



FREEHOLD TOWNHOMES FEATURES

- installed in a convenient recessed wall box for future appliances. Finished laundry rooms feature the shut off valves and drain connection valves and an electrical outlet for future automatic washer. 86. Drain and water connections featuring hot and cold water shut off
- ру Rosehaven. 89. Bar-b-que Gas line to rear of townhome, location determined 88. Shut off valves to all bathroom sinks & toilets.

CONSTRUCTION

- to O.B.C. specifications. 90. Structurally sound 2" x 6" exterior wall, wood framed construction or
- 92. 3/4" Tongue and groove sub-flooring throughout. 9]. Engineered floor joist system or equivalent to O.B.C.
- 94. Drainage membrane & heavy-duty damp proofing installed to poured concrete ground floor walls. are below grade for improved humidity control. 93. "Tyvek type" air barrier installation to exterior ground floor walls that
- overhangs comply with the O.B.C. standards. 35. Insulation to walls, aftic, garage ceiling (where required) and
- ceiling, excluding exposed poured/block concrete. 9/. Entire garage to be drywalled, taped & prime painted, including акеаѕ ароле. 96. Sprayed foam insulation to garage ceilings & overhangs with livable
- 99. "Look Out" ground floor conditions are applicable the following are separated through the use of trusses and fire rated drywall. which will receive sound absorptive material on each side to the units underside of the third-floor ceiling, within the attic space the units 98. The common wall(s) of our Townhomes will be a double stud wall
- and oversized vinyl casement windows with Low E glass, argon gas & warm edge spacers, in the rear ground floor. standard features are included: off the second-floor rear patio door, a pressure treated wood deck (8' x 6' or equiv.) with stairs to grade,

ROSEHAVEN HOMES DÉCOR STUDIO

ROSEHAVEN HOMES HAS BEEN COMMITTED TO PROVIDING EXCELLENT Коѕећауеп Ноте. bnicyase and incorporate upgraded finishing touches to your new samples, during a private appointment with the Rosehaven's Décor Consultant. At this time, you will also have the opportunity to Of All Interior selections will be made at the Rosehaven Homes
Décor Studio located in Oakville, from Rosehaven's standard

may not be included in each townhome. All features $\hat{\mathbf{k}}$ finishes where a selection is provided will be selections. The Energy Star will be selected from Rosehaven's predetermined standard selections. The Energy Star Canada and K Administered and promoted in Canada by Natural Resources Canada. E. $\hat{\mathbf{k}}$ Q.E. All references to features and finishes are as per applicable elevation/plan, and each item usy be subject to change or variation within industry accepted standards & tolerances eferences to sizes, measurements, construction styles, brand/industry names or terms 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 reduction in the Purchase Price or credit / supply / pick up for any standard feature listed reduction in the Purchase Price or credit / supply / pick up for any standard feature listed hat the floor plan may be reversed. The Purchaser acknowledges that there shall be n dual or better quality. All illustrations are artist's concepts. The purchaser ackno-VOTE: The Vendor reserves the rights to substitute alternative materials and fixtures of CORPORATION SINCE 1992. For more information visit www.TARION.com SERVICE UNDER THE GUIDELINES OF THE TARION WARRANTY

December 18, 2018

BOSEHWAEN

pipes located on all floors will be sealed. supply joints and manufactured beaded joints on round perimeter All heating/cooling supply transverse joints, branch take-offs, branch torced outdoors. comes in, after giving up its heat to the incoming air the exhaust air is

rental basis. The high efficiency Hot water tank is power vented and is on a

66. Automatic set back Thermostat centrally located on the second floor.

drain that services a shower. The drains location is solely determined drain water heat recovery system" this will be installed to a your townhomes hot water. Drain pipe(s) in the will receive the A near recovery system which provides energy savings for heating All townhomes are equipped with a "Power pipe heat exchanger"

exhaust fan, Energy Star rated with a low sones (sound rating) 69. All finished bathrooms & laundry room include a high-performance 68. Power humidifier, mounted to the furnace. ру козепачеп.

ELECTRICAL, PLUMBING & GAS

vertied to the exterior.

