

NORTHGLEN

Luxury Appointments

QUALITY EXTERIOR FEATURES

- Architecturally custom designed two storey and bungalow designs.
- Distinctive elevations utilizing genuine clay brick, vinyl siding including shakes and shutters, stone, hardy board panels and trims, decorative painted fibreglass columns and other complementary materials as architectural detailing, (as per renderings).
- Upgraded metal clad insulated 6'-8" front doors with sidelights and/or transom window, (as per elevations).
- 5' or 6' Sliding thermo-pane glass patio doors with screens or garden door with Low E and Argon Gas as per plan, (where applicable).
- Pre-finished maintenance free aluminum soffits, frieze boards, fascia, eaves trough and down pipes.
- Self sealing high grade shingles with a 25 year manufacturers warranty.
- Maintenance free, Energy Star Rated, vinyl casement windows (fixed or operators), Low E glass, white window grilles on front elevations. Sides and rears to have white thermo-pane slider windows. Screens on all operating windows.
- Maintenance free white vinyl Basement windows with screens and window wells if required by grade.
- Premium quality Carriage Style 8ft. x 7ft. sectional garage doors with decorative light inserts and painted finish, as per applicable models.
- Metal Insulated optional Entry Door from Garage to House where shown on plan (only where grade permits).
- High quality caulking applied around all exterior doors and windows.
- Two exterior water taps; one at rear and one in garage with interior shut-off valves.
- Exterior landscaping to include: (Fully sodded lot except where paved). Walkway from driveway to front entry and rear patio to have laid precast concrete slabs, (as per plan).
- Quality Exterior black decorative coach lamps, selected by builder.
- Decorative plaque house numbers.
- Two (2) exterior weatherproof electrical outlets (one at front porch and one at rear entry) with ground fault interrupters.
- Paved Base coat asphalt driveway.
- Pressure treated decks will be provided where decks are required at the rear patio as per grade. A deck premium may be applicable.
- Where walk-out basement conditions may be applicable, the following features are included in the premium; Basement sliding patio door, rear basement vinyl casement window, pressure treated wood balcony off the main floor patio door without stairs, step down brick veneer construction and an additional exterior light and electrical outlet.

INTERIOR FEATURES

- Soaring 9 ft. ceilings on Main Floor and full 8 ft. ceilings on second floor on 37 ft., 40ft. and 45ft. models. (Excluding drop ceiling areas) All townhomes, semi-detached, or 33 foot singles to have full 8ft. main floors and second floors.
- Choice of quality 12" x 12" or 13" x 13" ceramic flooring through Foyer, Main Hall, Kitchen/Breakfast Area, Powder Room, all Bathrooms and Laundry Room, (from builder's standard samples), as per plan (where applicable).
- All ceramic flooring is laid on a scratch coat and thresholds are finished in metal.
- Your choice of Luxury 35 oz. broadloom with 7/16" under-pad on all areas excluding areas designated for ceramic tile.
- Natural finished oak stair stringers, nosings and railings with 1-5/16" oak pickets, 2 5/8" oak handrails. Carpeted risers, treads and landings. All staircases to basements to be painted construction grade spruce.
- Classique interior passage doors including bedroom closets with 3 1/8" baseboards and 2 1/8" casings throughout.
- All Archways to be trimmed.
- Decorative wood columns, (as per plan).
- Brass or pewter plated front door passage set with security dead bolt lock with polished brass or pewter knobs on all interior doors and privacy locks on all bathroom doors.
- All interior walls to be painted with quality latex paint (choice of one colour from builder's standard samples). Kitchen, Laundry room and all Bathroom to be semi-gloss.
- All interior trim to be painted with semi-gloss paint.
- Smooth ceilings in kitchen, breakfast, bathrooms, powder room and laundry room. Sprayed texture ceilings with 4" smooth border in all other rooms.

