



LOT 3 – 6971 SQ. FT.
FRONT ELEVATION

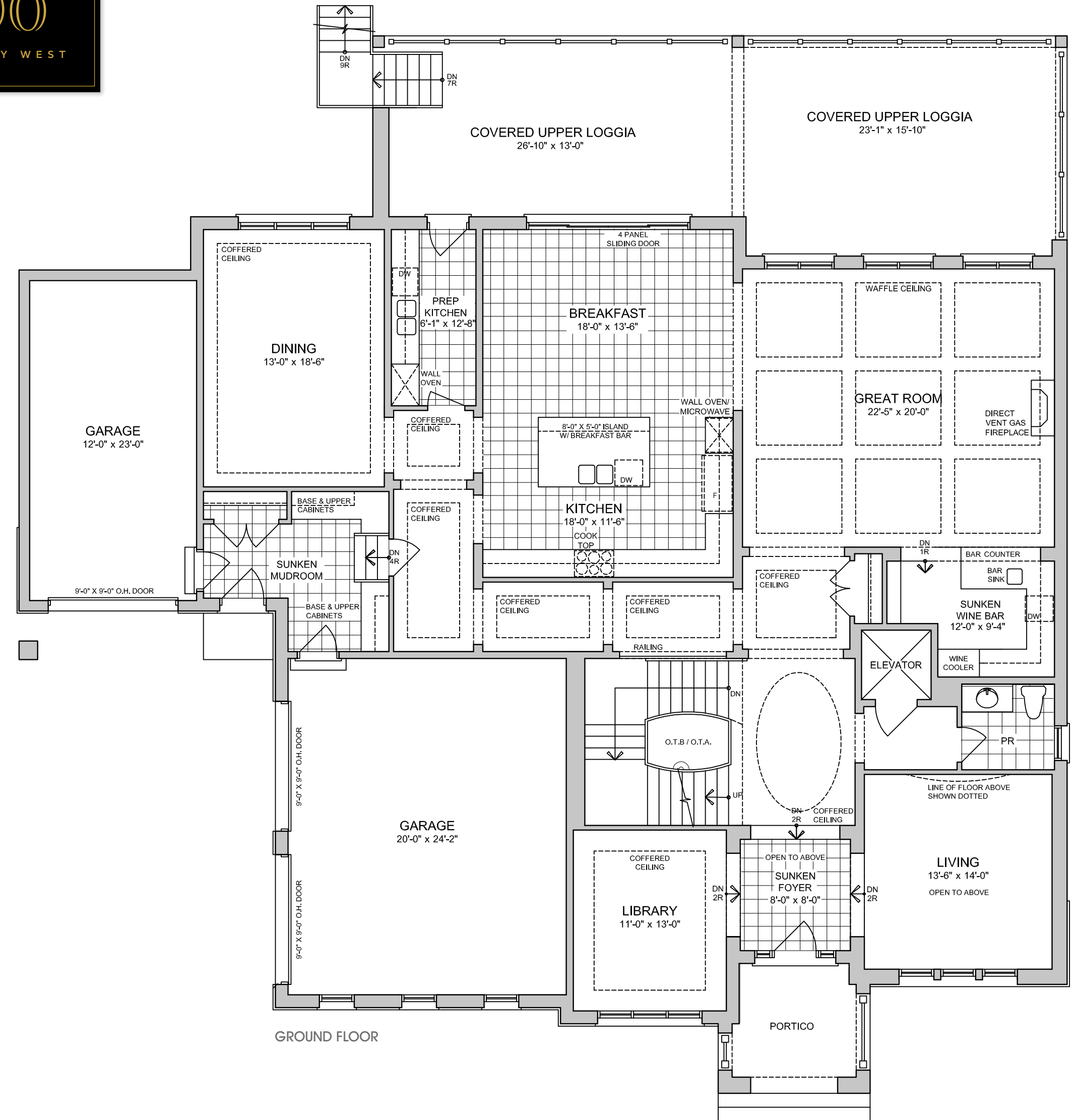
Luxury above the ordinary

A covered portico with a stunning single door entry gives this stately home a luxurious and welcoming appeal. Tall modern windows, brick, stone and stucco elevation and a three-car garage complete the impressive exterior.

