

May 9th, 2017

Modern Manors Features & Finishes

EXTERIOR FEATURES

Architecturally controlled exterior colour schemes.
Architecturally designed and controlled front elevations with Arriscraft stone, veneer base accented with combinations of stucco or premium brick.
Pre-cast linear surround installed above garage doors and main entry door(s).
hardware and springs for smooth reliable operation.
Decorative aluminum railing on second floor balcony (as per front elevation).
Pre-finished maintenance-free aluminum or vinyl soffits, fascias, eavestroughs and downspouts.
Main single or double entry door(s) thermally insulated (as per plan).
Pewter door hardware including grip-set and deadbolt lock, and exterior coach lamps (as per plan).
Metal insulated interior garage access door (if grade permits).
Upgraded colour coordinated, Energy Star® rated, Low-E Argon filled vinyl casement windows throughout.
Two (2) exterior hose bibs; one in garage and one located at rear of home (location determined by Vendor).
Self-sealing architectural asphalt shingles installed on 3/8" roof plywood sheeting.
Asphalt base and top coat driveway.
Interlocking pavers installed along length of driveway (as per plan).
Rear and side entries to receive pre-cast pavers (where applicable).
Custom address plate installed on front elevation (location determined by Vendor).
Front and rear of lot to be graded and sodded.

CONSTRUCTION FEATURES

Acoustically controlled party walls between units.
Tongue and groove sub-floors glued, down to floor joist.
Spray foam insulation in garage ceiling below liveable areas.
Poured concrete garage floor.
Garage to be fully drywalled, taped and prime painted white colour-including ceiling, excluding exposed poured/block concrete.
Structurally sound exterior wall construction.
Concrete foundation wall.
Exterior walls are insulated to R22, basement walls to R22, attics to R50. All insulated areas are to be covered by poly vapour barrier.
Tyvek (or equivalent) wrapped exterior for improved air/vapour barrier.
All heating and cooling ductwork located in basement will be tapped at connection locations.
Weather-stripping on all exterior doors and windows.
Continuous vapour barrier and draft-proof electrical boxes on all exterior walls for increased air tightness and energy conservation.
Poured concrete basement walls, wrapped with quality air-gap, water-proofing membrane and weeping tiles.
All ductwork professional cleaned prior to closing.

INTERIOR FEATURES

9' main floor ceilings (except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings).
8' second and third floor ceilings
Smooth ceilings throughout.
Dropped ceilings and bulkheads over kitchen cabinets and finished areas due to mechanical requirements (where applicable).
of stain (as per Vendor's standard specifications).
standard specifications).
Choice of two interior wall paint colours. Trim and doors to be painted white (as per Vendor's standard specifications).
Spacious his and hers separate walk-in closets (as per plan).
Wire shelving installed in closets (as per plan).
All ductwork professional cleaned prior to closing.

WINDOWS, DOORS AND MILLWORK

Interior two panel passage swinging doors, except where indicated as sliding doors. Not applicable to cold storage or exterior areas.
Satin nickel finish levers and hinges to all interior passage and closet doors throughout all finished areas (as per plan).
5" baseboards, painted white throughout with doorstop located at all doors
3 1/2" casing with integrated backband on all swing doors, main floor archways, and windows throughout in all finished areas (where applicable).
Doors, windows and full archways to be trimmed (as per plan).

GOURMET KITCHEN FEATURES

Custom designed kitchen cabinets with colour-coordinated kickplates (choice of styles to choose from Vendor's standard specifications).
Extended height kitchen uppers with crown moulding.
Extended depth fridge upper cabinet (as per plan).
Stainless steel fridge, stove, dishwasher and stove with hood fan (as per Vendor's standard specifications).
Luxurious granite kitchen countertop with double stainless steel undermount sink with pull out spray (Vendor's standard samples).
Decorative backsplash (as per Vendor's standard specifications).
Kitchen island with base cabinets plus extended flush breakfast bar (as per plan).
Convenient split electrical outlets for two small appliances.
Heavy-duty receptical for stove and refrigerator.

LUXURIOUS BATHROOM FINISHES

Quality bathroom cabinetry in a variety of finishes with colour co-ordinated kick plate (as per Vendor's standard samples).
Granite countertop with undermount sink(s) and single lever faucet(s) (as per plan)
Bathrooms include 5' acrylic tub or shower enclosure with full height ceramic wall tile (as per plan and Vendor's standard specifications).
Separate frameless glass shower stall (as per plan) to include marble surround and light.
Shower enclosure installed with moisture resistant drywall.

Water saving shower heads on all showers with pressure balance valves & Low-Flussh water saving toilets.
Classic white plumbing fixtures in bathroom(s).
Bathroom accessories in all bathrooms to include toilet paper holder and towel holder.
Mirrors in all bathrooms.
Light fixture installed above mirror (as per Vendor's standard specifications).
Energy Star® exhaust fans in all bathrooms.
Privacy lock on all bathroom and powder room doors.

