



PHASE 2 FEATURES & FINISHES

Trusted Construction

- 2" x 6" exterior wall, wood framed construction or to O.B.C. specifications
- Poured concrete basement walls
- Exterior walls insulated to R28.5, attic insulation to R31 and basement walls to R20 (blanket)
- 5/8" tongue & groove subfloor throughout
- One (1) oversized basement window
- Basement cold cellar, including weather-stripped steel insulated door, vent and overhead light, as per plan
- Insulation to walls, attic, ceiling, garage (where required) overhangs and basement comply with O.B.C standards
- Spray foam insulation to garage ceilings and overhangs with liveable area above
- Fully drywalled garages, finished with skim coat only
- Basement exterior walls wrapped with waterproofing membrane, with weeping tile below
- Rough-in for future 3-piece bathroom in basement
- Central vac rough-in with all pipes dropped to the garage

Distinct Exteriors

- Timeless clay brick, stone skirt & columns, and vinyl exteriors as per plan, in coordinated colour scheme selected by the Builder
- Pre-finished aluminum soffit, fascia, eavestrough, downspouts and aluminum to ceilings of covered front porches
- Privacy brick wall between front entrances of units, as per plan
- Maintenance-free, energy efficient low E argon vinyl clad windows (casement and sliders, per plan); operating windows have screens

- High efficiency low E argon gas filled panes in garden doors
- Self-sealing shingles with limited warranty
- Insulated front entry door with glass panel insert
- Premium insulated garage doors
- Insulated interior garage access steel door complete with safety door closure (number of risers to be determined according to grade)
- Designated garage area for City of Guelph waste bins
- Front concrete porch with pre-cast concrete steps (according to grade)
- Aluminum railing on front porches (if required by grade)
- Decorative address stone above garage
- Asphalt driveway paving included*
- Fully sodded front and rear yards, graded to municipal requirements
- Parging on all exposed foundation surfaces

Enriched Interiors

- Large open concept floorplan, with soaring 9' ceiling height on main floor**
- Luxury vinyl plank flooring throughout main and second floors for comfort, seamless aesthetic appeal, and durable longevity
- Oak staircase & handrail with stained finish, as per plan. Includes straight wrought iron pickets with oak newel posts & oak nosing, in lieu of studio wall
- 5 1/2" baseboard and 2 3/4" casing in contemporary profile
- Interior door lever hardware and hinges in nickel finish; privacy locks on all bathrooms and master bedroom
- Swing doors throughout as per plan
- California style ceilings



- One (1) low Volatile Organic Compound (VOC) interior wall paint colour from Builder's selections (1 coat primer, 1 coat paint)
- Ceramic tile in main and en-suite bathrooms
- Shelving in all closets and pantry, as per plan

Enhanced Galley Kitchen

- Features include large island with extended breakfast bar & electrical outlet, walk-in pantry, and designated butler's pantry area with set of floating shelves
- Customized upgrades include crown moulding, light valence with undercabinet lighting, built-out hood cabinet with exhaust fan, 1 set of deep drawers, and built-out refrigerator cabinet
- Granite or quartz countertops (standard selections)
- Pull-out faucet with double basin stainless steel sink (undermount)
- Four (4) pot lights, location determined by the Builder
- Electrical for fridge and stove; electrical outlets at counter level
- Three (3) pendant lights and coordinating dinette light (selected by the Builder)

Bathroom Retreats

- Luxurious master en-suite in each unit includes double sinks and walk-in shower with frameless glass door and tiled niche
- Designer-selected hand-set tiles in tub and shower surrounds, as well as main bath and en-suite floors
- Granite or quartz countertop in powder room, main bathroom and en-suite bathroom vanities (standard selections)
- White bathroom plumbing fixtures throughout
- Contemporary faucets with coordinating bath/shower controls in all shower and bathtub enclosures (selected by the Builder)

