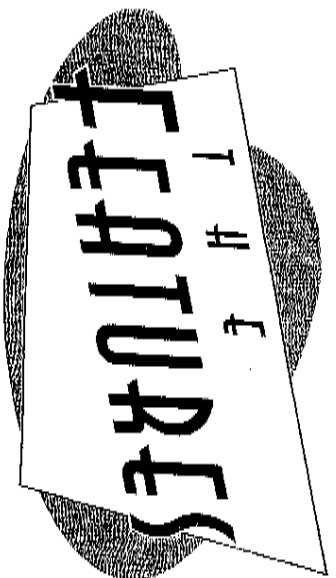


THIS IS ORIGINAL BUILDERS
LIST OF FEATURES
TOWN HOME IS JUST
OVER 1 YEAR OLD.

THANKS
MARK



Distinctive Exterior Features

Outside, impressive details include rich clay brick with warm stone accents, soldier coursing, key-stones, precast stone sills, brick arches, freeze boards and covered front porches to add interest to the architecturally controlled streetscape. The homes are graced with oversized casement windows, decorative wood accents and sectional garage doors with distinctive window trimmed panels, as per plan.

- Architecturally controlled and pre-selected exterior elevations and colour packages to ensure a distinctive and harmonious streetscape
- Distinctive architectural details featuring upgraded clay masonry detailing and stone accents including soldier coursing, brick arches, key-stones, precast stone sills and pre-finished, low maintenance siding, decorative wood accents and raised slope roof pitches
- Low maintenance, pre-finished aluminum soffits, fascia, eaves-troughs and downspouts
- Self-sealing asphalt roof shingles in architecturally pre-selected colours with 20 year manufacturer's warranty
- Superior steel-clad embossed insulated front entry door with double glazed half lights as per plan
- Traditional antique-brass finish front door gripset and dead bolt lock
- Raised cladwood sectional garage door with windows, trimmed panels
- Low maintenance, vinyl casement windows at front elevations and horizontal sliders at rear and side
- Sliding patio doors will be thermal pane, tempered insulglass with screens, as per plan
- Covered front porch, as per plan
- Front, rear and side yard areas are fully sodded, as per plan
- Precast concrete patio pavers are placed from your driveway right up to your front porch
- Pressure treated decorative wood privacy fencing on corner lots, as per plan

Superior Interior Quality

The interior of an Andria home is well appointed with quality products and materials to ensure your home will continue looking new well into the future. Our trades people are among the best in the industry, ensuring the quality you have come to expect in an Andria home.

- Quality ceramic tile in foyer and powder room from builder's samples
- Marble thresholds where ceramic tile flooring abuts other flooring finish
- Mirrored sliding closet doors in your entrance foyer, as per plan
- Elegant solid oak handrails and decorative solid oak pickets on interior finished stairs as per plan
- Classicque Series interior doors throughout except where sliders are shown, as per plan
- Colonial style baseboards and trim throughout
- Premium polished brass finish door knobs throughout
- Quality 35oz broadloom with 7/16" underpad in your choice of one colour from builder's samples, to be installed on finished stairs, hallways, bedrooms, living and dining areas, as per plan
- Easy maintenance smooth finish ceilings in kitchen, powder room and bathrooms

Quality Kitchen Features

- Ceiling light fixtures in all rooms where appropriate except where a switched wall outlet is provided, capped ceiling or white toggle electrical switches, receptacles and plates
 - Quality shelving installed in all cases
 - Trimmed archways throughout, as per plan
 - Interior walls in finished areas decorated in flat latex paint except for kitchen, bathrooms and interior wood trim which
- Quality Kitchen Features**
- Quality ceramic floor tile in kitchen and breakfast room
 - Premium kitchen cabinetry in your choice of colours select
 - Post formed laminate counter tops in your choice of colour
 - Double stainless steel sink with wearless single lever faucet
 - Exhaust hood fan over stove vented to the outdoors
 - Split electrical outlets installed at counter level for small appliances
 - Heavy duty wiring and outlet for stove and dedicated electric kitchen cabinetry opening designed to accommodate a first and electrical
 - Built-in breakfast counter, as per plan

