

Lifestyles of
SOUTH EAST
OAKVILLE

Quality Features

TOWNHOMES



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DISTINCTIVE EXTERIOR FEATURES:

1. UNIQUE ELEVATIONS UTILIZING STONE, COMPOSITE WOOD SIDING, STUCCO, BRICK AND PRECAST SURROUNDS and other ACCENT FEATURES as per applicable plans, including a signature block on the dwelling containing the name Fernbrook Homes.
2. Low maintenance aluminum soffit, fascia, eavestrough and downspouts from vendor's samples.
3. Approximately 9'0" basement ceiling height with 10" thick concrete basement walls (except exterior garage walls), with heavy-duty damp proofing and waterproof membrane.
4. Fully sodded lot.
5. Vinyl insulated sectional wood garage door complete with garage door opener and 2 remotes.
6. Two exterior hose bibs one at rear and one in the garage.
7. Self-sealing asphalt shingles, which includes a LIMITED LIFETIME WARRANTY.
8. PAVED DRIVEWAYS with two separate layers of asphalt.
9. All elevations and colour schemes are under STRICT ARCHITECTURAL CONTROL to ensure a truly harmonious streetscape.
10. ELEGANT & SOPHISTICATED, 8' TALL STEEL INSULATED FRONT ENTRY DOOR. Comes with long plate lever hardware from vendor's samples.
11. French patio door(s) with screens or sliding door(s) as per applicable plans.
12. Vinyl casement Low-E Argon-Filled Energy-Efficient windows throughout, choice of colour from vendor's samples.
13. COMPLETE CENTRAL AIR-CONDITIONING UNIT.

SPECTACULAR INTERIOR FEATURES

14. As per plan, all models include a designated ELEVATOR TO ACCESS ALL FLOORS (approximately 5'x5' exterior cab dimension).
15. 10' CEILING HEIGHTS on main floor, 9' ceiling heights to ground floor, 2nd floor and approximate 9' ceiling heights to basement, as per plan.
16. Smooth ceilings throughout finished areas.
17. 6" plaster crown mouldings on main floor and second floor hallway (excluding laundry, mudroom, kitchen breakfast, closets, and areas with waffle ceilings), choices from vendor's samples.
18. Choice of three (3) interior quality paint colours from vendor's samples. All millwork and doors to be painted accent white.
19. Elegant decorative steel spindles on all stained oak staircases and handrails (no carpet runners).
20. Complete CENTRAL VACUUM SYSTEM with attachments.
21. 5/8" tongue and groove spruce plywood subfloor glued and screwed to floor joists. 3/8" plywood roof sheeting.
22. One single-faced Gas Fireplaces with multi-cast surround and hearth.

PREMIUM FINISHED LOWER LEVEL

23. Vendor to provide open staircase to finished basement foyer, as per plan. Finished basement foyer flooring to be hardwood from vendor's samples.

GOURMET KITCHEN & POWDER ROOM FEATURES:

24. "AYA" Series 4 kitchen cabinets or equivalent. Extended uppers (42") complete with built-in for microwave, upper crown mouldings & lower valance board. Lower cabinets include pots & pans drawer(s) and corner unit or lazy-susan. All door(s) & drawer(s) complete with "Soft Close Hinges" as per applicable plan. Choice of colour & door style from vendor's samples.

25. "AYA" Series 2 vanities throughout all washrooms complete with marble countertop, undermount sink and 8" spread "HANSGROHE" faucet, from vendor's samples.
26. All townhomes to include stainless steel or wood paneled 36" sub-zero refrigerator doors supplied and installed as per vendor's samples.
27. All townhomes to include 30" Wolf gas range supplied and installed as per vendor's samples.
28. All townhomes to include 24" Wolf built-in electric microwave oven supplied and installed as per vendor's samples.
29. All units to include multi speed 1100 CFM ventilation fan vented to exterior and enclosed with wood canopy supplied and installed as per vendor's samples.
30. All units to include 24" stainless steel or wood paneled cove dishwasher supplied and installed as per vendor's samples.
31. CHOICE OF GRANITE OR QUARTZ KITCHEN COUNTERTOPS with double compartment undermount stainless steel sink and "HANSGROHE" pullout faucet (from vendor's samples).

LUXURY BATHROOM & LAUNDRY FEATURES:

32. "MARBLE OR QUARTZ COUNTERTOPS with undermount sink(s) and 8" spread "HANSGROHE" faucet(s) to "AYA" Series 2 bathroom vanities, including bank of drawers (where possible), from vendor's samples.
33. GRANITE/QUARTZ COUNTERTOP with undermount stainless steel single compartment sink in laundry room, with pullout faucet from vendor's sample "HANSGROHE" faucet and "AYA" Series 2 base and upper cabinetry.
34. Freestanding tub in master ensuite bathroom (from vendor's samples) as per plan.
35. Frameless glass showers complete with glass doors and recessed waterproof light fixture (as per plan).
36. All plumbing fixtures to be white.
37. Full width vanity mirror (42" high complete with one light fixture above each sink included in all bathrooms and washrooms.)
38. Cement-board to all shower and bathtub enclosure walls and ceilings.