- (Exterior doors include patio door). OC. Black Aluminum Entry Coach Lamps at all exterior doors and garage door, location, and number determined by Rosehaven Homes.
- Future electric vehicle charging station consisting of a rough in for both a conduit and electrical box in garage, location determined by of townnouse. waterproof at rear of townhouse and one waterproof outlet at front Four (4) exterior electrical outlets: Two (2) located in garage, one
- 200 AMP Electrical service complete with circuit breaker panel and & to the third-floor ceiling light fixtures. Self-sealing air tight plastic electrical outlet boxes to all exterior walls Коѕећауећ Нотеs.
- standard height, Rosehaven's discretion) approx. 42" above the floor (Except bathrooms which may be at a Décor white switches and plugs throughout. Switches installed cobber wiring enroughous.
- location determined by Rosehaven) chandelier will either be at open to above area in toyer or over stairs, 77 Modern hanging chandelier to hall and one to kitchen breakfast area and complimenting ceiling mount fixture to kitchen work area. (Hall (nairouled wall outlet)

all bedrooms & laundry rooms. (Except great room will receive a

Interior ceiling mounted light fixtures throughout all finished halls,

- 2'neverlesoR mort ere 8T of 3T amet in evode beniltuo as grightlill powder room, length of lighting determined by Rosehaven. 78. Elegant strip lighting with dropped glass shade in all bathrooms &
- 80. Heavy-duty electrical outlet and outside vent for future dryer in 'Silver" Collection. See sales rep. for more details.
- когералер нотея. and one at the rear of the townhome, location will be determined by 83. Two hose bibs will be installed to each townhome, one in the garage 82. Electrical outlet with integrated USB port in kitchen & master bedroom. 81. Ground fault interrupter protection in all bathrooms and powder room.
- design, will receive a tioor arain & a raised threshold in the iaunary room. Second floor laundry rooms only, which are standard to a Rosehaven Advantages, less copper in water, reduced knocking, less condensation. juuovative thermoplastic plumbing supply lines throughout

- TOY Dathroom vanities. 47. Choice of quality cabinetry from Rosehaven's standard samples, parurno and shower enclosures. par holder & toilet paper dispenser with white ceramic soap dish in Upgraded polished chrome bathroom accessories to include a towel
- and a clean-cut finish where counter top meets the wall. 48. Laminate bathroom counter tops with a contemporary pencil edge
- 50. Bevelled Oval 24" X 36" mirror over pedestal sink in powder room. walls in shower stalls up to ceiling only. 49. 8" x 10" imported ceramic tile in all bathtub enclosures & non-glass
- euclosed walls & tull height "greenboard" drywall to walls of tub 52. Full height cement board backing on all non-glass separate shower vanity in all bathrooms. Vanity plate Bevelled mirrors - 42" High by approx. the full width of

sucjoentes including ceiling.

53. Pre-wired for television: four (4) cable TV rough-ins (RG-6) and four CONVENIENCE, SAFETY AND SECURITY

54. Rough-in central vacuum system with all pipes dropped to garage, your space & 2 principal bedrooms, at Rosehaven's discretion. (4) telephone rough-in locations (Cat-5e) all home run to one location on the ground floor. Both cable & telephone are wired in great room,

55. All air ducts to be cleaned prior to closing. for future easy finishing.

supplier., Must be ordered by purchaser, see sales representative 57. Monitored security system available through Rosehaven's 56. Electric door chime installed.

for details.

Carbon monoxide detector(s), hard wired, per ESA Standards/

60. One garage electrical ceiling outlet, for future garage door opener. 59. Interconnected smoke detectors, per ESA Standards/Building Code.

ENERGY EFFICIENT FEATURES

sach Rosehaven Home which reflects the H.E.R.S. rating compared which the "confirmed rating" of the townhome is established. On the H.E.R.S. Index the lower the score the better. A Certificate is issue for installed and also determines the townhomes air tightness after townhouse is complete and just prior to closing the Certified H.E.R.S. Rater will return to the townhome to verify the energy features as insulation, windows, heating & cooling system, water heating in addition to our standard best building practices. Once the Home prior to construction, by reviewing our energy teatures such nitially determines the "projected rating" of each Rosehaven Ditario Buliding Code Reguirements. The Certified H.E.K.S. Kater H.E.R.S.) Rater: Each townhome will be built to exceed th and assessed by a third-party Certified Home Energy Rating System 67. Rosehaven Homes introduces "H.E.R.S." Home Energy Rating System to Dreamfields in Bradford. All of our designs have been reviewed

ducting is sized for future air conditioning. complete with electronic ignition & power vented to exterior. All High-Efficiency, Forced-Air Gas furnace with E.C.M. blower motor to the Untario Building Code.

araws it back to the heat exchanger at the same rate as tresh air through the ductwork, the exhaust ducts collect the stale air and core, this tempered fresh air is distributed throughout the townhome riltered air to come into the townhome, through the heat exchange Recovery Ventilator (not ducted, exhaust only) which allows fresh All townhomes are equipped with a high efficiency HRV - Heat

- 24. Interior walls to be painted an "off white" colour throughout, tinished natural, to finished areas as per plan. 23. Oak 2 3/4" grooved handrail with newel posts & oak nosing, with choice of 1 3/4" oak pickets or straight black metal pickets, all oak
- 25. Interior trim & doors to be painted "cool white", to all finished areas. finished in a washable acrylic paint for easy maintenance. including the 3" smooth border on ceilings. All interior walls to be
- 26. Wire shelving to all closets including linen, as per pian.