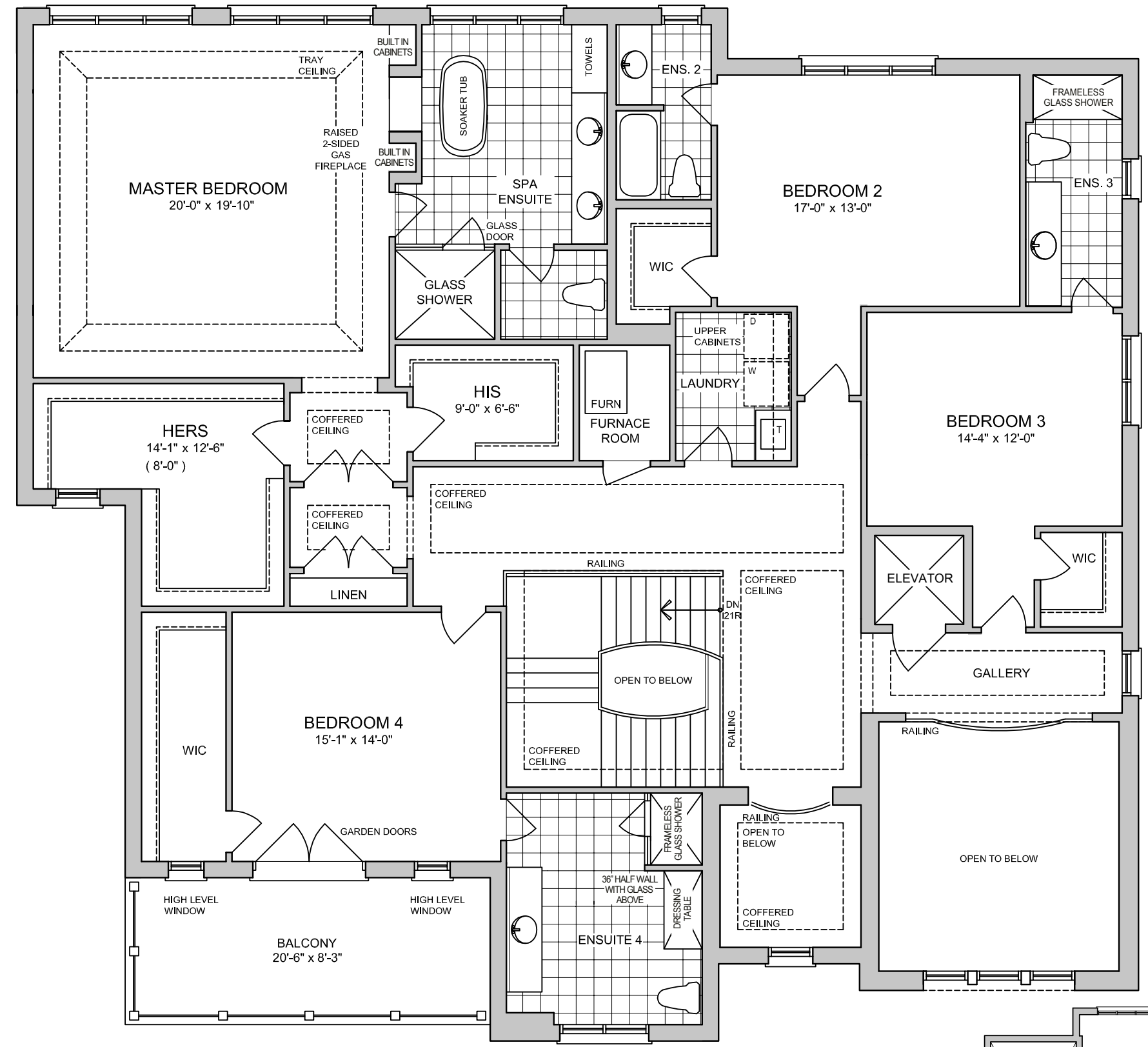
190
KENNEDY WEST



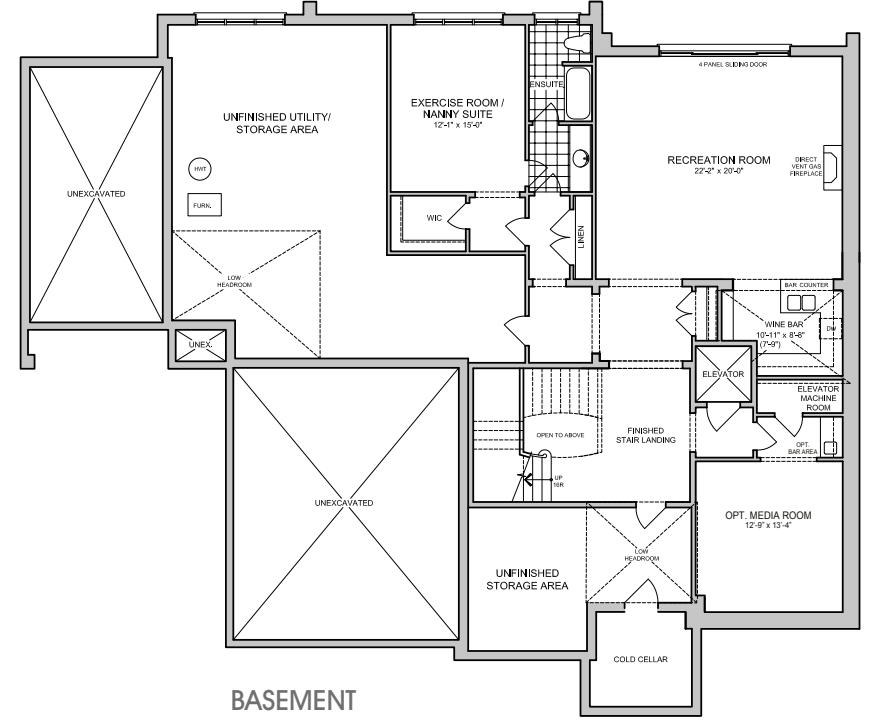
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GROUND FLOOR



SECOND FLOOR



BASEMENT

Plans and specifications are subject to change without notice. Actual usable floor space may vary from the stated floor area. All renderings are artist's concept. E. & O. E.

Standard Features



QUALITY CONSTRUCTION

- Entry feature at Kennedy Street and at Property Line.
- Custom designed elevations feature a clay brick and stone exterior with stucco accent cladding, stone sills and porches, as per plan.
- Steep roof pitches enhance all elevations.
- 2" x 6" exterior wall construction.
- 1/2" plywood roof sheathing.
- Wood and steel beam construction in accordance with architectural specifications.
- Structural engineered floor joist system except sunken areas and landings.
- Quality coloured vinyl casement windows throughout, as per plan.

- Fiberglass roof shingles with 30-year warranty.
- 3 or 4 panel sliding doors, as per plan.
- Garden doors, as per plan.
- 3/4" spruce tongue and groove plywood subfloors.
- All plywood subfloors to be glued, fastened with screws and sanded at seams.

ENERGY CONSERVATION FEATURES

- H.R.V (Heat Recovery Ventilation Unit).
- Caulk interior plate of exterior walls.
- Energy efficient Hotwater Boiler System.
- Fireplace equipped with electronic ignition gas valve complete with battery back-up (Battery not included).
- Exhaust fans for washrooms and kitchen.

- R31 spray foam to garage ceilings & overhangs.
- R60 insulation for attic ceiling area over habitable area's weather stripping access.
- R22 insulation in exterior habitable walls.
- R20 full height insulation on accessible basement walls as per Ontario Building Code requirements.
- All doors, windows and external opening fully caulked and installed with vapour barrier.
- Extended height insulated non-warp steel clad exterior doors with self-adjusting weather stripping.
- High efficiency forced air heating system.
- Central air conditioning system.
- Separate switches for all exhaust fans to reduce heat loss.

- High performance Low E Argon windows throughout.
- INTELLIGENT Smart Home.
- Posi-temp pressure/temperature balance valves for all showers.
- Energy efficient water saver shower and toilet tanks.
- All ducts professionally cleaned prior to occupancy.

