

Kevcra Inc. Features for Mountainview Homes

I. Exterior Finishes

- Inspired Traditional and Modern architectural designs finished with granada stone & stucco. Pre-cast detailing such as: arches, keystones, banding, & sills. Elevations are complimented with ornate black metal and/or vinyl railings, as per elevation.
- Architecturally controlled colour schemes from Kevcra Inc. For the purpose of providing a pleasing streetscape.
- Pre-finished maintenance-free soffit, fascia, eavestrough, downspouts and covered porches with aluminum and or vinyl. Canadian made, Euroshield® Beaumont Shake Roof, comes with a transferable lifetime warranty, non-prorated for the first 50 years. Including hail warranty coverage, is provided for hail up to 2" in diameter.
- House number on front elevation, location determined by Kevcra Inc.
- Fully sodded front, rear and side yards. (Side yards, if present, and where continued growth will permit, otherwise river rock will be installed at Kevcra's sole discretion)
- Decorative "Flagstone Style" patio slabs/tiles at front or rear door. Kevcra Inc. will determine the number of tiles.
- Salt resistant concrete driveways.

II. Exterior Windows and Doors

- Magic Windows.** 40 Year Transferable Warranty, Maintenance free vinyl casements from Magic Windows. All operating windows have sliding screens. All windows are Energy Star* qualified.
- Oversized painted fiberglass insulated front entry door(s), featured with glass panel insert and Nickel or Brass finish grip set with deadbolt lock, as per plan/elevation.
- Quality aluminum or vinyl insulated sectional roll up garage doors.
- Metal insulated interior garage door, access where grade permits.
- Metal or fiberglass insulated door to the rear of the home from main floor or walkout basement. Units 5-9 include a Juliet balcony with garden door on the main floor, as design permits.

III. Interior Features

- Nine foot (9') high smooth ceilings throughout the main floor. (Some ceilings may be lower due to mechanical, structural, or decorative elements including dropped ceiling areas)
- Eight foot (8') high smooth ceilings in optional loft and in basement (where design permits). The ceiling finish of the optional loft when purchased will be spray stippled ceiling with a 3" smooth border. (Some ceilings may be lower due to mechanical, structural, or decorative elements including dropped ceiling areas.)
- 5 1/4" Colonial base board including shoe moulding.
- 2 3/4" Colonial casing for windows and doors.
- Smooth interior passage and closet doors complete with Nickel or Brass finish interior handles and hinges, as per plans. Privacy door locks on all bathrooms and bedrooms.
- Interior walls, doors and trim to be painted an off white colour throughout. All interior walls to be finished in a washable acrylic paint for easy maintenance.
- Wire shelving in all closets, including pantry as per plan.
- Basement cold cellar where elevation permits, complete with weather-stripped steel insulated door, vent and electrical light as per plan.

IV. Flooring Features

- 12"x24" Anatolia Porcelain Tile in front foyer, and all bathrooms, as per plan.
- 5"x12" wide NAF Engineered Hardwood Hickory or comparable throughout main floor including stair landings. (Excluding where tile and carpet is laid, flooring dimension is approx.)
- BEAULIEU Carpet (Rosa II Berber or Metropolitan Cut Pile) or comparable for all bedrooms and adjoining closet, as per plan.

V. Kitchen Features

- Quality cabinetry and kitchen uppers base cabinetry includes one bank of drawers, as per samples shown at cabinet design studio chosen by Kevcra Inc.
- Canadian made, HanStone Quartz kitchen counter top with mitted edge.
- Stainless steel finish, double bowl sink.

- Polished chrome pull-out spray, single lever faucet.
- Whirlpool or comparable Microwave/hood exhaust fan combo with vent to exterior, with 6" ducting.
- Whirlpool or comparable Dishwasher.
- Whirlpool or comparable Fridge and Stove. Electrical outlets for Fridge and Stove.
- Electrical outlets at counter level. (Counter level outlets within one meter of the kitchen sink are protected by a GFI.)

VI. Bathroom and Laundry Features

- Whirlpool or comparable Washer and Dryer.
- White bathroom plumbing fixtures throughout.
- Acrylic deep soaking tub in master ensuite bathrooms, as per plan.
- Separate shower stalls feature metal framed glass enclosure with a framed glass door, designed on half walls, wherever possible included an acrylic base and a waterproof recessed light, as per plan.
- Polished chrome single lever faucets to bathroom sinks including pop-up drains, except kitchen, laundry.
- Polished chrome single lever pressure-balancing faucets in all separate showers and tub enclosures.
- Upgraded polished chrome bathroom accessories to include towel bar holder & toilet paper dispenser with white ceramic soap dish in bathtub enclosures, and shower enclosures.
- Choice of quality cabinetry as per samples shown at design studio chosen by Kevcra Inc.
- Canadian made, HanStone Quartz bathroom counter tops with mitted edge.
- Porcelain Tile in all bathtub enclosures & non glass walls in shower stalls up to ceiling only.
- 24"x36" mirror over vanity in powder room.
- 42" high by approx. the full width of vanity in all other bathrooms.
- Full height cement board backing on all non-glass separate shower enclosed walls and full height "greenboard" drywall to wall soft tub enclosures including ceiling.
- Single basin laundry tub set in base cabinet (cabinet/counter-white melamine only) in all laundry rooms with 2 handle-hot and cold water faucet in laundry room.

