



LOCKHAVEN

Features: Executive Town Estates

EXTERIOR FEATURES

- Unique low maintenance **Stone/Clay Brick** elevations with Architectural features coordinated by the builder.
- Exterior 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 casement colored windows as per plan with Pewter or colored decorative grills on front elevation.
- Lifetime Cambridge self-sealing asphalt shingles.
- Metal insulated non-warp entry doors with designer glass light and aluminum trim to be selected by the Builder.
- Deadbolt locks in all entry doors to the exterior.
- Raised panel sectional insulated steel garage door to be selected by the Builder.
- Two exterior water taps (one at the rear and one in garage).
- Landscaping package, entire lot sodded and paved driveway.

INTERIOR FEATURES

- 2 x 6 exterior wall construction.
- **9' ceilings on main** and 8' on upper levels.
- 5/8" OSB sub floors glued, sanded and screwed.
- Cambridge interior passage and closet doors with **5" base and 3" casing** on all windows and doors.
- Layton satin nickel levers on all interior doors.
- Elegant solid oak handrail and pickets from main floor to 2nd floor, including solid oak posts as per plans, natural or stain finish of choice.
- **Oak Staircase from main floor to 2nd floor stained to match hardwood selection**, 2nd floor half walls.
- **Quality interior paint from Builder's selection.** Painted with one coat primer and one coat finish, light to medium tint.
- California textured ceilings throughout (baths to have smooth ceilings, as per plan).
- Closets feature vinyl coated wire shelving.

LUXURY FLOORING

- **2 1/4" Hardwood floors (oak, maple or birch) on main floor from Builder's selection.**
- Ceramic floor tiles in foyer, kitchen, dinette, bathrooms and 2nd floor laundry rooms per plan.
- Luxurious broadloom available in a wide range of decorator colors with soft step foam under pad throughout.

HEATING AND ENERGY EFFICIENT FEATURES

- **ENERGY STAR QUALIFIED HOMES**
- Energy recovery ventilation air exchanger - (ERV).

- High efficiency forced air natural gas furnace.
- High efficiency natural gas water heater (60 gallons on rental).
- Drain water heat recovery system.
- Carbon monoxide detectors hard wired.
- All insulation conforms or exceeds the Ontario Building Code.
- R25 insulation on exterior walls. R50 ceiling insulation.
- Spray foam insulation in garage ceiling below livable space in addition to cantilevered areas with living space above R31.
- Exterior basement walls insulated to meet requirements of the Ontario Building Code.
- All exterior walls sealed with vapor barrier system.
- Water saving toilets and shower heads throughout.

KITCHEN FEATURES

- Quality kitchen cabinets with a wide selection of styles and finishes. **Your choice of extra height or staggered.** Includes a microwave shelf and **built out fridge cabinet.**
- **Granite countertops** in kitchen with double stainless steel under-mount sink.
- Awning window over kitchen sink for light and ventilation as per plan.
- Exhaust hood fan with ventilation to the outside.
- Provision for rough-in and opening for future dishwasher.

BATHROOM FEATURES

- **Luxurious ceramic/glass shower in ensuite.**
- Acrylic tubs with skirt and **ceramic surround in main baths.**
- Luxurious pedestal sink and **upgraded elongated right height toilet with slow close lid in powder room.**
- Single lever washerless faucets. Pop up drains in vanities.
- White plumbing features.
- Temperature balance shower controls.
- Quality vanity cabinetry in ensuite and main bathrooms. Post formed Arborite or Formica countertops from samples.
- Make up bar lighting over bathroom mirrors.
- Mirrors with dressed edges in all bathrooms.
- 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 (4 locations total)
- Central vacuum system roughed in to basement.
- Electric door chimes at front door.

WARRANTIES

- All homes covered by the TARION Warranty Corporation includes 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.
- 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. Broadloom to be vacuumed, tiled areas to be damp mopped, 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.

PURCHASE INCENTIVES

- ENERGY STAR qualified builder.
- Low maintenance landscape package with your home.
- Paved driveway and survey paid for by the builder.
- TARION excellent rated builder.