LAUNDRY ROOM ACCENTS

Full sized, front load white washer and dryer (as per plan).
Hot and cold laundry taps for washer with heavy duty wiring for dryer.
Wiring and outside venting for dryer (location determined by Vendor).
Laundry room floors may be sunken to accommodate entry door(s) in laundry (if required or if grade permits).
White melamine upper laundry cabinets (as per plan).

FLOORING

Pre-finished stained 4 1/4" engineered oak hardwood flooring throughout ground floor, second floor and third floor hallways excluding
Quality Berber carpet in all bedrooms, (as per plan and Vendor's standard specifications).
3/4" plywood sub-floor tongue and groove throughout main and second floors.
Metal edge is installed where engineered hardwood abuts tiled surfaces.
12" x 24" ceramic or porcelain tile in foyer, kitchen, laundry and bathrooms/powder rooms (as per plan and Vendor's standard
All upper floor laundry areas to include a floor drain (as per plan).

ELECTRICAL/HEATING & COOLING

100 AMP electrical services with circuit breaker panel and copper wiring.
All wiring in accordance with Ontario Building Code (OBC) and Electrical Safety Authority (ESA).
garage door opener), 1 waterproof outlet at front and rear of house (as per plan).
Decora® switches and plugs throughout.
Ten (10) pot lights throughout second floor.
Hard-wired built-in smoke detectors and carbon monoxide detectors on all floors and in every bedroom (location may vary).
Programmable thermostat centrally located (location determined by Vendor).
Gas fired water heater (purchaser rental)
Energy Star® rated HVAC system.
Humidifier connected to furnace.
Central Air conditioning system.
Rough-in central vaccuum outlets throughout complete with termination in garage.
Electric doorbell at front entry.
Heavy-duty wiring and outlet for stove and washer and dryer.
Shut-off valves in kitchen and bathrooms.
Ground fault interrupter protection in all bathrooms and powder room.
BBQ gas connection installed at rear of home (location determined by Vendor).

SUSTAINABLE FEATURES

Main entry door(s) with thermal insulation.
Caulking and weather-stripping on insulated fiberglass and metal entry doors.
Upgraded Energy Star® rated, Low-E Argon filled vinyl casement windows throughout.
French doors installed on ground floor to the rear and front balcony (as per plan).
Toilets in your home have a low flush, reducing your water consumption.
Energy Star® exhaust fans in all bathrooms.
Programmable thermostat
EnergyStar® rated HVAC system with gas-fired water heater (purchaser rental).
Low-emitting berber carpets are installed in your home that reduce the volume of volatile organic compounds (VOCs) in the air, allowing your fam
Home are constructed with a continuous vapour barrier and draft-proof electrical boxes on all exterior walls for increased air tightness and energy
Exterior walls are insulated to R24, basement walls to R12, attics to R50. All insulated areas are to be covered by poly vapour barriers.
Tyvek/Typar (or equivalent) wrapped exterior for improved air/vapour barrier.

High performance basement includes a TYVEK-type air barrier installed on basement walls for improved humidity control (excluding cold
cellar) and R24 basement wall insulation, height as per O.B.C.
All heating and cooling ductwork located in basement will be taped at connection joints.

SECURITY FEATURES FOR YOUR PEACE OF MIND

Hinges and striker plates reinforced with long screws.
Front and rear doors on ground floor to receive door contact.

CUSTOMER FRIENDLY UPGRADE PROGRAM

Purchasers have the opportunity to make upgraded interior selections at their Ideal Developments interior design appointment.

IDEAL DEVELOPMENTS HOME WARRANTY PROGRAM

Ideal Developments is committed to providing excellent customer service under the guidelines of the TARION WARRANTY CORPORATION, with the following coverage;

- i. The home is free from defects in workmanship and materials for one (1) year.
- ii. The home is free of defects in workmanship and materials on electrical, plumbing, heating delivery and distribution systems, exterior cladding, caulking, windows and doors, and the building envelope and basement remains free from water penetration for two (2) years.
- iii. The home is warranted against all major structural defects for seven (7) years.

CONDITIONS

All plans, elevations and specifications are subject to modification from time to time by the vendor according to the Ontario Building The Vendor will not allow the purchaser to do any work and/or supply any material to finish the dwelling before the "Home Closing
Purchaser agrees to pay TARION enrollment fee based on purchaser price herein.
Purchasers are notified that side door (where applicable) may be lowered or eliminated to accommodate side yard drainage as per House types subject to final approval by the municipality or developer's architectural committee and final siting and approval by the The purchaser shall indemnify and save the Vendor, its' servants and agents, harmless from all actions, claims and demands for upon or by reason of any relatives, workmen, and agents, who have entered on the real property or any subdivision or which the Variations from Vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to Purchaser's choice of interior colours and materials to be chosen from the Vendor's standard specifications if not yet ordered or installed provided that the colours and materials are chosen by the purchaser within 10 days of notification by the vendor.

