

Townhomes

Fine Features List

Schedule 'A'

Elegant Exteriors

1. Architecturally designed with Precast Stone, Brick, Stucco Accents
2. **ONE (1) CAR DRIVEWAY**
3. 2"x 6" Exterior wall construction.
4. 9ft Ground and Second floor ceilings & 8ft Third floor ceilings throughout.
5. **RAISED COFFERED CEILING** in Master Ensuite (as per plan layout)
6. Modern Civic Address Block
7. Tongue & Groove Subflooring with **ADVANCED** Engineered Floor Joist system, sanded and additionally screwed subfloors.
8. Limited life (manufacturer's warranty), **HIGH GRADE** self sealing asphalt shingles and metal roofs, as per plans.
9. Poured Concrete Steps at Front Entrance, Patterned Patio slab at entrances, and Driveway Asphalt Paving.
10. Roll up garage doors with **GLASS INSERT** at Side (Modern Style).
11. 8 Ft **INSULATED FRONT ENTRY** door with upgraded Hardware.
12. **GRANITE** exterior **DOOR SILLS** matching Building Façade.
13. Durable, **MAINTENANCE FREE**, pre-finished aluminum soffits, eavestroughs and downpipes as per colour selection.
14. **ADVANCED SPRAY FOAM** insulation methods to garage, windows & doors to preserve heating temperature comfort.

Distinctive Interior Finishes

1. Red Oak Wood Grade **INTERIOR STAIRS** Included.
2. 3 1/4" Provincial **OAK POST WITH SQUARE TOP**. Solid Provincial Plain metal picket, 2 3/4" oval oak handrail.
3. **SMOOTH CEILINGS** to Kitchen, Laundry Room and all Bathrooms Ground & Second Floor **SMOOTH CEILINGS** Included.
4. Quality **MODERN** Step Bevel Trim package throughout with corresponding TRIM ACCENTS.
5. Quality **TWO PANEL SMOOTH INTERIOR DOORS** with Chrome hardware finishes.
6. All drywall applied using screws, with minimum number of nails.
7. Quality imported 12" x 24" ceramic **FLOOR TILES** in all entrances Front Foyer, Kitchens & Bathrooms.
8. Engineered **HARDWOOD** to Living Room/Dining Room/Family Room/3rd Floor Hallway & Bedrooms from Builder samples.
9. Engineered Hardwood to Third Floor
10. Professional Cleaning & Mandatory **DUCT CLEANING** prior to Occupancy Move-In.

Quality Kitchens

1. Superior custom-styled furniture cabinetry with **STONE COUNTERS** in Kitchen and Bathrooms with Builders edge profile.
2. Kitchen Island with **BREAKFAST BAR**.
3. Heavy Duty receptacle for stove.
4. Split electrical outlets at counter level for small appliances.
5. Stainless Steel two-speed exhaust fan over stove location.
6. Stainless Steel double undermount Kitchen Sink with Moen Arbor Modern Faucet.

Luxury Bathroom Features

1. **QUIET ZONE** rated Exhaust Fans to all bathrooms and laundry area (where natural window ventilation is not provided).
2. **CHROME BATHROOM ACCESSORIES**.
3. **MARBLE JAMBS** to stand up shower stalls on sides and base.
4. **POLISHED** Edge Mirrors above all vanities.
5. Recessed **POTLIGHT** in all Stand up Shower stalls.
6. **PRIVACY LOCKS** on all bathrooms.

Electrical & Security

1. **WHITE DECORA STYLE** switches and receptacles.
2. **100 AMP SERVICE** with circuit breaker panel.
3. Pre-wiring RG6 CABLE TV rough-in to Master Bedroom and Family Room.
4. Rough in for **CENTRAL VACCUUM** system provided.
5. **CAT5 TELEPHONE** rough-in to Kitchen and Master Bedroom.
6. **DOOR CHIME** to Front Entry supplied and Installed.
7. Smoke/Carbon monoxide detector combo unit and strobe light unit (hard wired).

Heating, Ventilation & Energy Efficiency Packages

1. **DRAIN WATER HEAT RECOVERY PIPE** systems.
2. High efficiency **GAS FURNACE** with ECM Motor.
3. Energy Saving **PROGRAMMABLE THERMOSTAT** centrally located on main floor.
4. Supply **AIR DUCT JOINTS SEALED** to increase Indoor air quality.
5. **HEAT RECOVERY VENTILATOR** included and installed to promote fresh air quality distribution throughout the home.
6. Gas fired, power exhaust rental Hot Water Tank.
7. **ENERGY STAR** Certified Low E Argon Vinyl Casement Windows.
8. Weather Stripping on all Exterior Doors.
9. Air Balance after Occupancy for optimal Comfort.

Warranty

Sakmet Developments Inc. homes are **TARION WARRANTED**. All Warranty claims will be assessed by Tarion Construction Performance Guidelines. Sakmet Developments understands and respects the comfort homeowners desire.

Material, specifications and floor plans are subject to change without notice. All house renderings are artist's concept only. All floor plans are approximate dimensions. Locations of furnace and hot water tank may vary from plan. Actual usable space may vary from stated floor area. Exterior elevations, appearances and finishing will be similar to pictures, but may not necessarily be identical.