- Maintenance free one-piece white acrylic tub with tile surround in main bathroom
- Full-height cement board backing on all non-glass separate shower enclosed walls and full-height drywall to walls of tub enclosures including ceiling
- Polished mirrors above vanities

Mechanical, Electrical & Plumbing

- High efficiency forced air Trane® furnace
- Central air conditioner included
- Fully ducted Heat Recovery Ventilator (HRV) system
- Drain Water Heat Recovery (DWHR) System
- Programmable thermostat
- All finished bathrooms & laundry room include an exhaust fan vented to the exterior
- Ducting professionally cleaned before closing
- High efficiency natural gas rental water heater. Purchaser to sign rental agreement with utility company
- Drain and water connections in laundry room feature hot and cold water shut off valves and an electrical outlet for future automatic washer and dryer
- Overhead light fixtures as per plan, as selected by the Builder
- Pot light above address stone, coach light at front and rear garden doors, as per plan
- One electrical outlet in the garage
- Electric door chime installed
- 200 AMP electrical service with circuit breaker panel and copper wiring
- Rough-in for car charging station in garage
- Automatic garage door opener rough-in located in garage
- Two exterior weatherproof Ground Fault Interrupter (G.F.I.) receptacles (1) located on porch and (1) at rear of home
- Two exterior hose bibs with interior shut offs (1) in garage and (1) at rear of home
- Water shut off valve under all sinks and toilets



- 220 volt wiring and outlet for stove and clothes dryer
- Five (5) inter-connected hard-wired smoke/strobe detectors
- One (1) interconnected smoke/strobe/carbon monoxide detector

Builder's Guarantee & Tarion Warranty

- All homes are built to meet or exceed the current Ontario Building Code (OBC)
- All homes covered by Tarion Warranty Corporation (comprehensive 1-year warranty plus a 2-year warranty covering the electrical, plumbing, heating systems and water penetration of the building envelope and a 7-year warranty against major structural defects)

Notes

- Plans and specifications are subject to modification at the discretion of the Builder. The Builder reserves the right to substitute materials of similar or better quality. All measurements are approximate. HST is included in the base price of the home. HST will be applied to all upgrades/premiums/extras. E. & O.E. July 30, 2020.
- Prices are subject to change without notice
- All selections are to be made from samples provided by pre-selected vendors.
- Variations in uniformity and color (i.e. ceramics, wood products, etc.) from vendor's samples may occur and can be expected in finished materials.
- The number of steps at the front and in the garage (if applicable) may vary from that shown and are subject to grade
- The decorated model home, marketing floorplans and/or images/renderings do contain some items, features or services not included in the base price and are subject to change. The Purchaser acknowledges that images and artist's renderings are for display purposes only and may not be representative of construction details.
- The Purchaser acknowledges that there may be a variance in floor levels as a result of different finishing materials.
- Furnace, hot water tank, sump pit (if applicable), HRV, DWHR, air conditioner, water meter and hydro panel may not be positioned as shown on plan.

- When purchasing a home already under construction, the Purchaser acknowledges that there may be minor deviations from the floor plan, elevation or layout of the model and the Purchaser agrees to accept such changes as constructed.
- Due to sitting, grading and paving conditions, rooflines may vary due to structural roof framing conditions, and may not be exactly as shown.
- Some windows on side/rear elevation may be slider style windows and some panes may be fixed.
- *Note that asphalt driveway will be paved after closing to allow time for driveways to settle.
- **Note that some portions of ceilings may be higher or lower in some units
- Daniel J. Clayton Ltd. Reserves the right to use visual representations of your home, taken both during construction and after occupancy, for the purpose of marketing and/or advertising.
- Ceilings and walls may be modified, and bulkhead(s) added to accommodate mechanical systems.
- The Purchaser acknowledges that there shall be no reduction in the purchase price or credit for any standard feature listed herein which is omitted at the Purchaser's request.
- All references to sizes, measurements, construction styles, brand/industry names or terms may be subject to change or variation within industry accepted standards & tolerances.

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