Luxury Bathroom Features

- Quality ceramic tile in bathroom(s) floors selected from main
- Separate shower stalls finished with quality ceramic tiles, as per plan
- Water resistant split fixtures provided in separate shower
- Bathroom(s) and powder rooms include premium cabinet hardware's samples
- Ceramic accessories included in powder room (e.g. hand powder n
- Classic white porcelain fixture (e.g. bidet, toilet) and porcelain pedestal sink in powder room, as per plan
- Vanity mirror and stylish hollywood-style lighting over vanity
- Wearless single lever faucets in vanities, shower stall and
- Wall mounted shower valve on all shower stalls (tubs and showers)
- Safety locks on all bathroom and powder room doors
- Electrical outlets near vanity in all bathrooms and powder rooms (GFI)
- Energy efficient water saver shower and toilet tank

Mechanical, Electrical and Structural Features

- High efficiency forced air gas furnace with electronic ignition
- Furnace duct work pre-sized for installation of future central
- Energy efficient power-vented, gas-fired hot water tank on
- Exterior walls include 2" x 6" wood stud construction with R-31 and exterior basement walls insulated to R-8 exterior
- Air/vapour barrier applied to exterior walls and electrical efficiency
- Air seal package to all exterior doors and windows for added
- Smoke detectors on all floors located as per building code
- Carbon Monoxide detector on bedroom level
- Pre-wiring for cable TV outlets in family/great room or living
- Pre-wiring for telephone outlets in kitchen, family/great room
- 100 amp electrical service with circuit breaker panel and rough-in for future installation of a central vacuum system

tone accents, soldier coursing, keyed front porches to add interest to 1 with oversized casement windows, five windows trimmed panels, as per

colour packages to ensure a distinctive colour detailing and stone accents including e-finished, low-maintenance siding, stone and model selected tiles are shown in separate packages with 30 year manufacturer's color-glassed half light as per plan

products and materials to ensure trades people are among the best in the Andrin home.

Interior finished stairs as per plan as shown, as per plan
 tile finish
 tile colour from builder's
 vinyl and dining areas, as per plan
 3 and bathrooms

- Ceiling light fixtures in all rooms where appropriate except for living room and family/great room where a switched wall outlet is provided, capped ceiling outlet provided in dining room.
- White toggle electrical switches, receptacles and plates
- Quality shelving installed in all closets
- **Trimmed archways throughout, as per plan**
- Interior walls in finished areas decorated in flat latex paint with one primer coat and one finish coat except for kitchen, bathrooms and interior wood trim which are finished in semi-gloss paint

Quality Kitchen Features

- Quality ceramic floor tile in kitchen and breakfast room from builder's samples as per plan
- Premium kitchen cabinetry in your choice of colours selected from builder's samples
- Post formed laminate counter tops in your choice of colour from builder's samples
- Double stainless steel sink with washerless single lever faucet
- Exhaust hood fan over stove vented to the outdoors
- Split electrical outlets installed at counter level for small appliances
- Heavy duty wiring and outlet for stove and dedicated electrical outlet for refrigerator
- Kitchen cabinetry opening designed to accommodate a dishwasher complete with rough-in plumbing and electrical
- **Built-in breakfast counter, as per plan**

Luxury Bathroom Features

- Quality ceramic tile for bathroom(s) floors selected from builder's samples
- Separate shower stall finished with quality ceramic tiles, glass panels and tile or pre-finished base, as per plan
- **Water-resistant light fixtures provided in separate shower stalls**
- Bathroom(s) light powder rooms include premium cabinet in your choice of colours selected from builder's samples
- Ceramic accessories including towel racks and powder room as per plan
- Classic white plumbing fixtures and accessories and porcelain and
- Pedestal sink in powder room as per plan
- Vanity mirror and stylish hollywood style lighting over vanity in bathroom(s) and main floor powder room
- Microwave cabinet in ensuite bathroom
- Washerless single lever faucets in vanities, shower stall and bathrooms
- Ballcock shower valve on all shower stalls (tubs and shower stalls)
- Privacy locks on all bathroom and powder room doors
- Electrical outlets near vanity in all bathrooms and powder rooms protected by ground fault interrupter (GFI)
- Energy efficient water saver shower and toilet tank

