tarion (formerly ONHWP) Warranty Program (cost paid by Purchaser).

GENERAL INFORMATION

- Number of steps at front and rear may vary from that shown according to grading conditions and municipal requirements.
- Condo fees include Rogers 1 GB Ignite unlimited internet, exterior seasonal maintenance and more.
- The decorated model home contains some optional features not included in the base price.
- Current monthly condo fees of \$271.31/Month



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