

www.newlifelifehomes.ca



New Life Homes  
A Real Estate Business Center

# NEW NCORE

GREAT  
GULF  
WHITBY  
MEADOWS

 GREAT GULF

TOWNHOME FEATURES & FINISHES

# TOWNHOME FEATURES & FINISHES

## GENERAL

- All interior finishing materials are to be chosen with the assistance of Great Gulf Interior Design Consultants.
- All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from Vendor's samples and are as per Vendor's specifications. Purchaser shall only be entitled to make such selections provided that the items are not already ordered or installed.
- All exterior finishes and colours are selected by the Vendor and are subject to architectural control.
- Homes are covered with Tarion Warranty Corporations; enrolment fees to be paid for by Purchaser on closing.
- All Homes to be Energy Star certified.
- All homes to have blower door test.
- All homes are third-party tested and inspected.

## EXTERIORS

- All model types will be principally brick construction on the first and second floors, as per applicable model / elevation.
- Some sections of the house may be constructed of architectural stone, aluminum or vinyl siding, wood or stucco, as per architectural detailing.
- Soldier coursing, brick arches, keystones and other masonry detailing as per model / elevation.
- All soffits, fascia's, eaves and down pipes are prefinished aluminium or vinyl at the option of the Vendor.
- Exterior house address number.
- Self-sealing limited lifetime warranty laminate shingles.
- Weather-stripping on all exterior doors and precast stone thresholds.
- Fibreglass insulated front entry door and "steel-clad" side entry door (as per applicable model / elevation). Glass inserts in front entry door, as per applicable model / elevation.
- All sliding patio doors to be double-glazed, PVC, with low E glass (as per applicable model / elevation)
- All windows are to be triple-glazed, PVC, with low-E glass. All operating windows are to be screened. All operable windows on the first and second floors will be casement throughout with decorative bars on the front elevation, as per applicable model / elevation.
- All basement windows to be sliders, double-glazed, PVC, with low-E glass. Corrugated galvanized steel window wells may be required as per grading conditions. One (1) window in the basement to be sized to allow for emergency means of egress.
- Garage overhead metal insulated door(s) with glazed inserts as per applicable model/elevation.
- All garage walls to be completed to drywall and primed.
- Front, rear and side yards, if applicable, to be fully sodded. Some side yards to be stone, as per grading conditions.
- Concrete front entry steps, as per grading conditions.
- Precast concrete slab walkway to the front entry.
- Exterior cold-water tap installed in attached garage and at the rear of the house, as per applicable model / elevation.
- Basement to be poured concrete with a drainage layer system and a footing barrier membrane.

- Vendor will provide a two-coat asphalt driveway at a cost more particularly set out in Schedule B to the Agreement of Purchase and Sale. Driveway surface is to be paved with base coat asphalt within eighteen (18) months of closing, and the topcoat is to be completed within the next calendar year. The Vendor is not responsible for minor settlements.
- Stud partition walls between units are to be acoustically treated.
- All exterior walls, interior partitions and flooring are built using H+ME Technology.

## INTERIORS

- Townhouse model types to have approximately 9 ft. ceiling heights on the main floor and 8 ft. ceilings on second floor, except where precluded by bulkheads.
- Finished oak stairs depth and railings, metal pickets on main floor staircase to second floor with a choice of stain from vendor's standard selection.
- Two-panel square-style interior doors.
- 2-3/4" casings on all windows and doors
- 4-1/8" baseboards (with shoe mould in tiled and hardwood areas)
- All closets to have wire shelving.
- Satin nickel-coloured finish hardware on all interior and exterior doors. Dead bolt on all exterior swing doors where applicable. Grip set with dead bolt on main entry door, and single lever handles on interior doors.
- All wall paint is zero VOC throughout the house.
- Sprayed stippled ceiling with smooth border in all rooms except the kitchen, bathrooms and laundry room, which are smooth finish.

## FLOORING

- High-performance engineered flooring system "I" - joists.
- O.S.B. Tongue and groove subfloor glued, nailed, and sanded.
- Approximately 3" Prefinished strip hardwood flooring with choice of colour from vendors standard selection, in all areas of the main and second floor upper hall, except where shown as tile, as per applicable model / elevation.
- 40 OZ. Broadloom in all bedrooms. Includes one (1) colour choice.
- Floor tile approx. 12" x 24" in the foyer, laundry area, and all bathrooms, or as shown on applicable model / elevation.

## KITCHEN

- Choice of finished kitchen cabinets with a dishwasher opening.
- Single lever chrome flow efficient faucet with a pull-down sprayer.
- 2cm quartz countertops for kitchen with a square edge (No backsplash) and a double stainless steel under-mount sink.
- Stainless Steel ducted range hood fan over stove.
- Rough-in plumbing and electrical outlet for dishwasher.
- Wiring and receptacle for stove.
- Electrical outlets are located for fridge and at counter level for small appliances.

