

## Pretty River Estates

# FEATURES

## of your new Sunvale Home

### Exterior Features

- δ Limited time Purchaser's choice custom designed exteriors with architectural pre-selected color package.
- δ Unique low maintenance Clay Brick elevations with architectural features in other materials as per plan.
- δ Decorative shutters as per elevation.
- δ Exterior railings (if grade dictates).
- δ Poured concrete basement walls with heavy duty damp proofing foundation wrap and weeping tiles.
- δ Pre-finished maintenance free aluminum fascia, soffits, eavestroughs and downspouts as per elevation.
- δ Thermopane sliding patio door as per plan.
- δ Quality all vinyl thermopane windows as per plan with decorative grills on front elevation only.
- δ Self sealing asphalt shingles. Manufacturers 25 year warranty.
- δ Metal insulated non-warp entry doors with designer glass light.
- δ Deadbolt lock in all entry doors to the exterior.
- δ Raised panel sectional steel garage door.
- δ Two exterior water taps (one at the side or rear and one in garage).
- δ Entire lot sodded. Precast concrete slab walkway.
- δ Precast concrete step(s) at front door.
- δ Landscaping package and paved driveway included.

### Interior Features

- δ 2 x 6 exterior wall construction.
- δ 8 foot ceilings on main and upper levels.
- δ 5/8 sub floors glued, sanded & screwed to the floor joists.
- δ Carrara interior passage & closet doors with colonial style baseboards & casing on all windows & doors.
- δ Your choice of chrome or brass ball knobs on all interior doors.
- δ All archways to be trimmed with colonial trim.
- δ Elegant solid oak handrail & pickets from main floor to 2nd floor, including solid oak posts as per plans, natural finish.
- δ Staircase treads & risers clad with various broadloom selections and quality soft step foam under pad.
- δ Quality cool white interior paint. Painted with one coat primer and one coat finish.
- δ California textured ceilings throughout (baths to have smooth ceilings, as per plan).
- δ Closets feature vinyl coated wire shelving.

### Luxury Flooring

- δ Ceramic floor tiles in entry foyer.
- δ Ceramic floor tiles in kitchen, bathrooms, mudroom and main floor laundry room.
- δ Luxurious broadloom available in a wide range of decorator colors with soft step foam under pad throughout.

### Heating & Energy Efficient Features

- δ **ENERGY STAR RATED HOMES**
- δ Energy recovery ventilation air exchanger - (ERV).
- δ High efficiency forced air natural gas furnace.
- δ High efficiency natural gas water heater (60 gallons on rental).
- δ Drain water heat recovery system.
- δ Carbon monoxide detectors hard wired.
- δ All insulation conforms or exceeds the Ontario Building Code.
- δ R26 insulation on exterior walls. R50 ceiling insulation.
- δ Exterior basement walls insulated to meet requirements of Ontario Building Code.
- δ All exterior walls sealed with vapor barrier system.
- δ Water saving toilets and shower heads throughout.

### Kitchen Features

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

### Bathroom Features

- δ Luxurious easy clean, one piece acrylic tub/shower enclosures.
- δ Ceramic towel bars and paper holders.
- δ Luxurious pedestal sink in powder room.
- δ Single lever washerless faucets. Pop up drains in vanities.
- δ White plumbing features.
- δ Temperature balance shower controls.
- δ Quality vanity cabinetry in ensuite & main bathrooms. Post formed Arborite or Formica countertops from samples.
- δ Make up bar lighting over bathroom mirrors.
- δ Mirrors with dressed edges in all bathrooms, full width of vanities.
- δ Privacy locks on all bathroom doors.

### Electrical & Lighting

- δ 100 amp electrical service. Circuit breakers & copper wiring.
- δ Two exterior waterproof electrical outlets, one ground fault, to protect both.
- δ Extra plug(s) in garage for future garage door opener.
- δ Wired in smoke detectors in each bedroom & on each floor of the home.
- δ Ground fault interrupter located in one bathroom protects all bathrooms.
- δ Ceiling lights in kitchen, dining, family room and all bedrooms as selected by the builder.
- δ Coach lights on front elevations.
- δ All plugs and switches to be white. All switches Decora style.
- δ All bathrooms ventilated to the outside with mechanical fan.
- δ Cable T.V., internet & telephone hook-ups (6 Locations total)
- δ Central vacuum system roughed in.
- δ Electric door chimes at front door.

### Warranties

- δ All homes covered by the TARION Warranty Corporation includes a comprehensive one year warranty plus a two year warranty covering electrical, plumbing & heating systems & water penetration of the building envelope. Seven year structural warranty backed by TARION.
- δ TARION enrollment fee to be paid by the Purchaser as an adjustment on closing.
- δ Water meters paid for by the Purchaser on closing.
- δ Sunvale Homes carefully selects components, suppliers for roofing, hardware, electrical, plumbing, heating, cooling & mechanical systems including other key elements & the warranties provided by these reputable brand name suppliers are all passed on to you, the Purchaser.
- δ 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

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