FLOORING FEATURES

- throughout the ground & second floor and all stair landings. (excluding where tile is laid) 4" X 3/4" wide plank pre-finished Engineered Natural Oak flooring room, all bathrooms, and finished laundry rooms, as per plan. 27. 13" x 13" imported ceramic floor tile in front foyer, kitchen, breakfast
- as per Rosehaven's selections. areas, as per pian. Purchaser to have choice of two colour selections 1/2" chip foam underpad to all other non-tiled/hardwood finished 30 oz. Berber carpet with 1/4" underpad OR 40 oz. Mylon carpet with
- ceramic tile abuts hardwood flooring. 30. Metal edge is installed where carpet abuts ceramic tile and where

KITCHEN FEATURES

- 32. Full depth fridge upper with crown moulding & fridge gables as required, as per plan. include a choice of Maple or Oak veneer doors and laminate doors. Rosehaven's standard samples on display at the Décor studio, which storage), base cabinetry includes one bank of drawers, from with crown moulding (adding an additional 33% more upper Quality cabinetry with extended upper kitchen cabinets adorned ΊΣ
- Stainless steel finish, double bowl, undermount kitchen sink choice from Rosehaven's standard samples. 34. Granite kitchen counter top with mitre edge. Purchaser will have 33. Full depth pantry with crown moulding, as per plan.
- breaker and sealed junction box for future dishwasher. 38. Kondu-in dishwasher provisions include open space in cabinetry, 37. Stainless finish hood exhaust fan with vent to exterior, with 6" ducting. 36. Polished chrome pull-out spray, single lever faucet.
- outlets within one meter of the kitchen sink are protected by GFIC) & STOVE. Electrical outlets at counter level. (Counter level electrical on a Peninsula over 3'0", located at counter level. Electrical for fridge 39. Fixed electrical outlet on a non-moveable/secured kitchen island and

40. White bathroom plumbing fixtures & chrome faucets. BATHROOM AND LAUNDRY FEATURES

- enclosure wall(s) and a glass door, plus a recessed waterproof ceiling light, as per plan. (Glass door is not full height) 42. Separate Ensuite Shower stalls feature full height frameless glass 41. Pedestal sink in powder room, as per plan.
- 44. Polished chrome single lever faucets to bathrooms, sinks include 45. Upgraded deep soaking acrylic tubs in main bath, as per plan.
- faucets in all separate showers and tub enclosures. 45. Polished chrome single lever faucets featuring pressure-balancing pop-up drains. (except kitchen & laundry)

EXTERIOR FINISHES

Architecturally controlled colour schemes from Rosehaven's railing, as per front elevation. with painted/prefinished decorative exterior columns & metal/vinyl as: arches, keystones, bandine clay brick (precast detailing such as: arches, keystones, banding & sills. Elevations are complimented inspiring designs reflecting Traditional architecture elements,

Freehold Townhomes -

- selections for the purpose of providing a pleasing streetscape.
- Brick soldier coursing with steel lintels above all second & third floor
- Self-sealing shingled roof. (Limited lifetime Manufacturer's warranty qownspouts and ceilings of covered porches. Pre-finished maintenance-free aluminum soffits, fascia, eavestrough,
- Porcelain" house number on front elevation, location determined by by BP, shingle type is Mystique or equivalent).
- and where continued growth will permit, otherwise gravel will be Fully sodded front, rear and side yards, (side yards: where applicable
- installed at Kosenaven's sole discretion).
- determines number of tiles). Precast patio slab/tiles, from front door to driveway (Rosehaven

9. Two coat paved driveway, at no additional cost.

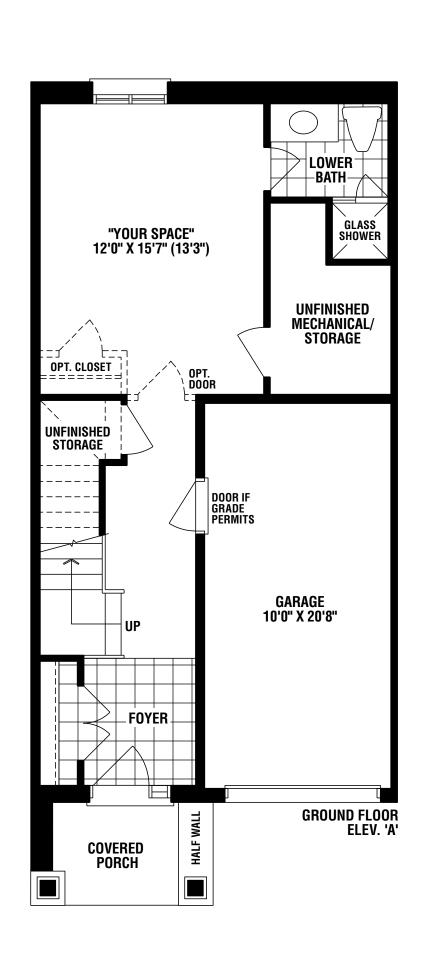
- gas and warm edge spacers throughout. All operating windows have screens. All windows are Energy Star's qualifred. Maintenance free vinyl Casement windows with Low E glass, Argon **EXTERIOR WINDOWS AND DOORS**
- at the discretion of Rosehaven Homes. "Transom height" windows to all second-floor side and rear windows, Front elevation windows to have decorative grills, as per elevation.

