

# Features & Finishes.

## STANDARD EXTERIOR FINISHES

- Juliette balconies/rooftop terrace\*
- Aluminum soffit, downspouts, fascia, and eaves-trough
- Front entry exterior door with weather-stripping and deadbolt lock (excluding patio doors and door from garage to exterior if applicable)
- Black vinyl casement windows, simulated single-hung casement or fixed windows throughout
- All opening windows and sliding patio doors are complete with screens
- Sliding patio door or garden door(s), as per plan.
- Steel panel sectional roll-up garage door with door hardware, garage door opener and entry keypad
- Insulated door from house to garage, as per plan
- Entire lot landscaped except hardscaped and paved areas
- Concrete walkway to front door entry, with step(s) at front and/or rear door as required.
- Three exterior water taps, one in the garage, one on the porch and one in the rooftop terrace
- Two exterior weatherproof electrical outlets with ground fault interrupter, one at front and one on the rooftop terrace
- Front door entry set, individual house numbers, contemporary coach light(s) at all exterior entrances
- Rooftop terrace to include pressure-treated wood deck
- Vendor will install a two-coat asphalt driveway for single car driveway

## STANDARD INTERIOR FINISHES

- Stairs with oak treads, oak veneer risers and stringers with oak with coordinating stain from standard colour selection to finished areas where applicable as per plan
- Individually controlled HVAC system with air conditioning
- Approximately 9' high ceilings on the second floor and 8'-6" throughout the ground floor and third floor, except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered
- Smooth painted ceilings throughout
- White paint throughout entire suite
- All trim and doors painted in white
- 12" x 24" tile flooring in the foyer / entry, and the rooftop interior foyer, as per plan
- Single plank laminate flooring in hallways, living/ dining areas, bedroom(s), den and kitchen as per plan
- 6'-8" interior swing doors with contemporary hardware. Frameless mirror sliding doors at foyer closet, as per plan
- Contemporary 5" baseboards with coordinating door casing
- Linen closet to include shelving
- Closets include plastic coated wire shelving
- White Decora style receptacles and switches

## LAUNDRY

- Stacked front-loading washer and dryer
- Vendor's pre-selected 13" x 13" floor tile in finished laundry area

## ELECTRICAL

- 200-amp service panel with circuit breaker type panel
- Electrical outlet(s) in all bathroom(s) include ground fault interrupter
- One (1) ceiling outlet in the garage with garage door opener installed
- One (1) 40amp dedicated electrical outlet for installation of a future Electric Vehicle Charger by owner
- One (1) outlet with conduit provided in living room for media wall
- One (1) pre-wired Cat6e on the ground floor
- Ceiling light fixtures in foyer, hallway(s), laundry, kitchen, bedroom(s), and walk-in closet\*
- Capped ceiling outlet(s) over island location\*
- All appliances connected and ready to use

## BATHROOM

- Vanity cabinet with quartz countertop with square edge
- Mirror and light above sinks in all bathrooms
- 12" x 24" floor tile
- Main bath on third floor: White acrylic bathtub complete with wall tile, as per plan\*
- Second bath on second floor: Frameless glass shower with floor tile as per plan\*
- Chrome bathroom fixtures
- Exterior vented exhaust fan in all bathrooms
- Privacy lock on all bathroom doors
- Low flow water efficient toilets and showerheads in bathtubs and showers
- Low flow water efficient lavatory faucets
- Pot light over shower or tub, as per plan\*

## KITCHEN

- Contemporary kitchen cabinets with LED under-cabinet lighting
- Quartz countertop with square edge
- Single stainless steel under mounted sink
- Polished chrome, single lever, pull out kitchen faucet
- Ceramic tile kitchen backsplash
- 30" Stainless steel appliance package, as per plan:
  - 30" Energy Star slide-in refrigerator
  - 30" Slide in range
  - 24" Energy Star Dishwasher
  - Over-the-range microwave hood fan

## BEDROOM

- All closets to receive plastic coated wire shelving
- Contemporary styled bedroom closet white-board sliders\*
- Ceiling light in bedroom area\*

## ALSO INCLUDED:

- ONE (1) Smart Thermostat will be provided per suite on the main heat pump or equivalent model
- Air sourced heat pump
- Electric hot water heater
- Separate electrical meter and water meter
- Protected under Tarion Warranty Corporation

## ENERGY STAR

- Double glazed argon filled windows with screens on operable windows
- Energy Star certified Ecobee Smart Thermostat
- LED lighting in all standard interior and exterior light fixtures as per plan
- Enhanced building envelope, with increased insulation on the walls and roof
- Independent third-party inspection and air tightness test



CARDING HOUSE  
T O W N S

Purchasers understand that the texture and smoothness of the finish on surfaces will be to industry standards. The Vendor shall have the right to substitute other products and materials for those listed in this schedule or provided for in the plans and specifications provided that the substituted materials are of a quality equal to, or better than, the products and materials so listed or so provided. Colours and specific finishes will depend on Vendor's package as selected. All specifications, dimensions and materials are subject to change without notice. E. & O.E. April 1, 2025. \*In applicable units as per Vendor's plan. \*\*As per building code requirement.