

HUNT CLUB SPECIFICATIONS – Block 3

DISTINCTIVE STYLED LIVING

- Just steps away from specialty shopping, big box stores, restaurants, grocery stores and public transit station.
- Just minutes away from downtown, the airport, and transit

DESIGN

- Distinctive and intimate town homes and terrace homes
- Bright, large windows to capture the maximum light exposure
- (1) Single car garage with driveway included in purchase price for town homes

CONTEMPORARY FINISH

- Quality Cabinetry in bathroom and kitchen - European or L-shaped style kitchens – purchaser(s) choice of stain colors and design as per plans from Builder's samples – laminate countertops in bathroom and kitchen – wide selection of color choices from Builder's samples
- Limited time bonus – 6 appliances – choice of new black or white, refrigerator, stove, dishwasher, and hoodfan plus white stackable washer and dryer from builder's samples
- Berber carpet in bedrooms and living areas from builder's samples
- Oak handrail with natural stain on interior staircase
- 3 7/8 inch painted baseboards with 2 3/4 inch paint grade door casing
- Flat white ceilings
- Ceramic flooring in all bathrooms, kitchen and entry as per plan – selections made from Builder's samples
- Townhomes will have a ceramic tile backsplash (as per plan)
- Suite main entry door are painted insulated steel door
- Interior doors are painted 1 3/8 inch thick hollow core – modern style to be painted in one colour throughout the home
- Interior door handles are lever with a brushed chrome finish
- Pre-finished shelving and closet rods in all closets
- Selected lighting fixtures by Builder as per plan

PLUMBING

- All white toilets with insulated toilet tanks in all bathrooms.
- White basin sink with vanity in main bathroom(s)
- Pedestal sink in all powder rooms where applicable
- Mirrors in bathrooms
- Brushed chrome single basin faucets
- Brushed chrome pressure-balanced shower faucets
- Bathtub enclosure surrounded with water resistant drywall
- Acrylic tub with ceramic surround as per plan
- Stainless steel sink with chrome single lever faucet, as per plan
- Separately metered for hydro
- Acrylic shower inserts as per plan.

EXTERIOR, COMMON AREAS AND LANDSCAPING

- All common area lighting to be fluorescent; energy efficient, environmentally friendly and cost effective for purchasers.
- Architecturally designed landscaping (as per plan)
- Brick, with maintenance free simulated wood accents panels intermixed (as per plan)
- Vinyl thermal patio doors with screen (as per plan)
- Asphalt roof shingles
- Deadbolt on Front Door
- Light fixture at front entry and patio door
- Each unit has their own private balcony or terrace or yard (as per plan). Balconies are complete with maintenance-free clad aluminum railing. Terraces/Yards will have a privacy fence between homes
- Municipal address number at front of home

STRUCTURE

- The party wall is composed of a staggered stud wall complete with two layers of gypsum board each side with an estimated sound attenuation performance is Sound Transmission co-efficient 62+ above the requirements of the Ontario Building code.

ACCOUSTICAL AND INSULATION

- R40 or better insulation in roof
- Upgraded insulation throughout to approximately R20
- Exterior walls R20 BATT insulation
- 6 mil poly cover over all insulation
- Quality air barrier house wrap

HEATING AND MECHANICAL

- Exterior Exhaust for bathrooms and electric dryer – complete with lint trap
- Two speed kitchen hood fan vented to outside
- Dishwasher rough-in
- Laundry plumbing consists of water supply and drain connections for washing machine
- HRV (Heat Recovery Ventilation)

ELECTRICAL

- Electrical service with circuit breaker panel
- Kitchen outlets on special circuits
- Roughed in outlet for dishwasher and electric range
- Heavy duty outlets for stove, washing machine and clothes dryer
- Premium electrical fixture package including halogen lighting as per plan
- White switch plates and panel switches and plugs locations provided by code
- Front door chime
- Smoke detectors and CO carbon monoxide detectors as specified by code
- Copper wiring throughout
- Bedroom lighting switched to wall outlet

PAINTING

- All painted surfaces receive one primer coat and two finish coats
- Off white colour palette for walls and trim from Builder's samples
- Baseboards, doors and trim semi gloss latex
- Ceilings flat latex
- Bathroom and powder rooms semi-gloss latex
- All other surfaces flat latex

MISCELLANEOUS

- 3 telephone outlets
- 3 Cablevision outlets

WARRANTY

- All homes will be registered in the Tarion Corporation, formerly Ontario New Home Warranty Program which carries a limited seven year warranty
- A one year all inclusive builder warranty, 2 year mechanical and electrical warranty and 7 year structural warranty.
- All construction to meet or exceed Ontario Building Code or the requirements of any authority having jurisdiction

CHANGES

- The right to make changes to plans and specifications is expressly reserved to the builder (Theberge Developments Ltd.) without notice.
- Dimensions are approximate and may vary from plans due to site conditions
- Dimension and location of mechanical chases, ducts, bulkheads, dropped ceilings, etc., may vary due to site conditions; the right to make such variations is expressly reserved to the builder without notice. Wood and material dimensions may be nominal
- Variations in the colour and texture of both natural and man-made materials may occur
- Purchaser agrees to confirm such choices to the Vendor within seven days of being requested to do so by the Vendor, and in the event such Where the Purchaser is given a choice of materials or colours, the confirmation is not received by the Vendor within the prescribed time, the Vendor shall irrevocably make such choices on behalf of the Purchaser, and such choices shall be binding on the Purchaser

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