



FEATURES AND FINISHES

25' SEMI TOWNS

EXTERIOR & CUSTOM CONSTRUCTION FEATURES:

- 1 Every Royal Pine Home complements the neighbourhood with master-planned elevations, quality old-style craftsmanship and architecturally co-ordinated colour exteriors based on the community's Urban design guidelines to achieve a variety within the streetscape. Purchaser to have the choice of a brick package for a single detached unit (Subject to Architectural Controls).
- 2 Clay brick construction with accent stone, stucco, decorative "Hardie" board, decorative metal and aluminium frieze board, soldier coursing, precast concrete window sills, keystones, exterior railings as required by grade, as per plan and model selected.
- 3 Superior 2"x 6" wood exterior wall construction plus 1/2" wall sheathing (R-1.5 factor) as per architectural drawings and model selected.
- 4 Offset 2" x 4" stud fire-rated party walls and sound attenuation insulation as per OBC standards.
- 5 Quality 3/4" enhanced subflooring throughout. Nailed and re-enforced with glue for additional stability.
- 6 Engineered floor joist technology throughout.
- 7 Approximate 8' high poured concrete basement walls as per plan with heavy duty drainage layer membrane on all exterior foundation walls as per Ontario Building Code Standards.
- 8 Custom precast individual house numbers.
- 9 Concrete front porch and steps as required by grade, as per plan.
- 10 Elegant black hardware package including grip set(s) with dead bolt lock and coach lamps on front elevation. Standard light fixtures to rear and side doors, as per model where applicable, as per Vendor's samples.
- 11 CONVENIENT DIRECT ACCESS FROM GARAGE LEADING TO MAIN LEVEL, grade permitting, as per model, as per plan.
- 12 Prominent steel clad insulated entry door(s) with magnetic weather stripping to include GLASS INSERTS WITH 12" TRANSOM WINDOW ABOVE as per elevation and plan. All front door to be complimented with **granite sills**.
- 13 Limited life (manufacturer's warranty), self sealing asphalt shingles, as per Vendors samples, as per model selected.
- 14 Durable pre-finished maintenance free aluminum soffits, fascia, eavestrough and down spouts, as per model selected, as per Vendor's samples.
- 15 "Energy Star" low maintenance thermopane vinyl casement windows throughout. Screens throughout, except on fixed windows, as per Vendors samples.
- 16 Wide patio sliding doors with low E argon gas as per plan and model
- 17 Standard vinyl basement windows 30"x16" with screens, (except cold cellar) as per plan and model selected, as per Vendors samples.
- 18 Roll-up sectional garage doors with decorative glass inserts, as per elevation & model selected, as per Vendor's samples.
- 19 **ASPHALT** paved driveway to include base and finish coats, as per Vendor's specifications.
- 20 Walkways, precast slabs and steps at front and rear patio area, where applicable as required by grade, as per Vendor's specifications and as per approved municipal drawings. **For RearLane Towns** - 3/4" gravel will be installed on interior units in between garage walls as applicable and as per Vendor's specifications.
- 21 Front and rear of lot to be graded and sodded. Side yard between homes will be finished as per municipal requirements or at the Vendor's discretion.
- 22 Exterior hose bibs installed as follows: one located at rear and one located in garage area.
- 23 Decks at rear of model at ground level where applicable, as required by grade, as per Vendors specifications.
- 24 Romeo & Juliet balcony at rear for walk-out condition, where applicable, as required by grade, as per Vendors specifications
- 25 Cold cellar with window, as per plan, as per Vendors specifications.

- 26 Rough-in 3 piece bathroom in basement, as per plan. (Not including water supply) -Location predetermined by the Vendor and may vary from brochure

KITCHEN:

- 27 Bright appealing spacious extended height kitchen cabinets with large eat-in areas as per plan.
- 28 CUSTOM QUALITY cabinets and QUARTZ countertops with extended breakfast counters and islands, as per plan, from Vendor's samples.
- 29 Stainless steel exhaust hood fan over stove area with 6" exhaust vented outside, as per Vendor's samples.
- 30 Heavy duty wiring and receptacle for stove.
- 31 Electrical outlets for fridge and at counter level for small appliances
- 32 Rough-in PLUMBING & ELECTRICAL for future dishwasher.
- 33 DOUBLE STAINLESS STEEL UNDERMOUNT SINK WITH SINGLE LEVER FAUCET with shut-off valve, as per Vendor's samples.

