

Upper Thornhill Estates – SIGNET SERIES

Energy Efficient Features for Energy Smart Living

- ❖ **Clay brick** is one of the original energy conservation tools. Due to its mass, it prevents temperature extremes on the outside of your home from affecting the temperature on the inside of your home. This process is sometimes called thermal lag, and it translates into greater year-round comfort and energy savings.
- ❖ **Attic vents** are a vital part of keeping fresh air circulating through this area. Proper attic ventilation extends the life of a roof and reduces problems on account of it minimizing the temperature differential between the attic and the air outside. Trapped heat and moisture can raise energy costs, cause ice dams, and damage the roof. Effective ventilation will remove moisture and heat from the attic creating a healthy home – both for the structure and the occupants.
- ❖ **All exterior doorframes and windows are installed with a vapour barrier and fully caulked** to assist in the effectiveness of your home's thermal envelope. Proper caulking and weather stripping alleviates drafts and helps your home feel warmer when it's cold outside and helps keep your home cooler in the summer.
- ❖ **Energy Star® rated low e windows and transoms with white frames and grills throughout, where shown on plans with warm edge spacers.** Energy efficient windows save money each and every month.
 - **Low e** (which stands for "low emissivity") glass is coated with a microscopic, virtually invisible, metallic oxide layer that improves thermal performance. This microscopically thin coating filters the sun's energy in the summer and reduces heat loss in the winter. Not only does it make your windows more energy efficient, it also provides protection from harmful UV rays that can fade your flooring, furniture and window coverings.
 - **A warm edge spacer system** wraps around the perimeter of the glass to improve thermal performance, reduce condensation, wintertime heat loss and summertime solar heat gain.
- ❖ **Energy saving metal clad insulated non-warp entryway door systems with white frames**, (where applicable) with weather-stripping to ensure a tighter seal. These entry door systems also have a bottom expander with a vinyl sweep to keep that seal. An energy efficient door will greatly decrease drafts in your house, which will in turn decrease your utilities. Heat and air conditioning will stay in, therefore decreasing running time of your units.
- ❖ **Energy Star® rated rear sliding patio doors with glass transoms with white frames, featuring low e glass.** They operate smoothly and reliably, help lower heating and cooling costs and make homes more comfortable and secure.
- ❖ **Programmable Home Thermostat.** Programmable thermostats automatically adjust your home's temperature settings, allowing you to save energy while you're away or sleeping. They are more convenient and accurate than manual thermostats and improve your home's comfort, save energy and save money on utility bills when used properly. Programmable thermostats are better for the environment, since using less energy, helps reduce greenhouse gas emissions associated with energy production.
- ❖ **Energy-efficient water saver shower heads.** These water saving, or low flow shower heads, significantly reduce the consumption of hot water within the home and result in lower utility bills and less wasted water.
- ❖ **Stylish, low consumption, 6L toilets** that dramatically reduce water consumption while providing reliable performance and efficiency. Studies show the highest percentage of water used within the home, is attributed to waste water from toilets. Studies also show using 6L low consumption toilets, can save an average of 57% of water consumption compared to older models.
- ❖ **Forced air, high efficiency gas fired furnace with electronic ignition.** Ducting is also sized to accommodate future installation of a cooling system. Gas supply piping to be 1" and include three "T's" for installation of future gas lines within the home.
- ❖ **Rental (40 gallon) hot water heater with interior insulation wrap, electronic ignition, sealed combustion and power vented to push combustion gases to the exterior.** Electronic ignitions start burners electrically, thereby eliminating a pilot light that constantly draws on a gas supply and wastes energy.
- ❖ **Insulation:** The insulation system in your home is designed to reduce the natural movement of heat from warmer to cooler areas. Properly installed, it protects your home as a thermal retarder that helps reduce costly energy bills during heating and cooling seasons.
 - **R31 Icynene® expandable spray foam insulation over garage ceilings and exposed soffits with habitable space above** for additional heating and cooling control. Icynene® is an open cell, soft foam

insulation that is sprayed into cavities as a liquid and expands 100 times its volume to seal a cavity. Icynene® effectively reduces air infiltration which can be the largest source of heat and cooling loss in your home.

- **R32 Blown Roof Insulation** – to reduce heat transfer through your roof means as much as 1/3 of your heating costs can escape through this area.
- **R20 Fibreglass Insulation to 2" x 6" Exterior Walls.** A home's structural integrity starts with its exterior walls and 2" x 6" wood stud exterior fabrication, sets the standard for high quality construction, providing greater strength than conventional 2" x 4" walls. R20 batts, installed snugly between the studs, provide for more effective heat retention.
- **R12 Basement Wall Insulation to two feet below grade** keeps your unfinished basement warmer, more comfortable and makes the floors above warmer, in addition to keeping energy costs down.
- ❖ **Self-sealing plastic electrical boxes**, molded from a high-strength resin, perform in a wide range of temperature conditions. These boxes are environmentally friendly and more energy efficient than typical metal boxes.

