

FEATURES & FINISHES

Fernbrook  
HOMES Zancor

BRIGHTSIDE  
AT RIVER'S EDGE

# FEATURES & FINISHES



Features and finishes may differ and are subject to change without notice. All features and finishes are as per plan. Please refer to the full Schedule A of the Agreement of Purchase and Sale for full details. Renderings are artist's concept. E.&O.E.

1 'Stone' refers to distinctively crafted stone products.

2 Driveways will be completed after approximately two full seasonal cycles.

## IMPRESSIVE EXTERIOR FEATURES

- Superior architecturally designed homes with inspired combinations of brick, stone<sup>1</sup>, vinyl siding, Hardie Board and/or smartside siding and exterior trim in select locations per elevation (as per plan, location to be determined by Vendor). Note: Corner lots may require side and rear upgraded elevations. Materials may vary depending on architectural designs.
- Gratifying streetscapes with architecturally controlled exterior colour schemes, elevations, sitings and materials.
- Detailed masonry work with striking stone<sup>1</sup> or pre-cast concrete accents including keystones and window sills per elevation. Coloured mortar and recessed masonry joints on front elevations for a refined finished look as per exterior colour packages.
- Gracious covered porches, charming balconies and porticos (as per plan).
- Spacious garages with stylish insulated garage doors.
- Garage walls and ceilings to be drywalled.
- Fully sodded yards. Narrow side yards between houses may be graveled at vendor's sole discretion (where applicable).
- Main entries featuring single or double metal insulated doors with glass window inserts (as per plan).
- Poured concrete basement walls, wrapped with heavy duty damp-proofing and drainage layer and weeping tiles for extended protection (where required by Building Code). Sump pumps as required by municipality.
- Pre-cast and/or poured concrete steps at front, side and rear entrances as required by grade (as per plan). Pre-cast concrete walks to front entries (where applicable).
- Low Maintenance aluminum soffits, fascias, eavestroughs and downspouts.
- Two exterior water taps; one in garage and one in the rear yard (location to be determined by vendor).
- Door hardware package including grip-set and deadbolt lock, plus exterior coach lamps (as per plan).
- Self-sealing asphalt shingles with a 30-year limited manufacturer's warranty and/or metal roof (as per plan).
- Complimentary fully paved driveways.<sup>2</sup>
- Customized builder address plaque and a signature block on the dwelling containing the builder name logo. Location to be determined by vendor.
- Reinforced concrete garage floor with grade beams.

## SUPERIOR INTERIOR FEATURES

- Homes feature (+/-) 8' basement ceilings, soaring (+/-) 9' main floor ceilings and (+/-) 8' second floor and loft ceilings (where applicable). (Except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings).
- Easy maintenance smooth ceilings in kitchen, laundry room, powder room and all bathrooms. Stippled ceilings with (+/-) 4" smooth border throughout finished areas on main and second floor (if applicable).
- Main staircases with oak veneer stringers with carpet grade treads and risers to finished areas with oak pickets, handrail and nosing in a natural finish (as per plan, from builder's standard samples).
- Choice of one interior quality paint colour from vendor's samples with all kitchen, laundry and all bathrooms finished in eggshell.
- Dropped ceilings and bulkheads (where required).
- Vented cold cellar with light, door and floor drain (as per plan, grade permitting).
- Professional duct cleaning before occupancy.

## GOURMET KITCHEN FEATURES

- Custom designed kitchen cabinets with laminate countertops in a wide choice of styles from builder's standard samples, as per plan.
- Breakfast Bar in Kitchen with extended flush bar top (as per applicable plan).
- Stainless steel double bowl kitchen sink with single lever pullout faucet.
- Space for dishwasher including plumbing and electrical rough-ins for future installation provided (does not include installation).
- Convenient split electrical outlets at counter level for small appliances.
- Efficient two-speed exhaust white hood fan vented to exterior over stove area.
- Heavy-duty wiring and outlet for stove and electrical outlet for refrigerator.

## LAUNDRY ROOM ACCENTS

- Convenient fiberglass laundry tub with separate drain (as per plan).
- Hot and cold laundry taps for washer with heavy duty wiring and venting for dryer.
- Laundry room floors may be sunken to accommodate entry door(s) in laundry (if required). Laundry areas on 2nd floor will come with a floor drain (as per plan).

