

## EXTERIOR

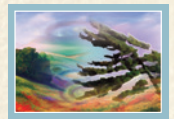
- Architecturally designed to provide a distinctive and harmonious streetscape
- Architectural details include porches, verandas, dormers, entry sidelights and transom lights, and entry areas that are consistent with the Windfall style (as per plan)
- Exterior gas-burning lantern(s) at front door
- Fully serviced municipal home site with natural gas, cable and telecommunication connections
- Fully sodded lot with walkway hardscaping
- Granular, crushed stone driveway
- James Hardie Board™ siding from builder's samples
- Premium fiberglass shingles from Vendor's predetermined colour samples
- Low maintenance aluminum soffits, fascia, eaves trough and downspouts
- Low maintenance vinyl thermal pane windows
- Reinforced concrete footings, foundation drainage system which includes damp proofing spray, drainage membrane and drain tile
- Decorative veranda and porch columns, railings and stairs (as per plan)
- Attached or detached single or double car garages (as per plan)
- Premium quality, oversized sectional garage door installed with heavy-duty springs and rust resistant hardware
- Insulated front entry door(s) with glass sidelights and transoms (as per plan) with grip set and deadbolt lock
- 2 exterior non-freeze hose-bibs
- 2 exterior weatherproof electrical outlets

## INTERIOR

- Vaulted ceilings in Great Room and +/- 9' ceilings on main floor (as per plan)
- +/- 8' ceiling on upper level and approximately 8' ceiling for basement level
- Engineered floor system throughout with tongue and groove, sanded and screwed subfloors
- Oak stair treads, handrails and newel posts, painted stair risers and stringers with round metal pickets on staircases to upper level
- Square craftsman style trim with 4" casing and 6" baseboard
- Safe and Sound solid core bedroom and bathroom doors with 3 hinges, 2 panels and smooth finish
- Satin nickel interior door w/lever handles
- Direct vent 35" gas fireplace with mantle and granite surround
- Smooth-finish ceilings throughout
- Interior finished walls painted with one colour throughout including one prime coat and two finish coats. Choice of 1 colour from 4 predetermined packages

## KITCHEN FEATURES

- Quality kitchen cabinetry with taller upper cabinets offered in a variety of finishes, styles and colours from builder's samples
- Pantry (as per plan)
- Quality laminate countertops to be selected from builder's samples
- Double stainless steel sink with chrome single lever pull-out faucet
- Dishwasher space provided with electrical and plumbing rough-in
- Rough-in exhaust hood / fan (over the range configuration)
- Island receptacle
- 2 pendant lights over island (as per plan)
- Soft close drawers and doors
- Bank of pot and pan drawers



**WINDFALL**  
BLUE MOUNTAIN



## FLOOR FINISHES

- Ceramic tile flooring at front door vestibule, bathrooms and mudroom / laundry room from builder's samples
- Choice of cut pile pin dot, textured loop or frieze carpet, with under-pad, in upper hall, bedrooms & closets from builder's samples
- Choice of laminate floors for the great room, dining room and kitchen areas from builder's samples

## LUXURY BATHROOM FINISHES

- Quality vanity cabinetry with laminate countertops and drop-in sinks in all bathrooms
- Pedestal sink in powder room (as per plan)
- Single-lever faucets in all bathrooms in polished chrome
- Master bathroom has soaker tub with separate ceramic tile enclosed shower with frameless glass (as per plan)
- Mirrors over vanities with lights (as per plan)
- Bathroom accessories to include a towel bar or towel hook and toilet tissue holder in polished chrome
- Soft close drawers and doors

## LIGHTING AND WIRING FEATURES

- 200 amp electrical service with copper wiring throughout
- White Decora switches and receptacles throughout
- Heavy-duty wiring and receptacle for clothes dryer and range
- Hard-wired smoke detector with strobe on every floor
- Hard-wired carbon monoxide detector
- Quality interior light fixtures
- Audible/Visual high water alarm on sump pump

## ENERGY SAVING FEATURES

- R60 attic insulation, R31 in vaulted ceilings, minimum R27 wall insulation above grade and insulated walls below grade
- Low E, argon gas-filled windows
- Forced air high-efficiency natural gas furnace
- High-efficiency gas-fired tankless hot water heater on rental basis
- Heat recovery make up air ventilator (HRV)

## LAUNDRY / MUDROOM AREA

- Mechanical and electrical provisions for dryer
- Drain and water connections for future washer
- Laundry tub as indicated on plan

## ROUGH-INS FOR FUTURE

- 4 communication outlets of choice (telephone, cable or data)
- Receptacle and data outlets centered above fireplace
- Ducting sized for future central air conditioning
- Rough-in central vacuum system
- Rough-in 3 piece bathroom on lower level (as per plan)
- Receptacle for garage door operator

## TARION NEW HOME WARRANTY PROGRAM

- All homes will be enrolled in and protected by Tarion
- 7 years on major structural defects
- 2 years on plumbing electrical and heating systems
- 2 years on building envelope
- 1 year on defects and workmanship

*\*Tarion Warranty details subject to change.*

*See [www.tarion.com](http://www.tarion.com) for most up-to-date information.*