DISTINCTIVE & STATELY EXTERIORS

- ❖ **Impressive architectural details feature: enduring exterior style with GENUINE CLAY BRICK from BRAMPTON BRICK, CITADEL® BUILDING STONE by ARRISCRAFT™ – the irregular and random patterning allow for a unique natural appearance and aesthetically pleasing DuROCK EXTERIOR STUCCO FINISHES with accents and stucco frieze board, pre-cast stone arches, keystones, banding and sills, brick soldier coursing, brick arches, covered and/or recessed front entries, decorative columns, pre-finished aluminum frieze board and other masonry detail as per applicable elevations.**
- ❖ **Colour co-ordinated pre-finished ventilated soffits with 45° corner seams, pre-finished fascia, 5" eavestrough and downspouts.**
- ❖ **ARCHITECTURAL SHINGLES BY LANDMARK® FEATURING A 30 YEAR WARRANTY. These quality shingles provide a distinctive look and protect your home from the elements.**
- ❖ **Bay windows to be finished with copper toned metal roofing and raised seams where shown on plans.**
- ❖ **Spruce 3/8" plywood roof sheathing provides for a stronger more durable roof structure.**
- ❖ **All exterior wood trim (where it occurs) to be primed and painted.**
- ❖ **Screens will be installed on all operating windows.**
- ❖ **The basement windows will be maintenance free, oversized 32"W x 24"H vinyl hoppers (where allowed by setbacks and window wells may be required, subject to grade).**
- ❖ **Distinctive inlaid decorative beveled glass panel on front entrance door(s), with patterned and beveled glass and nickel caming, as per plan.**
- ❖ **The front entrance door(s) will be complimented with an elegant grip set featuring a tarnish free antique nickel finish.**
- ❖ **Wall mounted crafted oval porcelain exterior address plaques.**
- ❖ **Safety door closer on door from garage to interior (where applicable) with deadbolt.**
- ❖ **Manor House Collection garage doors.** These exceptional sectional Cladwood® roll-up doors feature smooth vinyl backers, decorative plexi-glass panels, heavy-duty springs and long life rust resistant door hardware.
- ❖ **Garage floor to be poured concrete.**
- ❖ **GARAGE WALLS AND CEILING (with the exception of any concrete wall or concrete block wall) WILL BE DRYWALLED AND TAPED.**
- ❖ **Pre-cast concrete slab walkway from driveway to main entrance door. Any applicable rear patio will be pre-cast concrete slabs.**
- ❖ **Driveways are fully paved in a two-step operation including basecoat and FINISHED TOPCOAT AT NO EXTRA CHARGE.**

- ❖ *Front porches will be poured concrete over a cold cellar, as per applicable plan.*
- ❖ *Where cold cellars occur, they will be vented and include a door, interior light and floor drain.*
- ❖ *The entire lot, front and back to be graded and sodded, where applicable.*
- ❖ *Two exterior hose faucets and two exterior weatherproof electrical outlets with ground fault interrupters (GFI).*
- ❖ *Rough-in natural gas barbeque line at the rear of the home.*
- ❖ *Steel beam construction in basement.*
- ❖ *The basement walls are poured concrete with heavy-duty damp proofing, weeping tiles and DRAINAGE BLANKET FOR ADDITIONAL WATER PENETRATION PROTECTION.*
- ❖ *The basement floor will be poured concrete.*
- ❖ *Where decks are required at the rear patio (on non-walk-out basement conditions) a 5' x 8' wood deck with stairs to grade is included.*
- ❖ *Where walk-out basement conditions are applicable, the following features are included in the premium: basement garden patio door, rear basement vinyl casement window, step down brick veneer construction, a Juliet balcony without stairs off the main floor rear garden door, an additional light and GFI electrical outlet.*

