



POPLAR TRAILS

IN COLLINGWOOD

LUXURY FEATURES

EXTERIOR FEATURES

- Unique low maintenance brick or stone and vinyl siding elevations with architectural features in other materials coordinated by the builder as per plan.
- Exterior aluminum railings (if grade dictates).
- Poured concrete basement walls with heavy duty damp proofing foundation wrap and weeping tiles.
- Pre-finished maintenance free aluminum fascia, soffits, eavestroughs and downspouts as per elevation.
- Thermopane sliding patio door as per plan.
- Quality all vinyl thermopane coloured casement windows as per plan with decorative grills on front elevation and some side and rear elevations as per architectural drawings.
- Egress sized basement windows (grade permitting).
- Asphalt shingles.
- Insulated entry doors with designer glass light pre-selected by the builder.
- Deadbolt lock in all entry doors to the exterior.
- Fully insulated garage with insulated steel garage door as per elevation (style pre-selected by the builder).
- Two exterior water taps (one at or towards the rear and one in the garage).
- Entire lot sodded. Precast concrete slab walkway.
- Concrete chiseled stone step(s) at front door.
- Landscaping package and paved driveway included.

INTERIOR FEATURES

- 2 x 6 Exterior wall construction.
- 8-foot or 9-foot ceilings on main floor (depending on lot selected) and 8-foot upper levels*
- 5/8" OSB sub floors glued, sanded and screwed to the floor joists.
- Cambridge smooth interior passage and closet doors with colonial style baseboards and casing on all windows and doors.
- Satin nickel knobs on all interior doors.
- Carpeted stairs from main floor to 2nd floor, with solid oak posts and handrails as per plans, hand stained with black metal balusters.
- Shut off valves under all sinks.
- Quality white interior paint. Painted with one coat primer and one coat finish.
- California textured ceilings throughout (baths to have smooth ceilings, as per plan).
- Closets feature vinyl coated wire shelving.

- USB receptacle located in kitchen and primary bedroom.
- Black plastic laundry tub where applicable.

*8 foot ceilings on main and 8 foot upper levels on Block 2, 4, 5 & 13

LUXURY FLOORING

- Ceramic floor tiles in 2nd floor bathrooms and 2nd floor laundry room (if applicable) as per plan.
- Superior laminate flooring through-out main floor.
- Luxurious broadloom with soft step foam under pad in all second-floor non-tiled areas.

HEATING AND ENERGY EFFICIENT FEATURES

- **ENERGY STAR RATED HOMES**
- Energy recovery ventilation air exchanger - (ERV).
- High efficiency forced air natural gas furnace.
- High efficiency natural gas water heater (tankless on rental).
- Drain water heat recovery system.
- Carbon monoxide detectors are hard wired.
- All insulation conforms to or exceeds the Ontario Building Code.
- R25 insulation on exterior walls. R50 ceiling insulation.
- All shared walls (where applicable) insulated with R14 Rockwool Safe n' Sound insulation (on either side of shared wall creating a double layer) with 5/8 Type X fire rated drywall and 1-1/2" comfort board in rim joists.
- Spray foam insulation in garage ceiling and below livable space in addition to cantilevered areas with living space above R31.
- Exterior basement walls framed and fully insulated with 1" R5 continuous insulation board, R22 Rockwool batt insulation and vapor barrier taped and sealed.
- Water saving toilets and shower heads throughout.

KITCHEN FEATURES

- Quality kitchen cabinets with a wide selection of styles and finishes.
- Double stainless-steel sink with single lever faucet.
- Stainless steel exhaust hood fan with ventilation to the outside.
- Provision for rough-in and opening for future dishwasher.
- Laminate countertops from samples.



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LUXURY FEATURES

BATHROOM FEATURES

- Luxurious acrylic tub enclosures in main bathrooms as per plan.
- Acrylic shower bases and ceramic wall tiles in all primary ensuite shower stalls.
- Pedestal sink in powder room.
- Single lever washer-less faucets. Pop up drains in vanities.
- White plumbing features.
- Temperature balance shower controls.
- Quality vanity cabinetry in ensuite and main bathrooms.
- Laminate countertops from samples.
- Vanity lighting over bathroom mirrors.
- Mirrors in all bathrooms over vanities.
- Privacy locks on all bathroom doors.

ELECTRICAL AND LIGHTING

- 100-amp electrical service. Circuit breakers and copper wiring.
- Two exterior waterproof electrical outlets, one ground fault, to protect both.
- Extra plug(s) in garage for future garage door opener.
- Wired in smoke detectors in each bedroom and on each floor of the home.
- Ground fault interrupter located in one bathroom protects all bathrooms.
- Ceiling lights in kitchen, dining, family room and all bedrooms as selected by the builder.
- Coach lights on front elevations.
- All plugs and switches to be white. All switches Decora style.
- All bathrooms ventilated to the outside with mechanical fan.
- TV, internet and telephone hook-ups. (CAT6 & RG6 in Living/Family Room and Primary Bedroom, CAT6 in Bedroom 2 - 3 locations total).
- Electric door chime at front door.

- Water meters paid for by the Purchaser on closing.
- Sunvale Homes carefully selects components, suppliers for roofing, hardware, electrical, plumbing, heating, cooling and mechanical systems including other key elements and the warranties provided by these reputable brand name suppliers are all passed on to you, the Purchaser.
- Your new Sunvale Home will be in move-in condition on the date of closing. Flooring to be vacuumed, bathrooms to be washed, kitchen cabinets and vanities to be dusted, mirrors to be cleaned, basement to be broom swept and front porch and garage pressure washed.
- Sunvale Homes is a registered builder with Tarion Warranty Corporation and has been building superior quality homes since 1998 in Orangeville, Georgetown, Shelburne, Collingwood, and Durham.

Special Notes:

The decorated model home may contain some optional features not included in the base price. Finishing materials and decorator items contained in any model home or sales office are for display purposes only and may not be included in the dwelling being purchased. Please contact the sales representative to outline the optional features.

The model home landscaping may not be representative of the basic landscaping package and may have been upgraded to demonstrate what can be done to individualize each yard. The landscaping package design and foliage is arranged by Sunvale Homes. Landscape customizations are not offered by Sunvale Homes.

Sunvale Homes will not allow the purchaser(s) to do any work or supply and material for work to finish the dwelling before closing.

Colours and materials will be as close to samples as possible but will not be identical due to normal variances between natural materials, manufacturing processes, site finishing and dye lots produced.

Sunvale Homes shall have the right to substitute other products and materials for those listed in the schedule or in the plans and specifications provided that the substituted products are of a quality equal to or better than the products or materials so listed or so provided.

All features do not appear in all plans. See Agreement of Purchase and Sale for details on features included in purchase price.

WARRANTIES

- All homes covered by the TARION Warranty Corporation and include a comprehensive one year warranty plus a two-year warranty covering electrical, plumbing and heating systems and water penetration of the building envelope. Seven-year structural warranty backed by TARION.
- TARION enrollment fee to be paid by the Purchaser as an adjustment on closing.