SUPERIOR CONSTRUCTION

- All drywall secured with screws.
- Cement board or Denshield up to 36" high on tub and shower enclosure walls.
- Poured concrete foundation walls with heavy duty damp-proofing, drainage membrane and weeping tile, where required.
- Superior 2" x 6" Wood Frame Construction on exterior walls.
- 5/8" O.S.B. tongue and groove sub-flooring fastened with nails and screws.
- Professionally engineered roof trusses (as per applicable plan).
- Steel beam construction where applicable.
- Garage floors to be steel reinforced poured concrete.
- Basement floors to be poured concrete with floor drain.

KITCHEN/BATH/LAUNDRY

- Purchaser's choice of quality kitchen cabinets and laminate counter tops with optional breakfast bars and provision for future dishwasher with roughed-in electrical and plumbing, (as per plan).
- Split electrical outlets on kitchen counter level for small appliances.
- Kitchen exhaust fan with light and hood vented to outside, (where applicable).
- Double stainless steel sink with single lever Moen faucet.
- Custom made vanity in all bathrooms, (as per plan).
- Pedestal sink in powder room.
- White plumbing fixtures in all bathrooms.
- Ceramic 6" x 8" wall tile up to and including ceiling in shower stalls and up to ceiling in standard bathtub enclosures.
- Separate shower stall with marble surround (as per applicable plan).
- Ceramic accessories in powder room and all bathrooms.
- Mirror above pedestal sink in powder room and above vanity in all bathrooms.
- Single lever Chrome Moen lav faucets throughout.
- Durable, condensation free and noise free plastic 1/2" PEX plumbing pipes and fittings throughout.
- Washer connections and laundry tub with faucet, (as per plan).
- Heavy duty outlet for dryer and venting for dryer including an exterior vent cap.
- Pressure balanced temperature control valves in ensuite and main bath shower enclosure.
- Energy efficient water saver shower heads and toilet tanks.

HEATING/INSULATION/AIR CONDITIONING

- Insulation to meet or exceed Ontario Building Code Standards. (R50 blown insulation in attic, R22 Batt insulation for exterior walls. R20 Full height Blanket Wrap in Basement.
- Expansion foam insulation to perimeter of exterior doors and windows for air sealing.
- House sealed with vapour barrier as per Ontario Building Code.
- High efficiency forced air gas furnace with electronic ignition.
- Thermostat located on the main floor.
- Exhaust fan in powder room and all bathrooms.
- Ductwork sized to accommodate future installation of central air conditioning.
- Power vented rental gas hot water heater.

ELECTRICAL/MEDIA/SECURITY

- 100 amp electrical service with copper wiring and circuit breaker in accordance with Electrical Safety Authority.
- Electrical outlets in all bathrooms and powder room include ground fault interrupter.
- Switched light fixtures (pre selected by builder) in all rooms except living room and dining room (as per plan). Switched outlet in living room and capped ceiling outlet with switch in dining room.
- White toggle light switches & plugs throughout.
- One electrical outlet in garage.
- Waterproof light to all separate shower stalls (as per applicable plan).
- Door chime with door bell at front entry.
- Direct wired electronic Smoke Detector and Carbon Monoxide Detectors installed on each floor, as per Electrical Safety Authority.
- Heavy duty wiring for stove and dryer receptacle provided.
- Rough-in Telephone outlet in Kitchen, Family Room and Master Bedroom.
- Rough-in high speed RG6 cable TV outlet in Family Room and Master Bedroom.
- Rough-in for central vacuum inlets dropped to the basement.

ALL FEATURES WHERE PURCHASER HAS A CHOICE OF COLOURS AND/OR MATERIALS WILL BE CHOSEN FROM THE VENDOR'S QUALITY STANDARD SAMPLES.

NEW HOME WARRANTY

- One (1) year warranty on all items supported by the Tarion Warranty Protection Program.
- Two (2) year warranty on plumbing, heating electrical systems and building envelope.
- Seven (7) year warranty on major structural defects.
- Purchaser agrees to pay the Tarion enrollment fee as an adjustment upon closing.



All dimensions and specifications are approximate, subject to change with notice and include basement level finished area where applicable. Renderings are artists concept. Measurements conform to the regulations of the Tarion Warranty Protection Program's official method for the calculation of floor area. Actual floor area may vary from the stated. E.&O.E. - September 2011.