EXCEPTIONAL & STUNNING INTERIORS

- ❖ *9-FOOT CEILINGS ON MAIN FLOOR and FULL 8-FOOT CEILINGS ON SECOND FLOOR.*
- ❖ *CATHEDRAL, RAISED AND VAULTED TYPE CEILINGS, as per applicable plan/elevation.*
- ❖ *CORNICE MOLDING (VC6 – 3" x ¾"), from the Vendor's designated collection for the flat ceiling areas of the living room and dining room. Cornice molding adds dimension to any room and creates a decorative transition from the wall to the ceiling.*
- ❖ *DECORATIVE CEILING MEDALLION, from the Vendor's designated selection for the dining room ceiling.*
- ❖ *COLONIAL TRIM PACKAGE FEATURES 5 1/4" BASEBOARD WITH MATCHING 2 3/4" TRIM FOR ALL DOORS AND WINDOW CASINGS ON THE MAIN AND UPPER FLOORS.*
- ❖ *ALL ARCHWAYS AND CLOSETS TO BE TRIMMED with the exception of curved arches.*
- ❖ *DISTINCTIVE "CLASSIQUE" PASSAGE AND CLOSET DOORS with QUALITY ANTIQUE NICKEL FINISH DOOR ROUND KNOBS.*
- ❖ *ALL INTERIOR TRIM WORK WILL BE PAINTED WHITE AND INTERIOR WALLS ARE FULLY DECORATED, WITH THE PURCHASER'S CHOICE OF THREE PAINT COLOURS, from the Vendor's designated Designer palette of 8 colours.*
- ❖ *ELEGANT MAIN FLOOR OAK STAIRS, with oak handrail and pickets (1 3/4"), in a natural finish. Any applicable staircase landing will be completed with pre-finished strip hardwood flooring. Any applicable optional service staircase from the laundry room to basement will be painted construction grade spruce.*
- ❖ *DIRECT VENT ZERO CLEARANCE GAS FIREPLACE only where shown as standard on plan. Where shown as standard, FIREPLACE TO BE COMPLETED WITH PAINTED WOOD MANTEL, RAISED MARBLE HEARTH AND MARBLE SURROUND, from the Vendor's designated selection.*
- ❖ *All main and second floor ceilings will be finished with white stipple and a flat edge finish except for the kitchen, main floor laundry rooms (where applicable) and bathrooms, which will have a smooth finish.*

VISIONARY KITCHENS

- ❖ *For your kitchen, Townwood® is proud to provide you with one of the leading solid surface countertops in the world:*
- ❖ *Silestone® - the world's leading quartz surface, combining strength and beauty to create the ultimate surfacing material. Ideal for kitchen countertops, Silestone® is composed of 93% natural quartz, offering the sophisticated look and cool feel of natural stone. Silestone® is a premium surfacing material that offers a*

unique mix of strength and elegance with no maintenance required. Choice of colours from the Vendors standard selection.

- ❖ *Your choice of FINE KITCHEN CABINETS featuring raised oak panels, flat panel maple, pine or laminate in a wide variety of styles and colours, from the Vendor's designated 1st level upgrade selection. Cabinetry features include EXTENDED 104cm UPPERS, ANGLED CORNER UPPER CABINETS, POTS AND PANS DRAWERS, PANTRIES (where shown on plan). All kitchen cabinetry designs provide for future installation of standard size free-standing kitchen appliances.*
- ❖ *Double-compartment stainless steel spillway SINK WITH CHROME 470 LEVER HANDLE FAUCET BY DELTA® FEATURING A PULL OUT SPRAY, IN KITCHEN.*