DISTINCTIVE EXTERIOR DETAILS

- Prefinished virtually maintenance free aluminum soffits, fascia, eavestroughing and rain water downspouts.
- Premium quality roll up painted wood sectional or metal insulated garage door(s) with plexiglass inserts, as per plan.
- 8' high steel clad insulated front entry door(s) with sidelight or window, as per plan with grip set and dead bolt.
- Two (2) exterior hose bibs, one at rear and one in the garage. Location to be determined by Vendor.
- Poured concrete garage floor.
- Garage fully drywalled and painted with one coat of primer.
- Driveway to be paved.
- Garage access door where grade permit.
- Cold cellar with a steel insulated door and a floor drain, as per plan.
- Precast slab walkways to porch at front entry and steps as required.
- Lawn area at front and back to be graded and sodded.
- Poured concrete basement walls with damp-proofing and foundation collector drains, where applicable.
- Drainage layer provided on exterior of basement walls to enhance overall water resistance.
- Basement walk-out condition includes double garden doors or 4 panel sliding door as per plan, concrete covered upper loggia with clear railings, as per plan and concrete steps to grade.

DISTINCTIVE INTERIOR FINISHES

- Approximately 12' high ceilings on main floor and approximately 10' high ceilings on second floor and approximately 9' high ceilings in basement; except in raised or sunken floor area, stairways,

cathedral/vaulted ceilings and bulkhead/dropped ceilings (where required by mechanical, plumbing and/or structural components).

- Finished basement with 5" Torly's laminate flooring from Vendor's standard samples.
- Tray ceilings in Master Bedroom.
- Waffle ceilings, as per plan.
- Coffered ceilings, as per plan.
- Upgraded 24 x 24 porcelain tile in Foyer only.
- Upgraded 18 x 18 porcelain flooring in all wet areas.
- 5" x 3/4" pre-finished stained oak strip hardwood flooring throughout excluding wet areas and basement.
- Stained oak main staircase with oak stringers, oak nosing, handrails and choice of stained oak spindles or metal pickets as per plan, from Vendor's standard samples.
- Smooth ceilings throughout.
- Crown moulding on main level and upper hall.
- 8' Masonite 2 panel square top hollow doors on main and second level.
- 8' wood trimmed archways on first floor where applicable.
- 7 1/4" step baseboards and 3 1/2" step casing throughout.
- Satin nickel lever interior door hardware including unpainted hinges.
- Interior finished walls painted one colour throughout with one prime coat and one finish coat. Trim is to be painted white.
- Laundry rooms are to include washing machine connections, receptacle for clothes dryer, single compartment tub and dryer vent opening.
- White Decora light switches and plugs throughout.
- Gas fireplace complete with one-piece stone-cast mantle, glass panel and gas log with ignition switch, as per plan.
- Open staircase to the basement level, as per plan.

GOURMET KITCHEN AND LUXURY WASHROOM FEATURES

- High quality "Irpinia Kitchens" cabinets.
- Choice of Level 1 Granite or Caesarstone counter-tops with undermount sinks, from Vendor's standard samples.

- Wall mounted plate glass mirror over all vanities.
- Backsplash in kitchen, from Vendor's standard samples.
- Chrome finish single lever taps for sinks, tubs, and showers, excluding oval tubs.
- Water resistant board in tub and shower enclosures.
- 10 x 16 Ceramic wall tiles installed in tub and shower enclosures.
- Free standing tub and separate frameless glass shower stall with LED potlight as per plan.

ELECTRICAL AND PLUMBING DETAILS

- 200 AMP electrical service with breaker panel and copper wiring throughout.
- Heavy duty wiring to stove and dryer locations.
- One exterior electrical outlet on porch and one exterior waterproof electrical outlet at rear of home.
- Front door chimes.
- Electronic smoke detector, one per bedroom and one per floor, including basement.
- Total of 50 LED potlights on main level and second floor hall.
- Purchaser to supply and vendor to install light fixtures for all rooms excluding bedrooms and all bathrooms.
- PEX water pipes and ABS drains.
- Taps and drain hook-up for automatic washer connection.
- Backwater valve.
- Holiday switch for seasonal lighting at exterior front porch and second floor soffit.

ROUGH-INS

- Pre-wired cable T.V. outlets in great room and all bedrooms.
- Rough-in central vacuum to garage.
- Rough-in gas line for outdoor kitchen and kitchen stove.
- Rough-in dishwasher, connection includes provisions for electrical and plumbing, as per plan.
- Rough-in conduit for electric vehicle charging station.
- Rough-in for future generator.

Specifications, features and offerings are subject to change without notice. E. & O. E.