



SUMMERLYN
VILLAGE

Features & Finishes

A Real Estate Business Center

SUMMERLYN VILLAGE

STANDARD LUXURY FEATURES

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 by Purchaser on closing.
- All homes to have blower door test.

EXTERIORS

- All model types will be principally brick and siding construction as per applicable model/elevation.
- Some sections of the house may be constructed of architectural stone, aluminium, vinyl siding, PVC, stucco, and wood as per architectural detailing as per applicable model/elevation.
- Soldier coursing, brick arches, keystones and other masonry detailing as per applicable model/elevation.
- All soffits, fascias, 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 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)
- Steel-clad side entry door (as per applicable model/elevation and as grading permits).
- Steel-clad garage door to house (as per applicable model/elevation and as grading permits).
- 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, as per applicable model/elevation.
- Garage overhead 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 front entry.
- Exterior cold-water tap installed in garage and at the rear or front 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 detailed in the Schedule B to the Agreement of Purchase and Sale. Driveway surface to be paved with base coat asphalt within eighteen (18) months of closing and the topcoat to be completed within the next calendar year. Vendor not responsible for minor settlement.
- Stud partition walls between units are to be acoustically treated.
- All exterior walls, interior partitions and flooring are built using H+ME Technology.

INTERIORS

- Approximately 9 ft. ceiling height on the main floor and approximately 8 ft. ceiling height on the second floor, except where precluded by bulkheads.
- All finished areas to receive finished oak stairs with stained railings and metal pickets with a choice of stain from vendor's standard selection.
- Two-panel square style interior doors.
- Approximately 2-3/4" casings on all windows and doors
- Approximately 5-1/4" baseboards (with shoe mould in tiled and hardwood areas)
- All closets to have wire shelving.
- Gas fireplace as per applicable model/elevation with approximately 8" marble surround and factory approved safety barrier. Fireplaces are as per applicable model / elevation only.
- Satin nickel coloured finish hardware on all interior and exterior doors. Dead bolt on all exterior swing doors. Grip set with dead bolt on main entry door, and single lever handles on interior doors.
- One (1) paint colour throughout the house. All interior wall paint is Zero VOC.
- Sprayed stippled ceiling with smooth border in all rooms except the kitchen, bathrooms and laundry room, which are smooth finish.

FLOORING

- Engineered flooring system "I" – joists.
- O.S.B. Tongue and groove subfloor glued, nailed, and sanded.
- Approximately 3" Prefinished engineered strip hardwood flooring with choice of colour from Vendor's standard selection in all areas of the main, second-floor hallway and second-floor family room/loft, except where shown as tile, as per applicable model/elevation.
- Floor tile approximately 12" x 24" in foyer, laundry area, and all bathrooms, or as per 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 future 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 from vendors samples and approximately 2cm quartz countertops with a white undermount sink in all bathrooms.
- All bathroom(s) to have a wall-mounted mirror and vanity cabinet as per 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 or a white free-standing acrylic tub with a deck mount faucet as per applicable model. 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 including waterproof pot light, per applicable model / elevation.
- 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 regular height.
- Exhaust fan in all bathrooms, vented to the exterior.
- Privacy locks on all bathroom doors.
- Single lever chrome efficient flow 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 approximately 2cm quartz countertop, a white undermount 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).

LAUNDRY

- Second floor laundry room equipped with floor drain as per applicable model/elevation.
- Laundry room to have a laundry tub or base cabinet with built-in single compartment laundry tub with a two-handle laundry faucet and laminate counter-top, as per applicable model/elevation.
- Plumbing and electrical outlet for future washing machine.
- Laundry tub and /or laundry facilities located in the basement as per applicable model / elevation.
- 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, 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.
- Door bells to be installed at front entry /side entry doors as per applicable model.
- 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 (EV) 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 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.

WARRANTY

Your New Great Gulf home is guaranteed against major structural defects for up to 7 years. Great Gulf Homes is a registered builder with the Tarion Warranty.



BR8B 36' & 40'DETACHED
August 1, 2023

ALL ITEMS SHOWN ARE AS PER APPLICABLE MODEL. 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. All materials are subject to change without notice. E. & O.E. All plans and specifications are approximate. Actual usable floor space varies from stated floor area. Refer to Schedule A in Agreement of Purchase and Sale for full list of general provisions.