DAZZELING BATHROOMS & LAUNDRIES

- ❖ *BATHROOM VANITIES FEATURE RAISED OAK PANEL, FLAT PANEL MAPLE AND LAMINATE FINISHES IN A WIDE VARIETY OF STYLES AND COLOURS FROM THE VENDOR'S DESIGNATED 1st LEVEL UPGRADE SELECTION.*
- ❖ *Bathroom vanity counters are laminate, from Vendor's designated selections.*
- ❖ *CERAMIC soap dish in bathtub enclosure and/or shower enclosure, from Vendor's designated selection.*
- ❖ *FULL WIDTH VANITY MIRRORS WITH BEVELED EDGE (where shown on plan) in all washrooms, with wall mounted make-up lights over each sink and overhead light. POWDER ROOM WILL FEATURE A DECORATIVE OVAL MIRROR WITH BEVELED EDGE.*
- ❖ *TEMPERATURE BALANCE CONTROL VALVES in bathroom shower enclosures.*
- ❖ *Quality coloured bathroom fixtures with CERAMIC ACCESSORIES in all washrooms, to include towel bar, toilet tissue dispenser and soap dish in bathtub enclosure and/or shower enclosure, from Vendor's standard selection.*
- ❖ *Pedestal sink in powder room, from Vendor's designated selection.*
- ❖ *Separate shower stalls (where shown on plan) to be finished with a MARBLE CAP, CERAMIC SHOWER BASE on concrete and shower walls to be 6ml glass with steel framing and shower door, from Vendor's standard selection.*
- ❖ *Relaxing OVAL TUBS by MAAX®, in master ensuite (where shown on plan). A two row ceramic backsplash will be installed around the oval tub, from the Vendor's designated selection.*
- ❖ *CASA™ ACRYLIC TUBS BY MAAX®, WITH EXTRA DEEP SOAKING AREA (20") AND DECORATIVE SKIRTING FOR MAIN WASHROOMS, (where shown on plan).*
- ❖ *Quality IMPORTED CERAMIC TILES for BATHTUB ENCLOSURE WALLS, up to and including the tub enclosure ceiling and GLAZED PORCELIN CERAMIC TILES for BATHROOM FLOORS. All tiles to be chosen from the Vendor's designated selection. All thresholds for ceramic floor tile are completed with nickel colour tile edge.*
- ❖ *LAUNDRY ROOMS WILL BE COMPLETE WITH A LAUNDRY TUB ENCLOSED IN A CABINET AND INCLUDE 104CM UPPER CABINETS (from the Vendor's designated selection).*
- ❖ *ZURN PEX FLEXIBLE TUBING PLASTIC PLUMBING AND FITTING SYSTEMS. The high strength and flexibility of this product make it ideal for water distribution throughout the house.*
- ❖ *SHUT OFF VALVES WILL BE INSTALLED FOR ALL SINKS AND TOILETS.*
- ❖ *A rough-in three-piece washroom is located in the basement, as per plan.*

RESPLENDENT FLOORING

- ❖ *Your choice of fashionable BERBER CARPET or 40 oz. NYLON PILE BROADLOOM is provided in all living areas and bedrooms. You may choose any two colour selections from Vendor's designated selection, as per specifications.*
- ❖ *For your Main Floor Living Areas, Upper Hallway and Master Bedroom, Townwood® provides you with the durability and exclusive beauty of 3" x 3/4" BRUCE HARDWOOD FLOORING, from the Vendor's designated selection.*

- ❖ *All broadloom areas will include underlay, from Vendor's designated selection.*
- ❖ ***Quality IMPORTED 13" x 13" GLAZED PORCELIN TILES are provided for the front entrance, kitchen, dinette and powder room, as per plan. All ceramic flooring is laid on a scratch coat. All thresholds for ceramic floor tile are completed with nickel colour tile edge.***
- ❖ *Any main or second floor areas with a solid material finish will have wood trim molding installed to compliment the 5 1/4" baseboard trim.*
- ❖ ***All sub-floors are spruce plywood and will be screwed down and have joints sanded.***

❖ **LIGHTING, ELECTRICAL & HOME AUTOMATION**

- ❖ ***100 AMP ELECTRICAL SERVICE*** with automatic circuit breakers and copper wiring throughout, in accordance with Hydro One standards.
- ❖ ***CARBON MONOXIDE DETECTOR*** with audible alarm to be mounted in the hallway of bedroom area.
- ❖ *Interior and exterior light fixtures and door chimes are pre-selected by Townwood® and installed in pre-determined areas.*
- ❖ *Wired in smoke detectors on each floor, including basements, in pre-determined areas. Properly maintained smoke alarms can save lives, reduce the risk of injury and property loss.*
- ❖ ***All bedrooms will have overhead light fixtures.*** Your dining room will be equipped with an overhead receptacle for future installation of a fixture. The living room and family room wall receptacles are switch controlled.
- ❖ ***Standard white switches and receptacles throughout*** as per Builder's specifications.
- ❖ ***Rough-in central vacuum outlets with piping and electrical in garage.***
- ❖ ***HOME NETWORK CONNECTION CENTER*** from HOME DIRECTOR™. The Home Director™ SP-2 Connection Center features support for up to 4 telephone lines with flexible distribution to a maximum of 8 wall outlets. It also distributes your cable or antenna signal and up to 4 in-home generated television signals (eg. VCR, DVD, & Baby Cam, etc.) to 4 television set locations. Dual LNB satellite distribution connections are also provided. A jack is provided for a security system telephone connection, as well as facilities for installing a high speed DSL modem. The spacious packaging provides for many future upgrades. For both TV & phone, where computer areas/home offices are shown, an outlet will be installed as well as in all bedrooms.
- ❖ ***Pre-wired for future security system for all openings on the ground level excluding basement windows.***
- ❖ *Exhaust fans are provided in all washrooms.*
- ❖ *Heavy-duty wiring and plug receptacles for the kitchen stove and dryer. Exterior venting for a dryer and plumbing for an automatic washer is provided.*
- ❖ *An electrical G.F.I. outlet for small appliances is installed beside the vanity in all washrooms.*

ALL ITEMS ALLOWING THE PURCHASER A CHOICE OF COLOURS AND/OR MATERIALS FOR THE ABOVE WILL BE FROM THE VENDOR'S DESIGNATED SAMPLES.