VII. Safety, Security and Convenience

- Pre-wired for television: up to five (5) cable TV rough-ins (RG-6) and five (5) telephone rough-in locations (Cat-5e) all home run to one location in the basement. Both cable & telephone are wired in family room & bedrooms.
- A closed circuit security wiring for road entrance camera will be installed beside electrical panel.
- Central vacuum system included, complete with all pipes dropped and finished to garage. One vacuum outlet will be in the garage.
- All air ducts to be professionally cleaned before occupancy.
- Electric door chime included.
- Carbon monoxide detector(s), hardwired, per ESA Standards/Building Code.
- Interconnected smoke detectors, per ESA Standards/Building Code.
- Garage door opener included complete with hand operator.

VIII. Energy Efficient Features

- High-efficiency, Forced-air Gas furnace with E.C.M. blower motor, complete with electronic ignition and power vented to exterior.
- Air conditioning is included. Proper sizing will be determined by Kevcra Inc.
- All homes are equipped with a high efficiency HRV-Heat recovery ventilator.
- The high efficiency hot water tank is power vented and is on a rental basis.
- Thermostat centrally located on the main floor.

IX. Electrical, Gas, and Plumbing

- Three (3) electrical outlets, one in garage, one waterproof outlet at rear of house, and one waterproof outlet at the front of house.
- Self-sealing air-tight plastic electrical outlet boxes to all exterior walls & to 2nd floor ceiling light fixtures.
- 200 AMP electrical service with circuit breaker panel (labeled) and all copper wiring.

- Décor White switches and plugs throughout. Switches installed approx. 42" above the floor. (Except bathrooms which may be at a standard height, Kevcra's discretion).
- Interior ceiling mounted light fixtures throughout, all finished halls, all bedrooms, kitchen work area, studies, den, lofts, media rooms & laundry rooms. (living room will receive a switched wall outlet)
- Modern hanging chandelier to foyer. (Note: The chandelier at the foyer may be relocated to the main floor staircase at the discretion of Kevcra Inc.)
- Elegant lighting with dropped glass shade in all bathrooms & powder room, length of lighting determined by Kevcra
- Heavy-duty electrical outlet and outside vent for future dryer in laundry room.
- Ground fault interrupter protection in all bathrooms and powder room.
- Two hose bibs wall hydrants will be installed to each home, one in garage and one at rear of house, location determined by Kevcra Inc.
- Innovative thermoplastic plumbing supply lines throughout. Advantages: less copper in water, reduced knocking & less condensation.
- Drain and water connections featuring hot and cold water shut off valves and an electrical outlet for future automatic washer.
- Finished laundry rooms feature the shut off valves and drain connection installed in a convenient recessed wall box located above future appliances, where possible.
- Shut off valves to all bathroom sinks and toilets.

X. Construction

- Structurally sound 2"x6" exterior wall, wood framed construction or to O.B.C. specifications.
- Engineered floor joist system or equivalent to O.B.C.
- 3/4" Tongue & groove sub-flooring throughout.
- Air barrier installation on basement walls for humidity control (excluding cold room).
- Steel beam construction in basement.
- Poured concrete basement walls with drainage membrane and heavy duty damp proofing.
- Insulation to walls, attic, ceiling, garage (where required) overhangs and basement comply with the O.B.C. standards.
- Sprayed foam insulation to garage ceilings & overhangs with livable area above.
- Entire garage to be dry walled, taped and prime painted-including ceiling, excluding exposed poured/block concrete.
- The common wall(s) of our homes will be a concrete block wall. Both sides of the concrete block wall will receive insulation and by doing so we are exceeding the building code and therefore reduces sound transmission by providing a higher "Sound transmission class" (STC) rating.

XI. Kevcra Décor Selections

- All interior selections will be made from the choice samples provided by Kevcra Inc. during a private appointment with Kevcra's Décor Consultant. At this time you will also have the opportunity to purchase and incorporate upgraded finishing touches to your new Kevcra Home. Note: Some upgrades may require the purchaser to travel to different locations to make your selections.

For more information visit www.IARION.com

- NOTE: The Vendor reserves the right to substitute alternative materials and fixtures of equal or better quality. All illustrations are artist's concepts. The purchaser acknowledges that the floor plan may be reversed. The Purchaser acknowledges that there shall be no reduction in the Purchase Price or credit / supply / pick up for any standard feature listed herein which is omitted at the Purchaser's request. Tub shapes depicted on the brochure may not reflect the actual shape of tub installed, and the Purchaser(s) agree(s) to accept tub as installed. Specifications and conditions are subject to change without notice. All references to sizes, measurements, construction styles, brand/industry names or terms may be subject to change or variation within industry accepted standards & tolerances. All references to features and finishes are as per applicable elevation/plan, and each item may not be included in each home. All features & finishes where a selection is provided will be selected from Kevcra's predetermined standard selections. E. & O. E. Marc.