FLOOR FINISH FEATURES:

39. Choice of 24" x 24" PORCELAIN tiles or 24" x 24" GRANITE tiles in front vestibule, kitchen breakfast, mudroom, powder room, washrooms and laundry room floors, as per applicable plan from vendor's samples.
40. 12" x 24" PORCELAIN tiles in all bathtubs, shower walls and ceilings with 2" x 2" porcelain shower floor tiles from vendor's samples.
41. Imported 4" x 12" upgraded subway tile (installed in brick joint) in kitchen backsplash from vendor's samples.
42. 3/4" x 5" Northern solid sawn structured (engineered). Sculpted texture in red oak or white oak with UVF finish stain hardwood flooring throughout finished area from vendor's samples.

INTERIOR MILLWORK & DOORS:

43. Interior doors to be 8'0" high 800 Series style on main floor and 6'8" doors on ground floor, second floor and finished basement area from vendor's samples.
44. 7-1/4" MDF baseboards with shoe mould throughout finished areas from vendor's samples.
45. 3-1/4" finger joint pine casing including back-band from vendor's samples.
46. Chrome lever hardware on all interior doors from vendor's samples.



LIGHTING & ELECTRICAL:

47. Standard light fixtures to front doors, rear door(s) and garage(s) (where applicable) from vendor's samples.
48. Exterior waterproof electrical outlets, one in front and one in rear of home.
49. Standard light fixtures provided throughout finished areas except in living room and family room. (Switch-controlled outlet in living room & family room). Ceiling light fixtures included in all bedrooms from vendor's samples.
50. White coloured decor light switches and receptacles (screwless plates).
51. Ground fault interrupter protection for all bathroom(s) and powder room.
52. 200 amp breaker panel complete with copper wiring.
53. Seasonal duplex receptacle located in soffit area with interior switch. Location to be determined by vendor.
54. 20 LOW-VOLTAGE LED RECESSED POTLIGHTS from vendor's samples.

CONSTRUCTION FEATURES:

55. DRAINAGE MEMBRANE ON ALL BASEMENT EXTERIOR WALL SURFACES TO ENSURE HYDROSTATIC WATER PROTECTION.
56. 1 PIECE ELONGATED WATER EFFICIENT TOTO TOILETS THROUGHOUT, from vendor's samples.
57. "HANSGROHE" 8" CENTRE LAVATORY FAUCETS THROUGHOUT, FROM VENDOR'S SAMPLES.
58. R20 FULL HEIGHT BASEMENT INSULATION ON ALL EXTERIOR BASEMENT WALLS, AND R60 BLOW-IN ATTIC INSULATION.
59. R60 SPRAYED FOAM INSULATION IN GARAGE CEILINGS WITH LIVING AREAS ABOVE.
60. HIGH EFFICIENCY FURNACE WITH HRV AS REQUIRED.
61. HOT WATER TANK (GAS) HEATER ON A RENTAL BASIS.
62. PROGRAMMABLE THERMOSTAT.

63. GARAGE INTERIORS TO BE FULLY-DRYWALLED, PRIMED AND GAS-PROOFED.
64. ALL INTERIOR PAINT TO BE CERTIFIED LOW VOC.

HOME AUTOMATION - SMART HOME WIRING:

65. Our Smart Home Wiring Package provides for complete alarm system which includes contacts on all operating windows and doors on the main floor and basement. Two security key pads one located near front door and one near garage man door. Two motion detectors one siren and one alarm panel. Alarm system will be fully operational but does not include any monthly monitoring fees.
66. In addition to Smart Home Wiring Package vendor includes 3 RG6 cable T.V. wiring and 3 telephone wiring one to great room, owner's suite and basement. One network wiring and 5.1 media room surround sound system wiring in basement (does not include any equipment or components).

ADDITIONAL SUPERIOR CONSTRUCTION FEATURES:

67. Steel beam construction in basement.
68. Architecturally predetermined siting and exterior colours on all townhouses from vendor's samples.
69. Survey provided on closing.

TARION NEW HOME WARRANTY PROGRAM COVERAGE

70. 7 years - major structural defects.
71. 2 years - plumbing, heating, electrical systems, exterior cladding and water penetration.
72. 1 year any defects in workmanship and materials.
73. Purchaser agrees to pay the TARION enrollment fee on closing as an adjustment.



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