02/21/08

❖ **Upper Thornhill Estates – ESTATE SERIES**

The Eco-Eclipse® Program

Energy Efficient Features for Energy Smart Living

EnerGuide® for New Houses, means a house that saves. EnerGuide® gives you solid evidence that energy-efficient features can make a difference and helps with your future investment. Homeowners are aware of energy prices and value the evidence of energy efficiency. This label gives you the evidence that you have a home with proven efficiency, with a rating backed by the Government of Canada. Anyone can claim that a house is energy efficient, but an EnerGuide® for New Houses label, proves how efficient it is.

- ❖ **Clay brick** is one of the original energy conservation tools. Due to its mass, it prevents temperature extremes on the outside of your home from affecting the temperature on the inside of your home. This process is sometimes called thermal lag, and it translates into greater year-round comfort and energy savings.
- ❖ **Attic vents** are a vital part of keeping fresh air circulating through this area. Proper attic ventilation extends the life of a roof and reduces problems on account of it minimizing the temperature differential between the attic and the air outside. Trapped heat and moisture can raise energy costs, cause ice dams, and damage the roof. Effective ventilation will remove moisture and heat from the attic creating a healthy home – both for the structure and the occupants.
- ❖ **All exterior doorframes and windows are installed with a vapour barrier and fully caulked** to assist in the effectiveness of your home's thermal envelope. Proper caulking and weather stripping alleviates drafts and helps your home feel warmer when it's cold outside and helps keep your home cooler in the summer.
- ❖ **Manor House Collection garage doors.** These exceptional sectional Cladwood® roll-up doors feature 1" polystyrene insulation, smooth vinyl backers, decorative plexi-glass panels, heavy-duty springs and long life rust resistant door hardware.
- ❖ **Energy Star® rated low e/Argon filled windows and transoms where shown on plans with warm edge spacers.** Energy efficient windows save money each and every month.

Low e (which stands for "low emissivity") glass is coated with a microscopic, virtually invisible, metallic oxide layer that improves thermal performance. This microscopically thin coating filters the sun's energy in the summer and reduces heat loss in the winter. Not only does it make your windows more energy efficient, it also provides protection from harmful UV rays that can fade your flooring, furniture and window coverings.

Argon gas is an odorless, colorless, tasteless, non-toxic, inert gas, which is six times denser than air. It is used to replace air between the glass panes to reduce temperature transfer.

A warm edge spacer system wraps around the perimeter of the glass to improve thermal performance, reduce condensation, wintertime heat loss and summertime solar heat gain.

- ❖ **Energy saving metal clad insulated non-warp entryway door systems, (where applicable) with weather-stripping** to ensure a tighter seal. These entry door systems also have a bottom expander with a vinyl sweep to keep that seal. An energy efficient door will greatly decrease drafts in your house, which will in turn decrease your utilities. Heat and air conditioning will stay in, therefore decreasing running time of your units.
- ❖ **Energy Star® rated rear patio Garden Doors with glass transoms featuring low e/argon filled glass.** They operate smoothly and reliably, help lower heating and cooling costs and make homes more comfortable and secure.
- ❖ **Programmable Home Thermostat.** Programmable thermostats automatically adjust your home's temperature settings, allowing you to save energy while you're away or sleeping. They are more convenient and accurate than manual thermostats and improve your home's comfort, save energy and save money on utility bills when used properly. Programmable thermostats are better for the environment, since using less energy, helps reduce greenhouse gas emissions associated with energy production.
- ❖ **Energy-efficient water saver shower heads.** These water saving, or low flow shower heads, significantly reduce the consumption of hot water within the home and result in lower utility bills and less wasted water.
- ❖ **Stylish, low consumption, 6L toilets** that dramatically reduce water consumption while providing reliable performance and efficiency. Studies show the highest percentage of water used within the home, is attributed to waste water from toilets. Studies also show using 6L low consumption toilets, can save an average of 57% of water consumption compared to older models.

