

Features & Finishes

DISTINCTIVE EXTERIORS

- Contrasting accent brick as per elevation
- Genuine Canadian clay brick and coordinating coloured mortar (as per elevation) Pre-finished maintenance-free aluminum soffits, fascia, siding and downspouts as per elevation.
- Oversized 8' main doors with glass insert.
- Soldier coursing, quoined corners, brick arches, keystone and other masonry detailing as per elevation.
- Racked masonry joints to front of house.
- Stone, wood, stucco on exterior as per elevation.
- Steel clad insulated entry and exterior doors with weather-stripping and deadbolt lock. Luxury all vinyl casement fixed and operator windows with thermo glass complete with low-e and argon. Grills on the front elevation only (as per plan).
- Premium quality moulded paneled sectional, roll-up garage doors with decorative glass windows (as per plan), and equipped with HEAVY DUTY springs and long-life, rust resistant door hardware.
- Entire lot sodded, except treed areas.
- Precast concrete slab walkway from driveway to front entry, precast step at rear door and at laundry room door where applicable.
- Two exterior water taps and two exterior weatherproof electrical outlet with ground fault interrupter.
- Brushed chrome front door gripset and deadbolt.
- Paved driveway at no cost to the Purchaser.
- Safety door closer on interior door to garage (where applicable).
- Self-sealing architectural shingles in specially blended colours (Limited Lifetime)
- 2" x 6" exterior wall construction.
- Transom windows as per plan.
- Basement windows to be thermo pane low-e vinyl sliders.

KITCHEN

- Purchaser's choice of DELUXE cabinets from Builder's samples.
- Extended height upper cabinets in kitchen.
- Upper cabinets above refrigerator.
- OTHER FEATURES: Breakfast bar, built-in or walk-in pantry. (as per plan)
- Double compartment STAINLESS STEEL SINK with SINGLE LEVER 'WASHERLESS' FAUCET.
- Vented two-speed exhaust fan over stove area in white.
- Rough-in plumbing for automatic dishwasher.
- Heavy duty receptacles for stove.
- Dedicated electrical outlet at counter level for small appliances.
- Colour coordinated kick-plates to compliment cabinets.
- Post-formed arborite or formica Counter top

LUXURY BATHROOM FEATURES

- Bathroom fixtures in white.
- Ensuite 3-piece, 4-piece or 5-piece bath off master bedroom with tub, separate shower and vanity as per floor plan.
- Electrical outlets for small appliances beside vanity in all bathrooms.
- EXHAUST FANS IN ALL BATHROOMS.
- Privacy locks on all bathroom doors.
- Single lever washerless faucets in all bathrooms and powder room except on corner tubs.
- PRESSURE CONTROL VALVES for all showers
- Choice of custom quality vanity cabinets
- CHOICE OF IMPORTED CERAMIC WALL TILE FOR MAIN BATHTUB ENCLOSURE, SHOWER WALLS AND ENSUITE TUB DECK as per plan.
- Separate shower stall to have GLASS SHOWER ENCLOSURE in master ensuite as per plan.
- Pedestal sink or vanity with sink, where applicable.
- Vanity mirrors in all bathrooms and powder room.
- Cement "WONDERBOARD" on shower enclosure walls.
- Post-formed laminate counter tops in laundry room, and all bathrooms from Vendor's samples.
- Colour coordinated kick-plates to compliment cabinets

MAIN FLOOR OR SECOND FLOOR LAUNDRY (AS PER PLAN)

- Single laundry tub with Deluxe base cabinet and post-formed arborite laminate white counter top on main and second floor plans only.
- Door from garage, where grade permits, where indicated on floor plans.
- Choice of quality imported ceramic floor tiles.
- Plumbing for automatic washer.
- Heavy duty electrical outlet for dryer and electrical outlet for washer.
- Hot and cold water faucets for laundry tub.

DISTINCTIVE INTERIOR FEATURES

- Choice of OAK STAIRS, RAILING AND 1 5/16" PICKETS from main to second floor. Staircase in natural finish.
- CLASSIQUE STYLE SERIES interior passage doors as per plans, except cold cellar.
- 5 1/4" COLONIAL BASEBOARD with quarter-round throughout except carpeted areas.
- 3" COLONIAL BACKBEND CASING.
- All drywall applied with screws, using a minimum number of nails.
- BRUSHED CHROME FINISH HARDWARE Lever throughout - except all door hinges to be painted.
- CATHEDRAL AND VAULTED CEILINGS, as per plans.
- All arches to be trimmed on main floor.
- 9FT. CEILINGS on main floor and 8' ceilings on second floor (approx.) except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings.
- Mirrored sliding closet doors as per plan.

