

SOUTH/BAY
AT RIVER'S/EDGE

Features & Finishes

Fernbrook
HOMES

ZANCOR
HOMES

ELITE FEATURES



IMPRESSIVE EXTERIOR FEATURES

- Main entries featuring impressive single or double metal insulated doors with glass window inserts (as per plan).

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).
- Natural finish oak veneer stairs to finished areas with oak handrail and nosing and choice of either oak or metal pickets (as per plan, from builder's standard samples).
- 34" built-in, efficient linear electric fireplace (as per plan).

GOURMET KITCHEN FEATURES

- Custom designed deluxe kitchen cabinets with taller upper cabinets and brilliant stone countertops in a variety of distinct styles from builder's standard samples, as per plan.

LUXURIOUS BATHROOM FEATURES

- Impressive Master Ensuite bathroom shower stall (as per plan) to include elegant grand marble surround, pot light and 10 mm frameless glass enclosure fastened with L-brackets.
- Stunning freestanding soaker bathtub with an exquisite Roman tub filler in Master Ensuite bathroom (as per plan). Drop-in tub in spacious tiled enclosure to secondary bathrooms as per plan).
- Elongated toilets with soft close seats in all finished bathrooms.

- Upgraded chrome finish faucets for a refined look in all vanities and showers. Master Ensuite includes luxuriously serene rain shower head. All other tub/showers include handheld shower on shower arm bracket (as per plan, from builder's standard samples).

EXQUISITE FLOORING FINISHES

- 3 ¼" x ¾" natural and timeless, prefinished engineered hardwood on ground floor and upper hall (excluding tiled areas and bedrooms; from builder's standard samples).
- Magnificent 12" x 24" porcelain tile flooring in entry, powder room, bathrooms, kitchen, breakfast areas, laundry room, continuing below to basement finished area (as per plan, from builder's standard samples).
- Luxurious premium quality 40 oz. broadloom with foam underpad in bedrooms, loft areas and finished basement rooms (as per plan). Your choice of one colour from builder's standard samples.

LIGHTING & ELECTRICAL

- 200 amp electrical service with accessible circuit breaker panel.
- Innovative provisions for rough-in electric car charger in garage for convenience.

INCLUDED FEATURES

IMPRESSIVE EXTERIOR FEATURES

- Superior architecturally designed homes with inspired combinations of brick, stone, vinyl siding, Hardie Board and/or smartside siding and exterior trim in select locations per elevation (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 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 with beautiful inserts on detached homes. Townhomes feature oversized garages with ample storage space (as per plan).
- Garage walls and ceilings to be drywalled.
- Fully sodded yards. Narrow side yards between houses may be graveled at Vendor's sole discretion.
- Main entries featuring impressive 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 gorgeous 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.²
- 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).
- Natural finish oak veneer stairs to finished areas with oak handrail and nosing and choice of either oak or metal pickets (as per plan, from builder's standard samples).
- Open to below basement stairs featured on bungalow plans (as per plan), includes enclosed finished area in basement with 12'x24' tile flooring and door(s) to unfinished basement.
- 34" built-in linear electric fireplace (as per plan).
- 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).
- Professional duct cleaning before occupancy.

GOURMET KITCHEN FEATURES

- Custom designed deluxe kitchen cabinets with taller upper cabinets and stone 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 (undermounted) 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.
- USB outlet in kitchen.
- 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.



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 10 mm frameless glass enclosure fastened with L-brackets.
- 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).
- White ceramic accessories in all bathrooms and washrooms.
- Mirrors included in all bathrooms and powder room approx. 42" high.
- White plumbing fixtures.
- Elongated toilets with soft close seats in all finished bathrooms.
- Upgraded chrome finish faucets for all vanities and showers. Master ensuite includes rain shower head. All other tub/showers include handheld shower on shower arm bracket (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.

LAUNDRY ROOM ACCENTS

- Convenient laundry tub with separate drain and base cabinet (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).

EXQUISITE FLOORING FINISHES

- 3 ¼" x ¾" natural prefinished engineered hardwood on ground floor and upper hall (excluding tiled areas and bedrooms; from builder's standard samples).
- Quality 12" x 24" porcelain tile flooring in entry, powder room, bathrooms, kitchen, breakfast areas, laundry room and open to below basement finished area (as per plan, from builder's standard samples).
- Luxurious premium quality 40 oz. broadloom with foam underpad in bedrooms, loft areas and finished basement rooms (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 (+/-) 4 ¼" colonial style baseboard, painted white throughout with doorstop to tiled and hardwood floor areas. (+/-) 2 ¾" casing painted white on all doors windows and flat/returned archways throughout finished areas (as per plan).
- Classy two panel smooth style interior doors, except where indicated as sliding doors.

- Satin nickel levers to all interior doors. Privacy locks on all bathroom and powder room doors. where applicable.
- 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 larger basement windows on detached homes. Townhomes include standard size 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.
- Mirrored sliders or two panel door(s) at front entry closet (as per plan).

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.
- 200 amp electrical service with circuit breaker panel.
- Provisions for rough-in electric car charger in garage.

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.
- Rough-in for security system (location to be determined by Vendor).

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.

HELPFUL ROUGH-INS FOR YOUR GROWING FAMILY

- Rough-in for central vacuum system piped to garage.
- Rough-in for telephone (2) location to be determined by vendor.
- Rough-in for cable T.V. (2) location to be determined by vendor.
- Rough-in (3) network wiring (cat-6).
- 3-piece rough-in to basement (as per plans), location to be determined by Vendor.
- Rough-in gas line to BBQ, location to be determined by vendor.



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Actual features and finishes may differ and are subject to change without notice, as per applicable plan. Please refer to Schedule A of the Agreement of Purchase and Sale for more detailed information. Photos are for representation purposes only. Renderings are artist's concept.
¹ Stone refers to distinctively crafted stone products. ² Driveways will be completed after approximately two full seasonal cycles. E.&O.E.

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