- ❖ **Forced air, 92 percent high efficiency gas fired furnace with electronic ignition and sealed two-pipe combustion unit.** These units use 100% outdoor air for combustion to reduce internal heat load and drafts, as well as the potential for corrosion caused by contaminated indoor combustion air. The two-pipe system also prevents contaminants from entering indoor living spaces. Ducting is also sized to accommodate future installation of a cooling system. Gas supply piping to be 1" and include three "T's" for installation of future gas lines within the home.
- ❖ **Rental (75 gallon) hot water heater with interior insulation wrap, electronic ignition, sealed combustion and power vented to push combustion gases to the exterior.** Electronic ignitions start burners electrically, thereby eliminating a pilot light that constantly draws on a gas supply and wastes energy.
- ❖ **Insulation:** The insulation system in your home is designed to reduce the natural movement of heat from warmer to cooler areas. Properly installed, it protects your home as a thermal retarder that helps reduce costly energy bills during heating and cooling seasons.

R31 Icynene® expandable spray foam insulation over garage ceilings and exposed soffits with habitable space above for additional heating and cooling control. Icynene® is an open cell, soft foam insulation that is sprayed into cavities as a liquid and expands 100 times its volume to seal a cavity. Icynene® effectively reduces air infiltration which can be the largest source of heat and cooling loss in your home.

R40 Blown Roof Insulation – Heat transfer through your roof means as much as 1/3 of your heating costs can escape through this area. Townwood® places 25% more R Value of blown roof insulation in your roof, resulting in a quieter, more comfortable home that provides significant savings on energy bills.

R20 Fibreglass Insulation to 2" x 6" Exterior Walls. A home's structural integrity starts with its exterior walls and 2" x 6" wood stud exterior fabrication, sets the standard for high quality construction, providing greater strength than conventional 2" x 4" walls. R20 batts, installed snugly between the studs, provide for more effective heat retention.

R12 Basement Wall Insulation to two feet below grade keeps your unfinished basement warmer, more comfortable and makes the floors above warmer, in addition to keeping energy costs down.

- ❖ **Self-sealing plastic electrical boxes,** molded from a high-strength resin, perform in a wide range of temperature conditions. These boxes are environmentally friendly and more energy efficient than typical metal boxes.
- ❖ **EnerGuide® for New Houses.** Once your home is built it will be assessed by a qualified energy advisor working with EnerGuide® for New Houses. The energy data collected in the course of preparing this report will be provided to Natural Resources Canada (NRCAN) for the purposes of statistical analysis and quality assurance. Based on this evaluation, an EnerGuide® label and report will be provided to you, showing the level of energy efficiency within your home.

DISTINCTIVE & STATELY EXTERIORS

- ❖ **Impressive architectural details feature:** enduring exterior style with genuine clay brick from Brampton Brick or the traditional look and feel of reclaimed clay brick from Century Brick®, Citadel® building stone by Arriscraft™ – the irregular and random patterning allow for a unique natural appearance, aesthetically pleasing DuRock® exterior stucco finishes with accents and stucco frieze board, pre-cast stone arches, keystones, banding and sills, brick soldier coursing, brick arches, covered and/or recessed front entries, decorative columns, pre-finished aluminum frieze board and other masonry detail as per applicable elevations.
- ❖ **Premium architectural shingles by GAF® featuring Timberline™ "Shadow Accent" with a 40 year warranty.** These high quality shingles with their distinctive look provide superior, long term protection for your home, from the elements.
- ❖ **Bay windows to be finished with copper toned metal roofing** and raised seams where shown on plans.
- ❖ **The basement windows will be maintenance free, oversized 32"W x 24"H vinyl hoppers** (where allowed by setbacks and window wells may be required, subject to grade).
- ❖ **Distinctive inlaid decorative beveled glass panel on front entrance door(s),** with patterned and beveled glass and nickel coming, as per plan.
- ❖ **The front entrance door(s) will be complimented with the elegant Amherst® grip set by Kwikset® UltraMax™,** featuring tarnish free antique nickel finish.
- ❖ **Wall mounted crafted oval porcelain exterior address plaques.**

- ❖ **GARAGE WALLS AND CEILING** (with the exception of any concrete wall or concrete block wall) will be drywalled and taped.
- ❖ **Driveways are fully paved** in a two step operation including basecoat and finished topcoat at no extra charge.
- ❖ **Where cold cellars occur**, they will be vented and include a door, interior light and floor drain.
- ❖ **Two exterior hose faucets and two exterior weatherproof electrical outlets with ground fault interrupters (GFI).**
- ❖ **Rough-in natural gas barbeque line** at the rear of the home.
- ❖ **Extended height 8'10" basement walls.** Basement walls are poured concrete with heavy-duty damp proofing, weeping tiles and drainage blanket for additional water penetration protection.