ELECTRICAL

- Circuit-breaker type panel with 100 amp service.
- All wiring in accordance with Ontario Hydro standards.
- LIGHT FIXTURES IN ALL BEDROOM CEILINGS.
- Electrical outlets in the garage, outlet for future garage door opener, and one in the unfinished area of basement under electrical panel.
- WHITE DECORA SWITCHES and receptacles throughout.
- ELECTRICAL SMOKE DETECTORS WITH STROBE AS PER OBC.
- Rough-in central vacuum outlets.
- Electrical door chime.
- Rough-in wiring for dishwasher.
- ROUGH-IN RG-6 COAXIAL CABLE AND CAT5E NETWORK in family room and master bedroom.
- Telephone rough-in provided in family room and master bedroom.
- GROUND FAULT ELECTRICAL OUTLETS in all bathrooms and powder rooms.
- CARBON MONOXIDE DETECTOR FOR FAMILY SAFETY AS PER OBC.
- LED Lighting Throughout.

HEATING/INSULATION

- HIGH EFFICIENCY FORCED AIR GAS FURNACE.
- Hot water heater is a gas rental unit, power vented to exterior.
- Ducting sized for future air conditioning.
- Thermostat centrally located on main floor.
- INSULATION (To be as per new OBC at time of Building permit issuance)
- Insulated patio doors with weather-strip.
- HRV (Heat Recovery Ventilation)

PAINTING

- EASY MAINTENANCE SMOOTH CEILINGS on main floor and all bathrooms.
- All 2nd floor ceilings are sprayed. Stipple ceiling areas are to receive +/- 4" smooth border.
- Interior walls to be painted with premium quality latex paint. One colour throughout.
- CLASSIQUE DOORS and COLONIAL TRIM to be painted white.

FLOORING

- PREFINISHED STRIP OAK HARDWOOD FLOORING (3/4" x 2 1/4") IN NATURAL FINISH ON ALL MAIN FLOOR AREAS except for tiled areas from vendor's samples.
- Luxurious 40 oz. broadloom from Vendor's standard samples to include underlay.
- All subfloors are tongue and groove with sanded joints. Floors are

- nailed and fastened with screws.
- CONCRETE BASEMENT FLOOR WITH DRAIN.

ADDITIONAL FEATURES

- Poured CONCRETE Basement walls with heavy damp proofing, DRAINAGE MEMBRANE AND WEEPING TILE.
- STEEL BEAM CONSTRUCTION IN BASEMENT as per plan.
- Plastic water pipes and ABS plumbing.
- Architecturally pre-determined siting and exterior colours.
- Poured concrete front porch.
- Survey provided upon closing.
- Garage floor and driveway sloped for drainage.
- CONCRETE GARAGE FLOOR WITH GRADE BEAMS.
- All windows installed with vapour barrier and fully caulked.
- Switch controlled receptacle in living room.
- All operating windows and patio doors are complete with screens.
- COLD CELLARS as per plans, if grade permits.
- Drain water heater recovery passive water heater booster.

WARRANTY

Grand Brook Homes' warranty is backed by Tarion Warranty Program and since 1976 has held the highest service rating of "EXCELLENT" - 7 years - major structural defects - 2 years - plumbing, heating and electrical systems and envelope. 1 year - all other items. Purchaser agrees to pay the Tarion Warranty enrollment fee as an adjustment on closing.

NOTES:

1. All plans, elevations, and specification are subject to modification from time to time by the Vendor according to the Ontario Building Code.
2. The Vendor will not allow the Purchaser to do work and/or supply any material to finish the dwelling before the closing date.
3. Purchasers are notified that side door and door garage to the house or exterior (where applicable) may be lowered or eliminated to accommodate side yard drainage as per grading or Municipal requirements.
4. The Purchaser shall indemnify and save the Vendor, its servants and agents harmless from all action causes of action, claims and demand for, upon or by reason of damage or injury to person or property of the Purchaser, or any of his friends, relatives, workmen or agents who have entered on the real property or any part of the subdivision of which the real property forms a part whether with or without the authorization, express or implied of the Vendor.
5. Anything marked optional on the brochures has been priced as an extra. Ask sales representative for details.