



SPECIFICATIONS AND FEATURES AS DESCRIBED APPLY ONLY WHERE SHOWN ON PLANS.

- Builder reserves the right to substitute materials and/or suppliers of equal or greater quality at any time at their sole discretion. All plans and specifications are subject to modification from time to time at the sole discretion of the Builder. Exterior elevations will be similar to renderings shown, but not necessarily identical.
- Exterior elevation over garage doors, at front porches and number of steps from garage to house are subject to changes created by grade conditions and architectural control. Floor plans may be reversed, depending on location.

NOTES AND CONDITIONS

- Builder's samples subject to their timely availability from the Builder's normal supplier.
- Ceiling height may vary +/- due to normal site conditions, ceiling heights may vary in raised or sunken floor areas, stairways, cathedral/vaulted ceilings and bulkhead/dropped ceiling areas. Ceilings, bulkheads and walls may be modified to accommodate mechanical systems.
- Interior or exterior steps may vary at any entranceway due to grading
- Due to site grading conditions, optional garage man doors to house or side yard doors may be eliminated at the Builder's discretion if more than three risers are required. (The door will be substituted with a wall, with no credit issued to the purchaser).

- All plans, elevations and specifications are subject to modification from time to time by the Builder according to the Ontario Building Code, National Building Code and Architectural guidelines.
- The purchaser acknowledges and agrees that where adjoining rooms are finished in different floor materials, there may be a difference in floor elevations between the rooms, and furthermore the builder at its discretion may install thresholds as a method of finishing the transition between the two rooms.
- The Builder will not allow the Purchaser to complete any work and/or supply any material to finish the dwelling before closing date.
- House types and streetscapes are subject to final approval of the municipality or developer's architectural committee and final sitting and approval of the Builder's architect.
- The Builder shall be entitled to reverse the plan of the house being constructed.
- Purchasers may be required to reselect colours and / or materials from Builder's samples as a result of unavailability or discontinuation. Builder has the right to substitute materials of equal or better value.
- The Builder is not responsible for shade differences occurring from different dye lots on all materials such as ceramic tile or broadloom, roof shingles, hardwood floors, kitchen cabinets or brick. Colours and materials will be as close as possible to Builder's samples but not necessarily identical.
- Location and size of windows and doors may vary with lookout and walkout deck conditions. All dimensions are

approximate. Furnace and hot water tank locations may vary.

- The purchaser shall indemnify and save the Builder, its servants and agents harmless from all actions, causes of action, claims, and demands for, upon or by reasons of any relatives, workman or agents who have entered on the real property or any of the subdivision of which the real property forms a part of the with or without the authorization, express or implied, of the Builder.
- The purchaser acknowledges that finishing materials contained in any sales office or model home, including broadloom, furniture, cabinets, stained floor, staircase and railings, architectural ornamental plaster, acoustic tiled ceiling and luminous lenses, etc., may be for display purposes only and not be included in the dwelling unit purchased herein.
- The Purchaser acknowledges and agrees that variations from Builder's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process. Hardwood flooring may react to normal fluctuation in humidity levels producing gaping or cupping, both considered to be within acceptable industry standards. Furnace and hot water tank locations are subject to change without notice.
- Prices, specifications, features and finishes are subject to change without notice E. & O. E. April 2016



Balmoral Village Features & Finishes



Inspired Exterior Construction

- Architecturally controlled Elevations feature a partial stone skirting, maintenance-free prefinished manufactured wood or fibre cement siding, decorative ornamental trim details, painted architectural post and beam trimmings, precast keystones, window sills and headers, as per plan.
- Poured concrete basement walls with heavy duty damp proofing and drainage layer, where required.
- Poured concrete porches and garage, as per plan.
- 2 x 6 exterior wall construction with an R22 insulation value, excluding garage.
- R22 exterior walls and R50 ceilings of blown insulation complete with vapour barrier for energy conservation.
- Spray foam insulation in garage ceiling to enhance energy conservation and virtually eliminate energy-wasting air filtration, where applicable.
- High quality 3/8” plywood roof sheathing.
- High quality self-sealing architectural asphalt shingles with a lifetime warranty.
- Prefinished maintenance-free aluminum soffits, fascia, eavestroughs and downspouts, as per plan.
- Precast concrete steps at front, side, and rear entrances where required by grade, as per plan.
- All subflooring glued and screwed down per Builder’s specifications.

