

# Features & Finishes

southbarrie

A CELEBRATION OF COMMUNITY

## SINGLES AND 21' TOWNHOMES

### GENERAL NOTES

- All references to sizes, measurements, materials, construction styles, trade/brand/industry names or terms may be subject to change or variation within generally accepted industry standards & tolerances. Measurements may be converted from imperial to metric or vice versa & actual product size may vary slightly as a result.
- All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the Vendors' sole discretion.
- All features and finishes where Purchasers are given the option to select the style and/or colour shall be from the Vendor's predetermined standard selections.
- Any brand name features and/or finishes may be substituted by other brand name features and finishes provided they are of equal or better quality.

### EXTERIOR FINISHES

- Architecturally controlled streetscape with pleasing exterior colour schemes, styles, materials and elevations.
- Brick and/or Stone and/or Stucco and/or Faux Wood siding panel exteriors.
- Soldier coursing, exterior columns, arches, keystones and other detailing.
- Precast concrete and/or stucco window sills, headers and entrance arches as per plan.
- Architectural shingles (limited lifetime manufacturer's warranty).
- Flat roof areas to receive modified bitumen system.
- Maintenance-free aluminum soffits, fascia, eavestrough and downspouts as per elevation.
- Decorative exterior coach lights on front façade.
- Fully sodded lot excluding shaded areas.
- Fully paved driveway.

### DOORS AND WINDOWS

- Vinyl casement and fixed windows throughout (excluding structural basement windows). All windows to be Low E, argon gas filled. Operable windows are screened.
- Insulated front entry door(s) including satin nickel finish front door gripset..
- Exterior vinyl sliding door at rear as per plan.
- Metal insulated garage door(s) as per elevation.

### GENERAL NOTES

\*As per plan. Specifications may change without notice. Any brand name features and/or finishes may be substituted by other brand name features and finishes provided they are of equal or better quality. E & O.E. November 16, 2023.

### INTERIOR FEATURES

- 21' Townhouses: 9' ceilings on main floor and 8' ceilings on second floor. The above excludes all low headroom areas due to mechanical and/ or dropped areas.  
32'/38'/45' Singles: 9' ceilings on main floor and 9' ceilings on second floor. The above excludes all low headroom areas due to mechanical and/ or dropped areas.  
50' Singles: 10' ceilings on main floor and 9' ceilings on second floor. The above excludes all low headroom areas due to mechanical and/or dropped areas.
- 5-1/2" baseboards with 3" casings.
- Interior doors and trim to be painted white. Interior walls to be painted warm grey.
- Wired shelving installed in all closets.
- Purchaser choice of Rail 2 black metal pickets with alternating collar or Rail 3, 1 3/4" oak stained pickets from first to second floor and from main floor to basement door.
- Stained oak veneer staircases (not including unfinished spruce basement staircase).
- 2-panel smooth style interior doors with satin nickel finish interior hinges and lever handles (privacy locks on bathroom doors only).
- Smooth finish ceilings on main level, all bathrooms and laundry room (excluding open to above areas).  
Second floor ceilings to be stippled sprayed with smooth border.
- Tray, coffered, and/or waffle ceiling detail as per plan.
- SINGLES ONLY - Fireplaces:
  - Flat wall or bump out application as per plan: Majestic Mercury Direct vent gas fireplace with stone cast mantle.

### FLOORING

- 3/4" x 3-5/16" stained oak engineered hardwood flooring on main level and upper hall (excluding all tiled areas). Purchaser's choice of laminate (all available colours) or Group 'A' Berber carpeting within Bedrooms (excluding tiled areas).
- Standard floor tile (as labelled in design studio) in all tiled areas as per plan.

### BATHROOMS

- Standard tiles (as labelled in design studio) in all bathtub enclosures up to the ceiling. Separate shower stalls to include the ceiling.
- Primary ensuite separate shower stalls with 4" shower pot light and clear glass shower door.
- White pedestal sink in all powder rooms.
- Delta faucet package in all bathrooms. As per Vendor's standard selection.
- Deep acrylic soaker tubs throughout excluding primary ensuite tub.

- Primary ensuite Freestanding tub with Delta deck mount faucet.
- Vanity mirrors in all bathrooms. One mirror over each sink with strip lighting above.
- Bathroom cabinetry includes traditional and contemporary options from builder's standard selections.
- Laminate bathroom countertops.
- Top-mount sinks in all bathrooms.
- Two-piece toilets with elongated seat in all bathrooms.

### KITCHENS

- Kitchen cabinetry includes traditional and contemporary options from builder's standard selections.
- Group 2 granite/quartz countertops from builder's standard selection.
- Stainless Steel undermount Sink.
- Single lever Delta kitchen faucet with integrated pull-out spray.
- Rough in electrical and plumbing supply for future dishwasher.

### CONVENIENCE AND SECURITY

- Five cable and telephone rough-ins (locations to be determined at Grand Alarms appointment).
- All ducts are professionally cleaned prior to occupancy.
- Rough-in central vacuum system.
- Door chime at front entry door.
- Monitored security system available through builder's supplier. Must be ordered by purchaser (see sales representative for details).

### NATURAL GAS, ELECTRICAL & PLUMBING DETAILS

- 3-piece basement rough-in for future basement bathroom (location at vendor's discretion).
- 200 AMP service.
- Gas line to rear (capped) for future barbeque hook-up.
- Water line for future fridge.
- Weatherproof exterior electrical outlets, one at rear, one at front entry and one on accessible balconies (as per plan).
- Electrical wall outlet in garage (one per garage door).
- Electrical outlet in garage ceiling for future garage door opener (one per garage door).
- High efficiency heating system with programmable thermostat.
- Heat recovery ventilator (simplified system).
- Drain water heat recovery unit (DWHR units use the warm water flowing down a shower waste to preheat incoming cold water).
- Ceiling light fixtures in all rooms.
- White Decora plugs and switches throughout.

- One USB charger/duplex receptacle at kitchen counter and one in primary bedroom.
- Ductwork sized for future air conditioning.
- Two exterior water taps.
- 3 piece rough-in (drain pipes only) for future basement bathroom.

### CONSTRUCTION

- Cold cellar provided in basement with steel insulated door, weather stripping, light and floor drain.
- Poured concrete porch.
- Poured concrete basement walls with damp proofing and drainage membrane where required. 50' Singles include taller 9ft poured concrete foundation.
- 2" x 6" exterior wall construction.
- All finished interior walls and ceilings to be drywall construction.
- Spray foam insulation in garage ceiling below living space as well as any cantilevered areas.
- All homes to receive a quality care assessment by aspenare™.
- Garage framed walls to be fully drywalled and primed.
- Superior Engineered floor joists.

### WARRANTY

- The Tarion Warranty Corporation backs Aspen Ridge Homes with the following warranties:

The home is free from:

- Defects in workmanship and materials for a period of one year.
- Defects in workmanship and materials for a period of two years on electrical, plumbing and heating distribution systems and any water penetration through exterior cladding, windows, doors and exterior caulking.
- Major structural defects for a period of seven years.

Please refer to your home owner information package and/or visit [tarion.com](http://tarion.com) for further details.



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