



BROOKLIN
HEIGHTS

THE FEATURES



ENERGY STAR® COMFORT AND QUALITY FEATURES

1. Colour coordinated, triple-pane, low-e argon filled insulated vinyl casement windows on all elevations (excluding basement windows). All operable windows to receive screens.
2. Energy Star® qualified high efficiency HVAC system with ECM motor, correctly sized for comfort and efficiency.
3. R-60 blown-in attic insulation.
4. R-31 foam insulation in garage ceilings and floor overhangs (per applicable plan).
5. R20 blanket insulation (approximately 6” above finished floor) on exterior walls in basement.
6. Energy Star® qualified Energy Recovery Ventilator (ERV) to promote healthier indoor air quality and provide fresh air.
7. Energy Star® qualified exhaust fans vented to exterior in all bathrooms and laundry rooms.
8. Continuous air barrier for increased air tightness and energy efficiency.
9. All electrical receptacles located on exterior walls and insulated ceilings to be installed using draft-resistant sealed boxes.
10. Energy Star® qualified light bulbs installed in all light fixtures.
11. All homes to be third party tested and reviewed for air tightness.

QUALITY CONSTRUCTION AND ELEGANT EXTERIORS

1. Superior architecturally designed and controlled homes with premium brick and masonry detailing, pre-cast concrete and/or stone, vinyl siding, and aluminum and/or PVC trim and accents in selected locations (as per applicable plan).
2. Oversized, 8'-0” tall fiberglass front entry door(s), complete with sidelight, and/or transom (as per elevation).
3. Premium, high quality self-sealing shingles with a limited liftetime warranty and/or 2-ply flat roof membrane (as per applicable plan).
4. Pre-finished, low maintenance soffits, fascia, eavestroughs and downspouts installed (as per applicable plan).
5. Traditional Townhomes to receive premium quality, sectional roll-up garage doors with window lights and Terrace Townhomes to receive premium quality, glass panel sectional roll-up garage doors (as per applicable plan).
6. Basement windows to receive white thermo pane sliders (as per applicable plan).
7. Poured concrete basement walls with damp proofing, weeping tile and exterior drainage membrane.
8. Traditional Townhomes to receive two exterior hose bibs; one at rear of home and one in garage, and Terrace Townhomes to receive one exterior hose bib in garage. Location to be determined by Vendor.
9. Poured concrete, steel reinforced front porch (where applicable). Poured in place concrete front steps to be installed where required by grade.
10. Traditional Townhomes to receive precast concrete slab walkway to front entry from driveway, and precast concrete slabs at rear door. Terrace Townhomes to receive precast concrete slab walkway to front entry from sidewalk.
11. All driveways to consist of base and top-coat layers, applied in two separate stages (second coat applied within approximately one-year of

first coat).

12. Sunken entrances may be required due to grading and/or as per plan.
13. All lots to be graded and sodded as per approved grading plans. All lots will be graded to meet requirements of the authority having jurisdiction.

DISTINCTIVE INTERIORS

1. Traditional Townhomes to receive approximately 9'-0” high ceilings on main floor, and approximately 8'-0” high ceilings on second floor (except at coffered, sloped or cathedral ceilings and where drops are needed for structural or mechanical systems). Terrace Townhomes to receive approximately 9'-0” high ceilings on main floor, and approximately 8'-0” high ceilings on all other floors (except at coffered, sloped or cathedral ceilings and where drops are needed for structural or mechanical systems).
2. Smooth ceilings in kitchen, bathrooms, powder rooms and finished laundry rooms. All other areas to receive textured ceilings with 4” smooth border.
3. One coat of primer and two coats of flat-finish, premium-quality latex paint on all finished walls throughout.
4. Oak staircase with stringers, treads and risers to receive a natural finish, excluding stairs to the basement which shall be paint grade.
5. Main floor stair landings (where applicable) to receive site-finished natural oak flooring.
6. Oak posts, pickets, handrails and nosings to receive a natural finish.
7. Approximately 4” baseboards and 2-3/4” casings on swing doors, sliding doors and windows throughout all finished areas (where applicable). Finish moulding installed to all ceramic and hardwood areas.
8. Brushed nickel lever interior door hardware for interior doors. Privacy door locks to all bathrooms and primary bedroom (where applicable).
9. Stylish 2-panel interior swing doors (as per applicable plan). Bedrooms to receive white, trimmed, closet sliders (as per applicable plan).

GOURMET KITCHEN FEATURES

1. Kitchen cabinetry offered in a variety of furniture-quality finishes, styles and colours, from Vendor’s standard samples.
2. Taller upper cabinets in Kitchen (as per applicable plan).
3. Colour co-ordinated kickplates to complement cabinets.
4. Double bowl undermount stainless steel kitchen sink with single lever pullout spray faucet.
5. Deluxe two-speed stainless steel kitchen exhaust fan with 6” exhaust vented to exterior.
6. Choice of countertop in Kitchen (as per applicable plan) from Vendor’s Level 1 upgrade samples.
7. Kitchen island with flush breakfast bar (as per applicable plan).
8. Electrical receptacle installed below counter in kitchen island and/or peninsula cabinets, as per code (applies when island cabinet is permanently fixed with plumbing).
9. Dishwasher rough-in includes electrical and plumbing only with space for dishwasher (installation of dishwasher not included)