EXCEPTIONAL & STUNNING INTERIORS

- ❖ **9-foot ceilings on main floor and full 9-foot ceilings on second floor.**
- ❖ **Cathedral, raised and vaulted type ceilings**, as per applicable plan/elevation.
- ❖ **Cornice Molding**, from the Vendor's designated collection for the flat ceiling areas of the living room, dining room and family (with the exception of the 40-035 family room). Cornice molding adds dimension to any room and creates a decorative transition from the wall to the ceiling.
- ❖ **Designer milled trim package** features 7 1/4" colonial baseboard with matching 3" backband trim for all doors and window casings on the main and upper floors.
- ❖ **All main floor windows** will come complete with a 3 1/2" window stool (ledge) and decorative trim below.
- ❖ **All archways and closets to be trimmed** with the exception of curved arches.
- ❖ **Molded interior two panel smooth passage and closet doors from Masonite, The Beautiful Door®.** Main floor doors will be 8' high by 1 3/4" thick (unless reduced in height as a result of a required bulkhead above) and the second floor doors will be 6'8" high by 1 3/8" thick. These beautifully engineered doors suit any décor.
- ❖ **On the hallway side of the main and upper floors**, your passage doors and trim work will be complimented with a 6" pediment mounted above the doors.
- ❖ **All interior trim work will be painted white** and interior walls are fully decorated, with the purchaser's choice of three paint colours, from the Vendor's designated Designer palette of 8 colours.
- ❖ **Passage and closet doors include stylish Pembroke® interior lever handles by Kwikset® and co-ordinated 3 1/2" hinges in an antique nickel finish.**
- ❖ **Elegant main floor oak stairs, 3 1/4" half-round French Provincial handrails** with your choice of French Provincial pickets (1 3/4"), in a natural finish or wrought iron pickets (from the Vendor's designated selection). Any applicable staircase landing will be completed with pre-finished strip flooring. All staircases to the basement will be natural oak finish (including any applicable service stairs from laundry rooms).
- ❖ **Direct vent zero clearance gas fireplace** only where shown as standard on plan. where shown as standard, fireplace to be completed with painted wood mantel, raised marble hearth and marble surround, from the vendor's designated selection.

VISIONARY KITCHENS

- ❖ **For your kitchen**, Townwood® is proud to provide you with one of the leading solid surface countertops in the world:
 - **Silestone®** - the world's leading quartz surface, combining strength and beauty to create the ultimate surfacing material. Ideal for kitchen countertops, Silestone® is composed of 93% natural quartz, offering the sophisticated look and cool feel of natural stone. Silestone® is a premium surfacing material that offers a unique mix of strength and elegance with no maintenance required.
- 1. **Custom designed fine kitchen cabinetry** featuring raised oak panels, flat panel maple, pine or laminate in a wide variety of styles and colours, from the Vendor's designated 1st level upgrade selection. Cabinetry features include extended 104cm uppers, kitchen islands (where shown on plan), co-ordinated crown molding and lower valance,

angled corner upper cabinets, pots and pans drawers, pantries (where shown on plan) and deep upper cabinets above fridge with gabled end (where shown on plan). All kitchen cabinetry designs provide for built-in appliances to include an oven tower cabinet for wall oven and microwave above, countertop gas cook top and built in dishwasher.

- ❖ **A truly innovative and bold feature**, exclusively for the homes of Upper Thornhill Estates, is The Living Kitchen with stainless steel appliances by Sub-Zero®, Wolf™, Asko® and Sirius®.
 - **Your Living Kitchen will come equipped with a built-in 36" over/under refrigerator/freezer (Model 650/S) by Sub-Zero®, The Food Specialist**, featuring their dual refrigeration system that ensures the freshest food and energy efficiency.
 - **Complimenting your Sub-Zero® refrigerator/freezer is Wolf®, The Cooking Specialist** featuring the E-Series built-in single electric oven with dual convection that delivers more even temperature and airflow for faster, more consistent cooking results (Model SO30-2U/S).
 - **Stacked above your built-in oven is the built-in Wolf® microwave (Model MW24)** featuring 1200-watt power 16" turntable, sensor cooking and programmable power options.
 - **Your five burner 36" Wolf® Cooktop (Model CT36G/S)** is the superpower of gas cooking, providing you with up to 15,000 Btu of heat with their dual stacked sealed burners. From the highest heat to the lowest simmer, it's total control at your finger tips.
 - **The ASKO® Dishwasher (Model D3232XL)** is one of the world's quietest, using less water, less electricity and less detergent than typical dishwashers. It features hidden controls with push button access to six programs.
 - **Completing your Living Kitchen is a stainless steel under cabinet 36" range hood ventilation system by Sirius®.** These high performance range hoods meld form and function into your kitchen with 3 speed quiet operation, halogen lighting and six inch ducting.
- ❖ **Stylish ceramic tile backsplash** above kitchen counters from the Vendor's designated line.
- ❖ **Double-compartment stainless steel spillway under mount sink** with chrome 470 lever handle faucet by Delta® featuring a pull out spray, in kitchen.

