

STANDARD FEATURES

PARKVIEW TRAIL – DUNPAR HOMES

FEATURES INCLUDE:

- Georgian detailing on exterior trim.
- Custom genuine clay brick construction. (as per elevation).
- No maintenance aluminum soffits, fascia, eaves troughs, downspouts.
- Premium 30 year asphalt shingles.
- 2" x 6" Exterior wall construction.
- 3/8" Spruce plywood roof sheathing.
- Exterior walls insulated to R20 and roofs to R31.
- Steel Insulated Garage Door with Remote Openers.
- Professionally Landscaped (where applicable).
- Polished exterior door hardware with deadbolt on front door.
- Exterior walkout wood decks on all units (as per plan).
- Exterior coach lamp lighting fixtures.
- Paved driveways.
- Dramatic 9-foot ceilings on main floor
- Vaulted ceilings on loft level with large dormer windows with loft unit only. (where applicable)
- Vinyl clad thermopane casement and single hung windows.
- All operating windows complete with screens.
- Insulated steel clad front entry door.
- All exterior windows and doors fully caulked.
- 100 Amp service with circuit breaker panel.
- Heavy duty cable for dryer and stove.
- Complete laundry room with hot and cold-water connection and electrical outlets for washer and dryer.
- Exterior venting for dryer and all bathrooms
- Rough in for future central vacuum including main line to garage.
- Exterior weatherproof electrical outlets (front, rear and 3rd floor Loft)
- Forced air High Efficiency/High Velocity with gas fired high efficiency on demand dual purpose boiler complete with storage tank on a rental basis.
- Three exterior hose bibs, one in front, one in garage and one on deck.
- All electrical switches and outlets to be white with matching covers. (Decora paddle switches).
- Prewired cable for television in family and living rooms, master bedroom and loft, Plasma rough-in over fireplace.
- Telephone rough in provided.
- Smoke detectors and Carbon Monoxide Detectors on all floors.
- Programmable Thermostat.
- Rough-in for security.
- Gas outlet at stove and rear of house

INTERIORS:

- Porcelain floor tile in ensuite bathroom, foyer, lower foyer and kitchen
- Choice of Broadloom from Vendor samples in all designated areas.
- Choice of 3 paint colours
- French door walk out of main as per applicable plan.
- Interior woodwork, trim and doors painted white.
- Smooth ceilings throughout
- Upgraded Georgian wood trim throughout.
- Claremont series interior doors.
- Brushed chrome door hardware.
- Oak handrails with wrought iron spindles.

BATH

- Pedestal sink in powder room(s) as per applicable plan.
- Double Sinks in Master Bath
- Single lever faucets with pop up drains in all bathroom basins. Castleby in master bath.
- Shower stall in Master Bath.
- Main bathroom tub surround with ceramic tile to ceiling height.
- Master ensuite bathroom vanity with drawer.
- Vanity width mirror in bathrooms.
- Custom quality cabinetry with cultured marble countertop and sink in main bath.
- Ceramic floor tile

KITCHEN

- Double stainless steel sinks, faucet with vegetable spray at side.
- Cooktop exhaust fan vented to exterior.
- Quality custom cabinetry.
- Under cabinet lighting (kitchen)
- Drywall Pantry

LUXURY FEATURES INCLUDE:

- Central Air Conditioning
- Granite Kitchen Countertops/Marble Counter Top in Master Bath
- Gas Fireplace
- Soaker tub (as per applicable plan)
- 6 Appliance Package (Refrigerator, Electric Slide-In Stove, Dishwasher, Microwave and Washer & Dryer or full size stacking (choice of package as per applicable plan)
- Hardwood – on main floor living/dining room
- Cornice Crown Moulding (as per applicable plan)

ALL PRODUCT SPECIFICATIONS PER VENDOR SAMPLES ARE SUBJECT TO AVAILABILITY

Additional Features of 1866 Burnhamthorpe

- Hardwood flooring on the 2nd level hallway (standard was carpet)
- Marble on the kitchen back-splash (included was only counter-top space)
- Door to the Den area
- Tile on the Den area (standard was carpet)
- Full island in kitchen
- 2 spot lights over island
- Under-mount double sink with pullout faucet in kitchen (included was standard sink)
- Hunter Douglas real-wood windows covering on ground level and second level
- Whirlpool Gold top-of-the-line kitchen appliances
- Maytag high efficiency Washer and Dryer