Exterior Doors & Windows

- Insulated steel entry door with vinyl window inserts, as per plan, complete with weather stripping and Satin Nickel deadbolt lock hardware.
- Premium quality Energy Star rated vinyl casement windows with maintenance-free Low-E Argon Gas thermal pane (fixed or operators). All operating windows have screens.

- Rear French or sliding door with screens on main level, with Low-E Argon Gas thermal pane, as per plan.
- High quality maintenance-free steel sectional rollup garage doors with window inserts, as per plan.
- Insulated metal door from garage to house, where grade permits, as per plan.
- Doors and windows are sealed with quality caulking and weather-stripped.
- Architecturally controlled exterior wood trim detailing, and primed and painted doorframes.

Electrical

- All wiring in accordance with the Electrical Safety Authority.
- 100-amp service with circuit breaker panel.
- Heavy duty outlets for stove and dryer – standard outlet for washer.
- Direct-wired electronic early warning smoke and carbon monoxide detectors as per Building Code Standards, for family safety and protection.
- Switch-controlled ceiling outlets (where applicable) in all bedrooms, kitchen and breakfast room and lofts with builder supplied light fixtures.
- Capped ceiling outlet in dining room. Switch-controlled receptacle in living room, as per plan.
- White “Decora” style light switches at wheel chair accessible height and receptacles throughout finished areas.
- Front door chime.
- Exterior black coach lights at front entrance, garage and main level sliding door, as per plan.
- Exterior GFI electrical outlets.
- Rough-in only central vacuum system, minimum 2 outlets

- with electrical outlet
- Bathroom electrical outlets to be GFI
- Garage outlet for future garage door opener.

Technology Rough-in

- CAT5 wiring rough-in in for telephone/internet in kitchen, all bedrooms and living room.
- RG 6 high-speed cable roughin outlets, in great room, master bedrooms and Loft, as per plan.
- MONITORED SECURITY SYSTEM AVAILABLE. Must be ordered by purchaser (See Sales Representative for details).

Heating & Air Conditioning

- High-efficiency forced air natural gas heating system.
- Ductwork sized for future air conditioning.
- Programmable thermostat, centrally located.
- Power vented gas rental hot water heater. (Purchaser must execute rental agreement with Rental Company).
- All homes are equipped with a high efficiency HRV - HEAT RECOVERY VENTILATOR (not ducted, exhaust only) which allows fresh filtered air to come into the home.

Interior Features

- Open two (2) storey areas, vaulted, cathedral high ceiling elements, as per plan.
- 9’ ceilings on main floors.
- 8’ ceilings on upper floor levels (excluding bulk heads).
- All Floors to be 5/8” high performance subflooring, glued and screwed.

- Exterior exhaust for dryer.
- Laundry room floors may be sunken to accommodate entry door(s), as required.

Exterior Features

- Architecturally controlled exterior colour packages for the purpose of providing a pleasing streetscape.
- Spectacular landscaping, designed by professional landscape architect Hensel Design Group will complement the exterior features.
- Deck or rear patio, as per plan.
- Dramatic “natural look” unit pavers walkways from driveway to front porch will complement the landscaping and exterior finishes.
- Two exterior water hose outlets, one at rear and one in garage, Location to be determined by Builder.
- Fully paved asphalt driveways, as per plan.
- Where walkout basement conditions are applicable the following features are standard and included in any premium package: basement vinyl sliding patio door with Low-E Argon Gas thermal pane, full size rear basement vinyl casement window with Low-E Argon Gas thermal pane, an additional exterior light, electrical outlet and a unit pavers patio 6’ x 6’. (additional siding, framing and insulation) Off of the main level rear patio or French door a pressure treated wood deck (8’ x 8’ or equivalent).