Materials and specifications may vary due to site or supply issues. Substitutions will be made, at the discretion of the builder, with materials, products and specifications of equal or superior quality. All features do not appear in all plans. See Agreement of Purchase and Sale for details on features included in purchase price. E. and O.E. FEBRUARY 2017.





LOCKHAVEN

Features: Lifestyle Town Estates

EXTERIOR FEATURES

- Unique low maintenance Clay Brick elevations with architectural features coordinated by the builder.
- Exterior 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 only.
- Cambridge asphalt shingles. Manufacturers lifetime warranty.
- Metal insulated non-warp entry doors with designer glass light to be selected by the builder.
- Deadbolt lock in all entry doors to the exterior.
- Raised panel sectional steel garage door to be selected by the builder.
- Two exterior water taps (one at the rear and one in garage).
- Entire lot sodded. Precast concrete slab walkway.
- Precast concrete step(s) at front door.
- Landscaping package and paved driveway included.

INTERIOR FEATURES

- 2 x 6 exterior wall construction.
- 8 foot ceilings on main and 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.
- Your choice of chrome or brass ball knobs on all interior doors.
- All archways to be trimmed with colonial trim.
- Elegant solid oak handrail and pickets from main floor to 2nd floor, including solid oak posts as per plans, natural finish. Half wall on second floor.
- Staircase treads and risers clad with various broadloom selections and quality soft step foam under pad.
- Quality cool 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.

LUXURY FLOORING

- Ceramic floor tiles in foyer, kitchen, dinette, bathrooms, mudroom and second floor laundry room as per plan.
- Luxurious broadloom available in a wide range of decorator colors with soft step foam under pad throughout.

HEATING AND ENERGY EFFICIENT FEATURES

• ENERGY STAR QUALIFIED HOMES

- Energy recovery ventilation air exchanger - (ERV).
- High efficiency forced air natural gas furnace.
- High efficiency natural gas water heater (60 gallons on rental).
- Drain water heat recovery system.
- Carbon monoxide detectors hard wired.
- All insulation conforms or exceeds the Ontario Building Code.
- R25 insulation on exterior walls. R50 ceiling insulation.
- Spray foam insulation in garage ceiling and below livable space in addition to cantilevered areas with living space above R31.
- Exterior basement walls insulated to meet requirements of Ontario Building Code.
- All exterior walls sealed with vapor barrier system.
- Water saving toilets and shower heads throughout.

KITCHEN FEATURES

- Quality kitchen cabinets with a wide selection of styles and finishes. Includes a microwave shelf as per plan.
- Double stainless steel spillway sink with single lever faucet.
- Awning window over kitchen sink for light and ventilation as per plan.
- Exhaust hood fan with ventilation to the outside.
- Provision for rough-in and opening for future dishwasher.

BATHROOM FEATURES

- Luxurious easy clean, one piece acrylic tub/shower enclosures.
- Ceramic towel bars and paper holders.
- Luxurious pedestal sink in powder room.
- Single lever washerless faucets. Pop up drains in vanities.
- White plumbing features.
- Temperature balance shower controls.
- Quality vanity cabinetry in ensuite and main bathrooms. Post formed Arborite or Formica countertops from samples.
- Make up bar lighting over bathroom mirrors.
- Mirrors with dressed edges in all bathrooms.
- 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 (4 Locations total)
- Central vacuum system roughed in, dropped to basement.
- Electric door chimes at front door.

WARRANTIES

- All homes covered by the TARION Warranty Corporation includes 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.
- 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. Broadloom to be vacuumed, tiled areas to be damp mopped, 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.

PURCHASE INCENTIVES

- Low maintenance landscape package with every home.
- Paved driveway and survey paid for by the builder.
- TARION excellent rated builder.

Materials and specifications may vary due to site or supply issues. Substitutions will be made, at the discretion of the builder, with materials, products and specifications of equal or superior quality. All features do not appear in all plans. See Agreement of Purchase and Sale for details on features included in purchase price. E. and O.E. FEBRUARY 2017.