DAZZELING BATHROOMS & LAUNDRIES

- ❖ **Bathroom vanities** feature raised oak panel, flat panel maple and laminate finishes in a wide variety of styles and colours from the Vendor's designated 1st level upgrade selection. Master bedroom ensuite bathrooms feature 36" vanity heights with 30" doors.
- ❖ **Bathroom vanity counters are cultured marble with formed sink**, from Vendor's designated selections.
- ❖ **Full width vanity mirrors with beveled edge** (where shown on plan) in all washrooms, with wall mounted make-up lights over each sink and overhead light. Powder room will feature a decorative oval mirror with beveled edged.
- ❖ **Stylish Leland chrome bathroom faucets by Delta®**, with matching tub/shower and oval tub faucets (where applicable) and co-ordinated 24" innovation chrome towel bar and toilet tissue dispenser.
- ❖ **Separate shower stalls** (where shown on plan) to be finished with a marble cap, ceramic shower base on concrete and shower walls to be frameless 10ml glass with a shower door, from Vendor's designated selection.
- ❖ **Relaxing oval tubs by MAAX®**, in master ensuite (where shown on plan). A two row ceramic backsplash will be installed around the oval tub, from the Vendor's designated selection.
- ❖ **CASA™ acrylic tubs by MAAX®**, with extra deep soaking area (20") and decorative skirting for main washrooms, (where shown on plan).
- ❖ **Quality imported ceramic tiles for bathtub enclosure walls**, up to and including the tub enclosure ceiling and 12" x 12" and 13" x 13" glazed porcelain ceramic tiles for bathroom floors. All tiles to be chosen from the Vendor's designated selection. All thresholds for ceramic floor tile are completed with nickel colour tile edge.
- ❖ **Laundry rooms** will be complete with a laundry tub enclosed in a cabinet and include 104cm upper cabinets (from the vendor's designated selection).

- ❖ **Zurn Pex flexible tubing plastic plumbing and fitting systems.** The high strength and flexibility of this product make it ideal for water distribution throughout the house.
- ❖ **Shut off valves** will be installed for all sinks and toilets.

RESPLENDENT FLOORING

- ❖ **Your choice of fashionable patterned nylon berber carpet** or 40 oz. nylon pile broadloom is provided in all living areas and bedrooms. You may choose any two colour selections from Vendor's designated selection, as per specifications.
- ❖ **For your Main Floor Living Areas, Upper Hallway and Master Bedroom, Townwood® provides you with the durability and exclusive beauty of 3" x 3/4" Regency hardwood flooring,** from the Vendor's designated selection.
- ❖ **Quality imported 17" x 17" glazed porcelain tiles** are provided for the front entrance, kitchen, dinette and powder room, as per plan. All ceramic flooring is laid on a scratch coat. All thresholds for ceramic floor tile are completed with nickel colour tile edge.
- ❖ **All sub-floors are spruce plywood** and will be screwed down and have joints sanded.

LIGHTING, ELECTRICAL & HOME AUTOMATION

- ❖ **Your choice of 10 Halogen pot lights,** from the Vendor's designated selection, to be installed in areas of your selection throughout the flat ceiling areas of the main floor.
- ❖ **200 AMP electrical service** with automatic circuit breakers and copper wiring throughout, in accordance with Hydro One standards.
- ❖ **Decora white switches and receptacles** throughout as per Builder's specifications.
- ❖ **Home Network Connection Center from Home Director™.** The Home Director™ SP-2 Connection Center features support for up to 4 telephone lines with flexible distribution to a maximum of 8 wall outlets. It also distributes your cable or antenna signal and up to 4 in-home generated television signals (eg. VCR, DVD, & Baby Cam, etc.) to 4 television set locations. Dual LNB satellite distribution connections are also provided. A jack is provided for a security system telephone connection, as well as facilities for installing a high speed DSL modem. The spacious packaging provides for many future upgrades. For both TV & phone, where computer areas/home offices are shown, an outlet will be installed as well as in all bedrooms.
- ❖ **Pre-wired for future security system** for all openings on the ground level excluding basement windows.

All items allowing the purchaser a choice of colours and / or materials for the above will be from the vendor's designated samples.