Mechanical, Electrical and Structural Features

- High efficiency forced air gas furnace with electronic ignition for comfort and energy savings
- Furnace duct work pre-sized for installation of future central air conditioning
- Energy efficient power-vented, gas-fired hot water tank on a rental basis, per Vendor
- Exterior walls include 2" x 6" wood stud construction with batt insulation to R-18, ceilings include R-31 and exterior basement walls insulated to R-8 extending 2 feet below finished grade, as per plan
- Air/vapour barrier applied to exterior walls and electrical boxes for increased air tightness and energy efficiency
- Air seal package to all exterior doors and windows for added air tightness
- Smoke detectors on all floors located as per building code
- Carbon Monoxide detector on bedroom level
- Pre-wiring for cable TV outlets in family/great room or living room and master bedroom
- Pre-wiring for telephone outlets in kitchen, family/great room or living room and master bedroom
- 100 amp electrical service with circuit breaker panel and copper wiring
- Rough-in for future installation of a central vacuum system

- Two convenient exterior electrical outlets, one at rear of house with ground fault interrupter (GFI) and one in the garage
- Two exterior hose bibs one at rear yard and one in the garage
- Copper water supply pipes and ABS drain pipes
- Fibreglass/polymer laundry tub, legs and separate drain for automatic clothes washer, as per plan
- Pre-installed through-wall dryer vent
- All bathrooms vented to the outside with exhaust fans
- Front door chime
- Concrete front porch and garage floor with reinforced grade beams, as per plan
- 3/8" plywood roof sheathing
- Solid tongue and groove sub-floors nailed and screwed down to floor joist for added strength and durability
- **Heavy duty basement damp proofing system with exterior drainage membrane provided at basement area for additional protection against basement leaks, as per plan**

Security Features

- Quality locks with dead bolts on all exterior swing door(s)
- Hinges and striker plates on exterior swing door(s) reinforced with extra long screws
- Additional blocking provided at exterior door frame
- Security system is available upon the purchaser's signing a 3 year monitoring contract with a 3rd party Vendor

Your New Home is Protected by Four Levels of Guarantees

One Hundred Percent - One Year Guarantee on the workmanship and materials of your new home, a guarantee backed by the Ontario New Home Warranty Program*

Two Year Coverage - On electrical, plumbing, heat delivery and distribution system*

Seven Year Structural Guarantee - On major structural components of your new home backed by the Ontario New Home Warranty Program*

Individual Manufacturers' Guarantees - The quality brand-name suppliers of the many components forming part of your new home. Suppliers are carefully selected for components such as roofing, hardware, cabinetry, electrical, heating, plumbing and mechanical systems, and other key elements and the warranties provided by these reputable suppliers are passed on to you.

Variances from builder's samples may occur in materials, finishes and colours due to normal production processes and nature of material. Where applicable, numbers of steps may vary at exterior or interior entrances due to grading variances, decks and walkout availability may also be affected. Room dimensions are approximate. Specifications and plans are subject to modification. We reserve the right to substitute materials, equipment or better quality without notice subject to availability and construction process. Hard copy of floor plans may react to normal fluctuating humidity levels resulting in gapping or warping, both consistent with the acceptable industry standards. Ceilings and walls may be modified to accommodate mechanical systems.

Standard Features are subject to change.
 Schedule B to the Agreement of Purchase and Sale supercedes this handout.
 *See the Ontario New Home Warranty Program for full details. E. & O. E.

