

TOWN SUITES

IN EVERY TOWN AND TOWN SUITE,
YOU'LL FIND A DEDICATION TO DETAIL
THAT LEAVES YOUR HOME "MOVE IN READY".
HERE'S WHAT YOU'LL FIND IN THE
WAY OF FEATURES AND FINISHES AND MORE:

EXTERIOR

- Community will be fully graded, sodded and landscaped
- Poured, reinforced concrete porches
- Thermal steel, insulated front entry doors
- Door chime button
- Decorative exterior lights on front facades and on all balconies
- Pre-finished, maintenance free aluminum soffits, fascia, and eaves troughs
- Brick, hardie board and innovative steel frame construction
- 2 x 4 exterior wall with rigid insulation
- Sub floors specifications – screwed prior to installation of the floor finish
- Screens provided for all operating windows and garden doors
- 2 ply, modified flat roofing system

BALCONIES

- Composite deck tiling on floor (standard) with "Designer Decks" for all balconies
- Exterior railings – tempered glass with aluminum rail
- Privacy partition between adjacent balcony (as per plan)
- One exterior waterproof electrical outlet for each home located on balcony

INTERIOR

- 8' ceilings throughout
- Textured ceilings with smooth boarders throughout except kitchen, breakfast area and all bathrooms (as per plan)
- Natural finish, solid oak stairwell pickets and handrails with oak newel post and oak veneer stinger (as per plan)
- 2" Casings and 3" baseboards
- 3 panel square textured doors by Masonite
- Interior doors include lever style handles
- Washable flat paint throughout (non-toxic) including trim
- Closet doors and/or sliders (as per plan) with steel rod and wood shelving

FLOORING

- Recycled carpet throughout excluding tiled area and laminate areas
- Wood laminate flooring in Kitchen, Great Room, Living Room, Den and Hallway areas on main floor (as per plan)
- Imported ceramic floor tile (13 x 13) in Foyer, Powder Room, Bathroom, Mechanical Room, Laundry Room and Storage area (as per plan)



KITCHEN

- Furniture quality, oak kitchen cabinets and rounded edge laminate countertops
- Rough-in to accommodate future over the range microwave
 - Rough-in for future dishwasher
- Double stainless steel sink
- Chrome finish pull out spray faucet
- Heavy duty, 220 volt outlet designated for stove and dryer
- Split electrical outlets at counter level for small appliances, with ground fault interrupter as required

BATHROOM FIXTURES

- Single lever faucets with pop-up drains
- Chrome pressure mounted curtain rod in all bathrooms (as per plan)
- Vanity width mirrors in all bathrooms (as per plan)
- Laminate counter tops

TOILET

- Water consumption saving toilets

SHOWER AND BATH

- Acrylic shower pan with tiled walls to ceiling (not including ceiling)
- Framed glass enclosures
- Temperature and pressure balance valves for all showers and bathtub enclosure faucets
- Surface mounted light fixture in shower stall
- American Standard fixtures (toilet, sink, tub)
- Privacy locks on all bathroom doors
- Main bathtub enclosure – tile to ceiling height with 6" x 8" tiles
- Ceramic white accessories throughout (paper holder and towel bar)
- Exhaust fan in all bathrooms
 - Bathrooms complete with ground fault interrupter beside vanity as required

LAUNDRY/UTILITY ROOM

- Plumbing and electrical outlets for washer and dryer units
- Laundry room with membrane curb and drain (as per plan)
- Exhaust fans
- Dryer vented to exterior



ENERGY SAVERS

The following are built to Energy Star standards

- High efficiency forced air natural gas heating system
- HRV heat recovery ventilator with minimum 60% efficiency
- Tankless hot water system, on rental basis
- Compact florescence light bulbs throughout
- Maintenance free vinyl casement windows featuring:
 - Thermo fixed low-e argon filled glazing
 - Energy efficient caulking
- Double stud party walls with innovative sound reduction material for superior reduced sound transmission
- Rough-in for future central air-conditioning

ELECTRICAL FEATURES

- 100 AMP service with circuit breaker panel
- Copper electrical wiring throughout
- Switch controlled outlet in Living Room/Great Room (as per plan)
- Light fixture provided from Builder's samples (as per model)
- Ceiling light in Kitchen, Bedroom, Living Area, and Bathroom
- Pre-wired for telephone (3) locations: Kitchen, Master bedroom, and one in Living or Great Room
- Pre-wired for 2 cable television outlets: one to Master bedroom and one in Living or Great Room
- Rough in for doors and window contacts for future security system
- Decora style plugs and switch plates throughout
- Electronic smoke and carbon monoxide detectors to each level, hardwired
- All electrical designed to Ontario Hydro standards