BATHROOMS:

- 34 Purchaser's choice of vanity cabinets and **laminate countertops with topmount sinks** in all bathrooms, as per plan, as per Vendor's samples.
- 35 Elegant primary ensuite bathroom features a **free-standing tub** and **shower stall with chrome framed shower door and shower pot light** according to plan as per Vendor's samples.
- 36 Purchaser's extensive choice of quality imported 8"x10" or 13"x13" ceramic floor and wall tiles to all tub & shower enclosures up to but not including the ceiling, as applicable.
- 37 All shower areas completed with "Dens-Shield" water resistant board, as per Vendor's samples, as per plan.
- 38 Temperature control valve in all shower areas, as per Vendor's samples.
- 39 Exhaust fan in all bathrooms (as required) according to the Ontario Building Code.
- 40 Privacy locks on all bathroom doors, as per Vendor's samples.
- 41 Plate mirrors above vanities in all bathrooms.
- 42 Powder room includes **"FLOATING" VANITY with laminate countertop and topmount sink**, according to plan, as per Vendor's samples.
- 43 Single lever chrome faucets with pop-up drains and topmount sinks for all bathroom vanities with shut-off valves, as per Vendor's samples.
- 44 White plumbing fixtures in all bathrooms from Vendor's standard samples.

LAUNDRY:

- 45 Single laundry tub with faucet & drain, as per plan
- 46 Dryer vent and heavy-duty electrical outlet and plumbing for automatic washer. Upper level laundry areas, as per model, to have floor drains, as per plan

FLOORING:

- 47 Purchaser's choice of IMPORTED CERAMIC TILES 18" x 18" or 12" x 24" in foyer, main/ground level hallways (according to plan), kitchen, powder room, and main floor laundry room, (13 x13 ceramic floor tiles in laundry room areas located on 2nd level) as per plan, as per Vendor's samples
- 48 HIGH QUALITY 40 oz BROADLOOM (1 colour throughout) in bedroom areas, as per plan, as per Vendors samples
- 49 **NATURAL 3 1/4" X 3 1/4" OAK HARDWOOD FLOORS** in all areas not covered with ceramic tiles on main/ground levels and upper hallway, including stair landings, as per plan

ELECTRICAL:

- 50 100 AMP electrical service plus one electrical outlet next to panel.
- 51 All wiring in accordance with the Ontario Hydro Standards.

- 52 Capped Rough-in EV conduit from garage to basement for future car charger

- 53 Weatherproof GFI exterior electrical outlet as follows: one located at rear and one located at front porch, as per plan
- 54 Rough-in provisions for future central vacuum terminating in the basement.

- 55 Rough-in provisions for alarm system. (Key pad in primary bedroom & motion detector in upper hall. Wire for keypad at main entrance, wire for all operating doors and windows on main floor, space wire brought to attic for future use.)

- 56 Primary bedroom and family room/great room are pre-wired for TV with CAT6 cable.

- 57 Telephone rough-in in primary bedroom and family/great room.

- 58 USB plugs in kitchen and primary bedroom

- 59 Conduit (3/4") to basement from family room

- 60 Standard light fixtures with LED bulbs throughout except living room.

- 61 Standard light fixtures in all bedrooms.

- 62 One electrical outlet on the garage wall and one on the garage ceiling for each garage door for future garage door opener and one in unfinished area of basement near electrical panel.

- 63 One ceiling light in garage area and in unfinished areas (where required) of basement as per Ontario Building Code

- 64 Smoke detectors with strobe lighting & carbon monoxide censors per floor as per Ontario Building Code.

- 65 Electrical door chime.

- 66 White Decora switches and receptacles throughout, as per Vendor's samples.

HEATING:

- 67 High efficiency (96% AFUE) forced air gas heating system, with 2 stage ECM motor as per plan, as per Vendor's samples. Furnace & hot water tank location may vary from that shown on brochure or plan.

- 68 Heat Recovery Ventilation (HRV) system, as per Vendor's samples

- 69 Power vented high efficiency water heater on a rental basis as per Vendor's samples (Purchaser agrees to execute a lease agreement with the Vendor's supplier on or before closing.)

- 70 Programmable thermostat(s), as per plan, as per Vendor's samples.

- 71 Ductwork to accommodate provisions for central air conditioning.

- 72 R-22 wall insulation.

- 73 Blown insulation (R-60 factor) in attic

- 74 R-20 insulated basement walls that terminate 15" above cement slab.