## LUXURIOUS BATHROOM FINISHES

- Quality porcelain wall tiles in tub and shower enclosure to ceiling height (where applicable).
- Master Ensuite bathroom shower stall (as per plan) to include grand marble surround, pot light and 6 mm framed glass enclosure.
- Stunning freestanding soaker bath tub with Roman tub filler in Master Ensuite bathroom (as per plan). Drop-in tub in tiled enclosure to secondary bathrooms (as per plan).
- Bathtub and shower curtain rods included (where applicable).
- Pedestal sink in powder room with single lever faucet (as per plan).
- Mirrors included in all bathrooms and powder room approx. 42" high.
- White plumbing fixtures.
- Chrome finish faucets for all vanities and showers (as per plan, from builder's standard samples).
- Efficient exhaust fans in all bathrooms.
- Choice of quality bathroom cabinets with choice of laminate counters from vendor's standard samples.
- Privacy locks on all bathroom doors.
- Shut off valve for each sink.

## EXQUISITE FLOORING FINISHES

- Quality 12" x 12" (or 13" x 13") porcelain tile flooring in entry, powder room, bathrooms, kitchen, breakfast areas and laundry room (as per plan, from builder's standard samples).
- Luxurious premium quality 40 oz. broadloom with foam underpad in non-tiled areas (as per plan). Your choice of one colour from builder's standard samples.
- Transition strip to be used between different floor materials (due to different flooring materials that may be selected, transition heights between floor surfaces may occur).

## BREATHTAKING WINDOWS, DOORS AND MILLWORK

- Striking (+/-) 4¼" colonial style baseboard, painted white throughout with doorstop to tiled floor areas. (+/-) 2¾" casing painted white on all doors windows and flat/returned archways throughout finished areas (as per plan).
- Two panel smooth style interior doors, except where shown as mirrored sliding doors. Not applicable to cold rooms or exterior doors (as per plan).

- Satin nickel levers to all interior doors. Privacy locks on all bathroom and powder room doors.
- Doors, windows and full archways to be trimmed (as per plan). Taller archways on main floor where applicable.
- Vinyl casement Low E thermopane windows (as per plan).
- Low maintenance structural vinyl Low E thermopane basement windows (as per plan).
- Sliding thermal-glazed patio door or garden door (as per plan).
- Extensive caulking for improved energy conservation and to minimize drafts.

## LIGHTING & ELECTRICAL

All wiring will be in accordance with the Ontario Building Code and the Electrical Safety Authority.

- Decorative black coach lamps on exterior elevations (where applicable).
- Fully installed exterior light fixtures.
- Two exterior waterproof electrical outlets (one at the front porch and one at rear yard). Holiday plug in front elevation soffit. Plugs for future garage door openers.
- Heavy duty 220V electrical outlet for stove and dryer.
- Light fixtures provided throughout finished areas with white decora style switches and receptacles.
- One automatic smoke/strobe detector installed on every floor and in every bedroom for home and family safety.
- Electric door chime with doorbell at front entry.
- Ground fault interrupter protection for all bathroom(s) and powder room.
- Carbon monoxide detector.
- 100-amp electrical service with circuit breaker panel.

## INCREDIBLE ENERGY SAVING FEATURES

- Gas fired, forced air high-efficiency natural gas furnace complete with ECM motor for super efficiency and comfort controlled by an electronic programmable thermostat.
- Heat Recovery Ventilator (HRV) for improved indoor air quality.
- Exterior walls and 2nd floor ceilings fully insulated – ceiling to R-60 walls to R-22. All insulated areas are to be covered by poly vapour barriers (all as per Ontario Building Code).

- Spray foam insulation in garage ceilings.
- Spray foam around windows and exterior doors for increased air tightness.
- Basement walls insulated full height per Ontario Building Code.
- Ducting sized for future air conditioning.
- Water saving aerators on all faucets.
- Water saving toilets.
- Water saving shower heads on all showers with temperature control valves.

## SECURITY FEATURES FOR YOUR PEACE OF MIND

- Exterior hinges and striker plates reinforced with extra long screws.
- Additional blocking at all exterior doors jambs.
- High quality deadbolt locks on all hinged exterior doors.
- Additional screws at patio door to prevent lifting.

## ADDITIONAL SUPERIOR CONSTRUCTION FEATURES

- Steel beam construction in basement (as per applicable plan).
- Engineered floor joists & 5/8" subfloor glued to achieve outstanding structural strength.
- All sub-floors will be re-fastened with screws prior to floor finishes. All joints to be sanded.
- 2" x 6" exterior wall construction.

## CUSTOMER FRIENDLY UPGRADE PROGRAM

- Purchasers will have the opportunity to make upgraded interior selections when they attend their decor appointment to choose their colours and materials (when schedules permit).

## LOOKOUT AND WALKOUT CONDITIONS

- Lookout lot conditions shall include as a standard 5' x 7' (approximate size, townhome deck size may vary due to space) deck with steps to grade and larger rear windows as grade permits.
- Walkout lot conditions shall include a sliding patio door or garden door in basement and larger rear basement windows as per applicable plan, a railing will be installed at the door on main floor level.