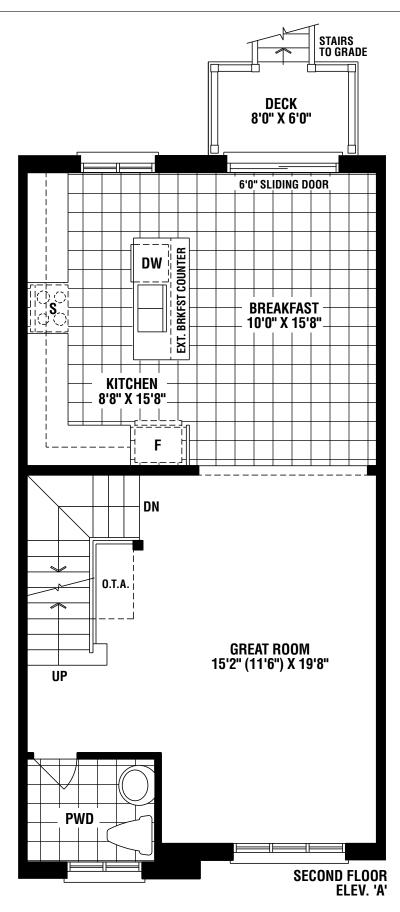
Eight foot (8'0") tall and thirty-six inch (36") wide painted steel

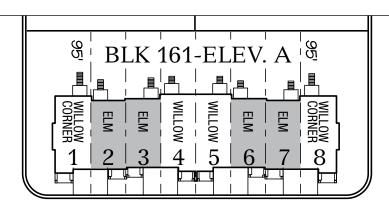
- vith high-quality, heavy duty springs and lifelong rust resistant Quality painted sectional roll up insulated garage door, equipped grip set with deadbolt lock, as per plan/elevation. nsulated front entry door with a glass panel insert, and "vickel" finish
- ess than 2 risers into townhouse) complete with safety door closure. Zfeel insulated interior garage access door (where grade permits, door nardware, and window-lites, as per elevation.
- above at rear of townhome, on the second floor only, as per plan. Mobriw mosner this viole obtained patio door with transom window

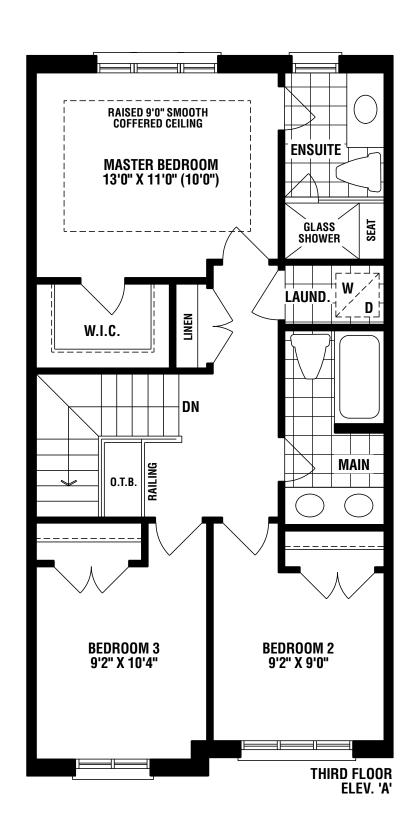
INTERIOR FEATURES

- structural or decorative elements including dropped ceiling areas). second Tioor. (Some cellings areas may be lower due to mechanical, Nine Foot (9'0") high Smooth ceilings throughout the ground &
- Elegant Raised 9'0" Smooth Coffered Ceilings in master bedrooms, porder to third floor ceilings. Eight foot (8'0") high sprayed stippled ceilings with a 3" smooth
- complete with "Nickel" finish hinges and lever handles. Privacy door 20. Smooth finish 7'0" tall "Carrara" interior passage & closet doors as indicated on plan.
- & 4" Colonial style baseboards throughout all finished areas. 2 3/4" Colonial style casing on all window frames, archways & doors locks on all bathrooms.
- 22. Oak Staircase, natural finish in finished areas only. (Veneer stringers













Materials, specifications, and floor plans are subject to change without notice. All renderings are artist's conceptions. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. Elevation A square footage includes 8 sq.ft. of open area. E. & O.E.