- 75 R-31 spray foam insulation in exposed floor areas (above the garage with liveable area above, as per plan)

- 76 Fully drywalled taped and primed garage walls and ceiling, as per Ontario Building Code.

- 77 Professional duct cleaning provided prior to closing.

- 78 Drain water heat recovery pipe, as per Vendor's samples and specifications

DISTINCTIVE FEATURES INCLUDE:

- 79 **Extended 9' ceiling heights on MAIN level** including extended height archways, (excluding areas due to mechanical or structural requirements) as per plan.

- 80 **8' ceilings on 2nd LEVEL** (excluding areas due to mechanical or structural requirements) as per plan

- 81 Smooth Carrara (2-panel hollow core) style interior doors throughout, as per Vendor's samples.

- 82 Interior doors to include satin nickel lever handles and 3" upgraded hinges - as per Vendor's samples.

- 83 Trim package including **4 1/4" BASEBOARDS and 2 3/4" CASINGS** throughout, all in paint grade, as per Vendors samples.

- 84 Doors & trimwork to be painted **WHITE** as per Vendor's samples.

- 85 Painted walls according to Purchaser's choice of one colour as per Vendor's samples.

- 86 All closets and linen closets to include wire shelving, as per Vendor's samples

- 87 Smooth ceilings on main level only. Sprayed stipple ceiling with smooth border surround in all other rooms/areas.

- 88 **NATURAL OAK STAIRCASE, HANDRAIL, STRINGERS** to include **METAL PICKETS** from MAIN to 2nd floor (excluding landings), as per plan, as per Vendor's samples. Any other steps (required as per grade levels) at the main level and not forming part of the main staircase will also be completed **WITH NATURAL OAK** steps.

- 89 Durable, condensation-free, noise free plastic pipe throughout

- 90 Painted pine stairs leading to basement as per plan.

- Royal Pine Homes Excellent Program is committed to innovative designs and quality construction and complimented with our reliable customer service. Every homeowner receives the service of a professional consultant to assist in the completion of interior colour selections of their new homes at the Royal Pine Homes-Design Studio

- All exterior colours and materials are pre-selected by the Vendor & architecturally controlled by the architectural review committee and cannot be otherwise changed.

- Purchaser acknowledges that any architectural changes or extras involving the structure will not be permitted after the acceptance of the Agreement of Purchase and Sale. It is very important that all/any structural changes are made at time of purchase.

- Vendor will not allow the Purchaser to do any work and/or supply any material or finish the dwelling before the closing date.

- Purchaser's choice of interior colours and material are from Vendor's samples if not yet ordered or installed provided that colours and material are available from supplier. Purchaser agrees to select the colours and material within seven (7) days of notification as scheduled according to closing date by the Vendor, otherwise the Vendor reserves the right to select the colours and materials to complete the dwelling and the Purchaser agrees to close the transaction with the Vendor's choice of colours and materials.

- Purchaser acknowledges that all executed documents (ie: Agreement of Purchase and Sale, Amendments, Colour Chart, Colour Chart Amendments etc.) are provided in hard copy format only. An administration fee of \$500.00 for each request will be charged as an adjustment on closing should the Purchaser require any extra copies at any time before closing.

- Purchasers are advised that some Laundry Room Areas and Foyer Entrances may be sunken as required by grade.

- Purchasers are advised that the side door, where applicable, may be lowered to accommodate side yard drainage as per plan or municipal requirements.

- Sidewalk locations may vary from that shown on site plan/brochure as per approved municipal requirements.

- All plans, elevations and specifications are subject to modification from time to time by the Vendor according to the Ontario Building Code and National Building Code.

- The Purchaser agrees to pay for installation of Water Meter on closing if applicable.

- The Purchaser agrees to pay for Hydro installation & connection charges in such amount as required.

- Purchaser agrees to pay the Ontario New Home Warranty Program Enrolment Fee on closing as an adjustment. Purchaser acknowledges enrolment fee based on Ontario New Home Warranty Program Enrolment Fee structure and fee is subject to change without notice.

- The Purchaser acknowledges that finishing and materials contained in any model home, including broadloom, furniture, electrical fixtures, drapes, ceramic flooring, wood flooring, upgrade kitchen cabinets, stained floors, staircases and railing, architectural ornamental plaster, acoustic tiled ceiling and luminous lenses, etc. May be for display purposes only and may not be the same grade or type or not necessarily included in the dwelling unit purchased herein.



Prices and specifications are subject to change without notice. E. & O. E.
October 2024