- Modern wall mount direct vent gas fireplace, as per plan
- Textured ceiling throughout except kitchen, breakfast room and all bathrooms, stipple ceiling areas with a 4” border.
- Two (2) coats of premium quality paint – one primer and one finish (off white) on all walls. All interior doors and trim to be painted white. Choice of one interior paint colour from builder standard wall colours.
- Paint finish in kitchen, laundry and all bathrooms to be semi-gloss.
- Premium quality pre-finished 3-Ð” x Ð” Solid oak hardwood floors in main level great room, dining room and hall from standard selections, as per plan.
- Quality 12”x12”, 13”x13” or 12”x24” ceramic tile flooring in foyer, powder room, kitchen, breakfast and bathrooms. Purchaser’s choice from builder standard selections, as per plan.
- Paint grade quarter round on all tiled and hardwood areas.
- Luxury 40 oz. quality carpet with 7/16” underpad for all other carpet finished areas. Purchaser may select 2 colours from standard selections.
- Stairs carpet grade with natural finish oak veneer stringers.
- Moulded colonial style doors with Satin Nickel lever hardware, not including exterior or cold cellar doors, if applicable.
- Wider doors in bedrooms and bathrooms on main level for your convenience, where applicable.
- Satin nickel levers on all interior doors. Privacy locks on all bathroom and powder room doors, as per plan.
- Upgraded modern style 2 Ð” trim and 5-Ð” baseboards throughout, paint grade, as per plan.
- Elegant natural finish 1 5/16” Solid Oak pickets & 2 1/2” handrail, with oak nosing, as per plan.

Selection of Features

- Purchaser to have a free consultation with the Design Consultant to choose colours and materials from available selections at the Décor Centre.
- The Purchaser acknowledges that finishing material contained in any model home or sales office including broadloom, furniture, vinyl flooring, electrical fixtures, ceramic & hardwood flooring and upgraded kitchen cabinets etc. may be for display purposes or available at an additional cost and may not be of the same grade or type, or may not necessarily be included in the dwelling purchased herein.

Lifestyle Amenities

- All year round indoor Club House with swimming pool available only to Balmoral Village Development homeowners and their guests.
- Balmoral Village Development homeowners will have a discount on Cranberry Golf membership, Golf membership not included.

Warranties

- A two (2) year warranty, plumbing, heating and electrical systems and building envelope.
- Tarion Program seven (7) years warranty protection major structural.
- One (1) year on all other items.
- Purchaser agrees to reimburse the Builder for the Tarion Warranty enrolment fee as an adjustment on closing.

In The Kitchen

- QUALITY KITCHEN upper and base cabinets which includes one bank of drawers, from builder standard selection.
- QUALITY GRANITE countertops from standard selection.
- Double under mount stainless steel sink, with single lever faucet and adjustable hand spray.
- 3 Stainless Steel Kitchen appliances, Refrigerator, ceramic glass top self-clean electric Stove & Dishwasher - from standard selection.
- Extended breakfast bar counters & islands in kitchen, as per plan.
- Modern light fixture in kitchen.
- Stainless steel range hood fan, vented to exterior.
- Choose from selection of large scale ceramic or porcelain tile.
- Small appliance electrical outlets at counter level and Island.

In the Bathrooms

- Upgraded crafted vanity cabinets with laminated countertops.
- Pedestal sink in powder room, where applicable.
- Quality white Right Height Comfort Toilet fixtures, about the same height as a chair, in all bathrooms.
- Chrome finish faucets for all vanities & showers as per standard selection.

- Modern ceiling lighting fixtures in all bathrooms.
- Choose from standard selection of ceramic/porcelain tile flooring.
- Walk-in shower with ceiling light, tiled and glass shower door in master ensuite bathroom.
- 5 ft corner soaker tub with two rows of ceramic tile, where applicable, as per plan.
- All shower stalls to have ceiling light.
- Single lever quality taps with pop-up drains and white ceramic accessories to include towel bar, tissue dispenser and soap dish in all bathrooms.
- Bathroom exhaust fans vented to exterior.
- Pressure balanced shower faucets in all showers to help prevent scalding.
- Privacy locks on all bathroom doors.
- Cement board on shower enclosure walls four feet high.
- Mirrors in all bathrooms installed full width of all vanities.
- Water saving toilets.
- Water saving aerators on all faucets.
- Water saving showerheads with pressure balance valves.
- Shut off valve for each sink and toilets.

In The Laundry

- Hot and cold laundry taps with shut off for washer, as per plan.
- Standard laundry tub, as per plan.