## BATH/PLUMBING

- Choice of vanity cabinets and laminate countertops with a drop-in sink in all bathrooms from Vendor's samples.
- All bathroom(s) to have a wall-mounted mirror and vanity cabinet as per the applicable model / elevation.
- Primary Ensuite bathroom to have a wall-mounted mirror and vanity cabinet with one top drawer as per applicable model / elevation.
- Primary ensuite bathroom to include a white drop-in acrylic soaker tub with a deck mount faucet as per applicable model / elevation. Soaker tub to have a tiled deck and skirt with tile on surrounding wall approximately 18" in height.
- Primary ensuite bathroom to contain a separate framed glass shower enclosure, preformed shower base, and walls to be tiled to ceiling, per applicable model / elevation, including waterproof pot light.
- All bathtub enclosure walls in bathrooms to be tiled.
- All bathtubs to be white acrylic, as per applicable model / elevation.
- All toilets are to be white, elongated, flow efficient and have regular height.
- Exhaust fan in all bathrooms, vented to the exterior.
- Privacy locks on all bathroom doors.
- Single lever chrome flow efficient faucets on all sinks, except laundry tub.
- Temperature control valves in all showers.
- Chrome towel bar and toilet paper dispenser in all bathrooms.
- Main floor powder room to contain a floating vanity cabinet with laminate countertop, a drop-in sink, toilet and wall-mounted mirror.
- Shut off valves for all sinks and toilets.
- All water lines to be polyethylene tubing throughout.
- Rough-in three-piece plumbing in basement for future bathroom (drains only, no water lines).
- Sump-pump provided in all basements in a location determined by the builder.

## LAUNDRY

- Second-floor laundry room equipped with floor drain as per model / elevation.
- Laundry room to have a laundry tub or base cabinet with a built-in single-compartment laundry tub with a two-handle laundry faucet and laminate countertop, as per applicable model / elevation.
- Plumbing and electrical outlet for future washing machine.
- Dryer vent and electrical outlet for future dryer.

## ELECTRICAL

- 200 amp. electrical service.
- Copper electrical wiring throughout.
- Electric light fixtures with LED bulbs provided in all rooms except the living room, as per applicable model / elevation.
- Exterior light(s) with LED bulbs at all exterior doors, as per applicable model / elevation.
- Two exterior waterproof ground fault circuit Interrupter (GFI) electrical outlets: one (1) at the rear of the house and one (1) in the porch area.
- White Decora-style switches and outlets throughout.
- Electrical outlet for future garage door opener(s). One outlet for each garage door.

- Smoke detectors with strobe light hard-wired to the electrical system, as per applicable code requirements.
- Combination smoke detector / carbon monoxide detector hard-wired to the electrical system, as per applicable code requirements.
- Doorbells are to be installed at front entry /side entry doors as per applicable model / elevation.
- Rough-in vacuum system, located in the basement for future connection as per applicable model / elevation.
- One electrical outlet with two USB ports located in breakfast room.
- One CAT6 capped outlet in the family room to accommodate TV & internet.
- One CAT5 capped outlet in the family room to accommodate telephone.
- Rough-in conduit for future installation of an electric vehicle charger located in the garage.
- A single ground fault interrupter (GFI) protected electrical outlet in all bathrooms.
- Rough-in conduit for future solar energy.

## HEATING, AIR CONDITIONING & INSULATION

- Direct vent gas-fired high-efficiency forced air furnace with ECM (Electronically Commutated Motor) and includes a programmable thermostat installed. Hot water heater on a rental basis. Note: All mechanical equipment locations may vary from plan.
- Heat Recovery Ventilator (HRV) as per the Ontario Building Code requirements
- HVAC ducts are sized for future addition of air conditioning.
- All insulation to be as per the Ontario Building Code requirements.
- Basement insulation to be installed to within approximately 8" above the basement slab in the basement area. Note: Basement walls are not strapped.
- Spray foam insulation to garage ceiling below any habitable space above.

## GENERAL PROVISIONS

- The Purchaser acknowledges that finishing materials contained in any model home or sales office display including but not limited to, broadloom, furniture, electrical fixtures, drapes, ceramic flooring, upgrades kitchen cabinets, stained staircases, railing, wallpaper, paint, landscaping and fencing, may be for display purposes only and may not be of the same grade or type, or may not be included in the dwelling unit purchased herein.
- All dimensions, if any, are approximate, and are subject to change without notice.
- All specifications and materials are subject to change without notice.
- Floor and specific features will depend on the Vendor's package as selected.
- Actual usable floor space may vary from stated floor area(s).
- Errors and Omissions Excepted.

All items shown are as per the applicable model. All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from the Vendor's samples and are as per Vendor's specifications. All materials are subject to change without notice. All plans and specifications are approximate. E. & O. E. July 2023.