LUXURY BATHROOM FEATURES

1. Vanity cabinetry offered in a variety of furniture-quality finishes, styles and colours, from Vendor’s standard samples.
2. Choice of laminate countertops from Vendor’s standard samples.
3. Traditional Townhomes primary ensuite to include shower stall with framed glass and door, and Terrace Townhomes primary ensuite to include freestanding bathtub and separate shower stall with framed glass and door (as per applicable plan)
4. Water resistant board installed to tub and shower enclosures up to ceiling.
5. Sleek, vapour-resistant pot light in all separate shower stalls (as per applicable plan).
6. Choice of quality 8”x10” imported ceramic wall tile for all tub enclosures and shower stall walls, from Vendor’s standard samples.
7. High efficiency, water saving toilets.
8. Single lever chrome faucets in all bathrooms and powder room.
9. Chrome style bathroom accessories to include towel bar and toilet tissue dispenser.
10. All bathrooms to receive drop in sinks, with the exception of a pedestal sink in the powder room.
11. Acrylic bathtub in main bathroom (as per plan).
12. All bathroom vanity faucets to have shut-off valves.
13. Pressure balance shower faucets in all bathrooms, where applicable.
14. Mirrors over all vanities in bathrooms.

LAUNDRY FEATURES

1. Handy recessed plumbing box to facilitate ease of connection for washing machine water and drain lines.
2. Freestanding laundry tub complete with hot and cold water faucets (location as per applicable plan).
3. Exterior venting for future dryer.
4. Heavy duty electrical outlet for dryer and electrical outlet for washer.

FLOORS AND FLOOR COVERINGS

1. Choice of quality imported ceramic floor tiles, from Vendor’s standard samples, to foyer, powder room, kitchen/breakfast area, second floor laundry, and bathrooms (excludes basement laundry, mechanical areas, and unfinished basements).
2. Natural finish oak hardwood flooring on main floor (excluding tiled areas).
3. Choice of 40oz. Broadloom on approximately 1/2” underpad on second floor where not shown as tile, from Vendor’s standard samples.
4. Engineered Floor System with tongue and groove subflooring, glued and screwed to joists.

LIGHTING, ELECTRICAL AND MECHANICAL FEATURES

1. 100 amp electrical service
2. Switched ceiling light fixtures in all rooms.
3. Traditional Townhomes to receive 2 (two) exterior GFI protected receptacles; one at front porch and one at rear door, Terrace Townhomes to receive 2 (two) exterior GFI protected receptacles; one at front porch and one

at terrace door (locations determined by Vendor).

4. One (1) receptacle installed on wall and one (1) receptacle installed in ceiling (for future garage door opener).
5. Decora-style receptacles and switches throughout.
6. Rough-in central vacuum system drops terminating in garage for future connection (location determined by Vendor).
7. Decorative exterior light fixtures on exterior elevations (as per applicable plan).
8. Rough-in for 4 (four) Cat6 telephone/Internet outlets. Two locations as-determined by builder (for future wifi readiness), two locations as-determined by purchaser.
9. Choice of location for 1 (one) dual electrical outlet/USB port.
10. All ducting sized for future air-conditioning
11. Smoke detectors and carbon monoxide detectors installed through home per OBC
12. High efficiency HVAC system designed to provide superior comfort and reliable heating (and cooling, where/when applicable).
13. Energy Star® qualified high efficiency gas-fired tankless water heater on a rental basis with supplier as designated at Vendor’s sole discretion.

ENERCARE SMARTER HOME™ ESSENTIALS PACKAGE

1. Enercare Smarter Home™ is a simple, integrated system that puts comfort and peace of mind in the palm of your hand, even when you're not at home.
2. Each home comes equipped with the Enercare Smarter Home Essentials Package (complete with free installation and training by Enercare staff post-closing) and 3 years of free monitoring. Package includes:
 - 1 Smarter Home Hub
 - 1 Smarter Home Programmable Thermostat
 - 1 Smarter Home Water Leak Sensor
 - 1 Video Doorbell with Camera

NEW HOME WARRANTY

1. 1 Year Warranty applies to defects in workmanship and materials.
2. 2 Year Warranty applies to electrical, plumbing and heating delivery & distribution system and water penetration through building envelope or foundation.
3. 7 Year Warranty applies to major structural defects .
4. Purchaser agrees to pay Tarion Warranty Program enrolment fee as an adjustment at closing.

Specifications and terms subject to change. E + OE - March 23rd, 2017.

Purchaser shall have the right to select floor coverings, tile, cabinets and countertops, bathroom fixture and purchase upgrades from the vendors samples subject to their timely availability from the Vendors normal supplier and provided that the same have not already been ordered for this house. Variations from vendors sample may occur in bricks, finishing material, kitchen and vanity cabinets, floor and wall finishes due to the normal production process. Purchaser is notified that the laundry room and/or foyer may be lowered to accommodate side yard drainage, in extraordinary cases, door(s) from laundry to garage will be eliminated at Vendors discretion. Steps where applicable, may vary at any exterior or interior entrance way due to grading variances. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and improve the elevations of the house exposed to the street. The purchaser accepts these changes as necessary. When a purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The house erected or to be erected on the above lot shall contain the features listed above. The floor plan shall be that plan illustrated in the Vendor's latest sales brochure for the model type purchase. The purchaser acknowledges that the Vendor's model homes have been decorated for public display purposes and may contain certain features and upgrade finishes and augmented services, which may not be included in the basic model type. Most additional features on display in the model home are available as extras. The Purchaser is notified that siting and grading conditions, roof lines may not be exactly as shown, some end units will share a common wall with adjoining unit. Due to grading conditions risers may be necessary at the front and rear entries. Rooflines may vary due to structural roof framing conditions.

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