

Quality Features & Finishes



PREMIUM EXTERIOR FEATURES

- Clay brick and/or stone construction (as per plan)
- Prova Lap Siding (as per plan)
- Porches are re-enforced poured concrete
- Soaring roof pitches enhance all elevations
- Self-sealing high grade architectural shingles
- 9' ceilings on main floor and 8' ceilings on second floor are standard throughout
- Superior 2" x 6" exterior wall construction
- Steel "I" beam construction, where applicable
- Subfloors to be engineered "I" joist system
- All subfloors to be glued, fastened with screws & sanded
- Roof sheathing is 3/8" plywood joined with H clips
- Maintenance free aluminum soffits, fascia, eavestroughs and downspouts
- Vinyl clad casement windows on all elevations
- Basement windows to be vinyl framed sliders
- All windows are double pane Low E thermal glazing
- Operating windows have screens
- All doors and windows and vents to be fully caulked
- Steel clad insulated front entry door(s)
- Sliding patio door(s) with screen, as per applicable plan
- Exterior hardware to comprise of decorative black finish exterior lights and house numbers, and satin nickel finish grip set(s), on entry door
- Two (2) exterior hose bibs, one at the rear and one in garage
- Roll up garage door with glass inserts
- Maintenance free aluminum columns, posts and railings (as per plan)
- Walkway to porch at front entry
- Fully graded to municipal requirements
- Builder will provide a 2-coat paved asphalt driveway included
- Fully sodded lot at front and rear yard. Clear stone beneath deck area

SPECTACULAR INTERIOR FINISHES

- 13"x13" Ceramic tile flooring (as per builder's samples) in vestibule, powder room, kitchen, laundry room and all bathrooms (as per plan)
- Main bathroom and ensuite (as per plan) to include fully tiled walls tub enclosure, where applicable
- SINGLES to receive pre-finished 2 1/4" Natural Red Oak strip hardwood flooring throughout main floor (excluding tiled areas & bedrooms)
- TOWNS to receive 12mm Laminate flooring throughout main floor (excluding tiled areas & bedrooms)
- Choice of one paint colour on walls, and one paint colour on trim throughout, from builder's samples
- One (1) coat of primer and one (1) coat of quality latex paint on all interior walls
- One (1) coat of primer and one (1) coat of quality semi gloss paint on all interior doors and trim
- Textured ceiling with 4" smooth borders throughout main and second floors except for kitchen, bathroom, and laundry room ceilings which are to have smooth finish
- Trimmed archways throughout (as per plan)
- All closets to have wire shelves

- 2 panel interior smooth doors with Aristocrat 4" baseboards and 2 3/4" casing, Colonial doorstep
- Elegant main to second floor (if applicable) oak finished stair, with solid oak handrails, posts and pickets natural finish
- 35 oz carpet is standard on second floor and stair landings from main floor to second floor with an 8 mm under pad (except in tiled and hardwood/laminate area)
- Brushed nickel interior hardware

GORGEOUS KITCHEN

- Quality custom cabinetry in kitchen with post formed Formica countertop, from builder's samples
- Extended Upper Cabinetry on 9' ceilings
- Quality custom cabinetry in bathrooms, with post formed Formica countertop, from builder's samples
- ONE USB charger for smartphones and tables in kitchen
- Heavy duty wiring for stove (220v)
- Double stainless-steel ledge back sink in kitchen with single lever upgraded MOEN pullout faucet
- Dishwasher rough-in provided includes electrical and plumbing only with space for dishwasher

LUXURIOUS BATHROOMS

- Single lever MOEN faucets with pop-up drains in all bathrooms
- Quality white fixtures in all bathrooms
- Scald guard temperature balance control faucets to all tubs/shower enclosures
- Primary ensuite to have stand alone tub (where applicable) with deck mounted faucets, where tub and shower are separate
- Separate oversized showers to be fully tiled, including ceilings (as per plan)
- Glass shower door
- Powder room to have pedestal sink
- Water saver toilets
- Mirrors in all bathrooms with wall mount light fixtures above vanities

MAGNIFICENT LAUNDRY ROOM

- Single laundry tub and faucet
- Curbless laundry room
- Heavy duty wiring for dryer (220v)
- Ventilation system as required

ELECTRICAL DETAILS

- CO2/smoke combo with strobe lights, one per sleeping area, including basement
- 100 AMP electrical service
- Two (2) electrical wall outlets and up to two (2) ceiling outlets for future garage door openers
- Ceiling outlets with builder supplied fixtures for vestibule foyer, hallways, laundry, kitchen and breakfast, dining room, library/den, and all bedrooms (as per plan)

- White Decora switches and receptacles throughout.
- Electrical receptacle above fireplace for television (where applicable)
- Door chimes at front door
- Recessed waterproof shower pot light at separate tub/shower enclosures
- Weatherproof exterior electrical outlet in eaves for future festive lights

LOW VOLTAGE DETAILS

- Pre-wired for television in family room, master bedroom, plus 1 network location of choice
- Telephone rough-in to kitchen
- Security system rough-in provided on main floor
- Rough-in for central vacuum system piped to basement.

HVAC DETAILS

- Gas fired hot water tank on rental basis
- Programmable thermostat for energy conservation of furnace and HWT
- Exterior vent for dryer
- Clean faced direct vent gas fireplace in great room or family room (as per plan). Standard finish to be painted wood mantle with marble surround (from builder's standard samples)
- All duct joints in basement to be taped
- White exhaust hood fan over stove area, vented to exterior

ENERGY CONSERVING ITEMS

- R60 attic insulation
- Exterior walls insulated to R22; basement wall insulated to R20 full height (exterior walls)
- Spray foam ceiling garage & porch ceilings below living space
- Energy Recovery Ventilator with 75% SRE
- Forced air natural gas heating with high efficiency furnace with ducting sized for future air conditioning
- Exterior window with an Energy Star Zone 3 (v5) rating
- Lighting 100% CFL/LED
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TARION Warranty Corporation Coverage

- 1 year - defects in workmanship and material
- 2 years - plumbing, heating, electrical systems and building envelope
- 7 years - major structural defects



PINE GLEN
HOMES