



Naturally Sophisticated



LINDVEST

FEATURES AND FINISHES





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EXTERIOR CONSTRUCTION DETAILS:

1. Exterior walls to be brick cladded, with accent details in other materials, as per Vendor's predetermined architectural colour schemes.
2. Exterior paint colour as per Vendor's predetermined colour schemes.
3. Self-sealing roof shingles and/or metal roof, as per model type, from Vendor's predetermined colour schemes.
4. Maintenance free aluminum and/or vinyl soffits, fascia, eaves troughs and downspouts.
5. Exterior light fixtures on front elevation, as per model type.
6. Professionally graded and sodded lot.
7. Poured-in-place concrete steps, as required by grade.
8. Asphalt paved driveway (Vendor not responsible for future settlement).
9. Continuous exterior wall insulation, basement wall insulation and R-60 attic insulation, to meet or exceed Ontario Building Code requirements.
10. Cold cellar and poured concrete porch, as per model type.
11. Reinforced poured concrete garage floor.
12. One (1) cold water hose bib provided in garage and one (1) cold water hose bib on exterior.
13. 9'0" high, 10" wide poured concrete basement walls with damp proofing and foundation collector drains. Drainage layer provided on exterior of basement walls to enhance overall water resistance.

INTERIOR FINISHES:

1. Ceiling height 10'0" on main floor and 9'0" on second floor.
2. Stained oak main staircase (veneer risers and stringers) with "Upgrade 3-level" handrails and metal spindles. Stairway railings to be mounted on oak nosings in platformed area(s), as per model type. Platform(s) and landing(s) to be completed with stained pre-finished engineered oak flooring (approximately 5" wide) chosen from Vendor's selected samples, as per model type.
3. Stained oak stairs (veneer risers and stringers) from finished basement area to main floor, chosen from Vendor's selected samples.
4. Paint grade stairs to unfinished basement, with painted handrail as required, as per model type.
5. Choice of "Upgrade 2-level" interior doors throughout.
6. All main floor archways to be trimmed.
7. 8'0" semi-solid wood interior doors on main floor and 7'0" high hollow core wood interior doors on second floor.
8. "Upgrade 4-level" 4" casing and 9" baseboard throughout all finished areas.
9. All interior walls to be finished with premium acrylic latex paint. Wood trim and doors painted with semi-gloss white paint. Purchaser to have choice of one (1) wall colour throughout chosen from Vendor's selected samples.
10. Quiet comfort walls to noise sensitive areas, as per model type.
11. Smooth ceilings throughout all finished areas.
12. Coffered ceilings, where shown, as per model type.
13. All interior door hardware to be "Upgrade 3-level" lever type in satin nickel colour finish with matching hinges.

14. All Dressing Room/Walk-in closets complete with Vendor's predetermined pre-finished melamine closet organizer(s) and metal hanging rod(s).
15. Laundry area and/or Mudroom complete with "Upgrade 2-level" granite or quartz counter top, "Upgrade 3-level" cabinet(s), stainless steel undermount sink and connections for water and drain, as per model type and chosen from Vendor's selected samples.
16. Standard white front load washer and electric dryer or stackable equivalent included in Laundry Area, as per model type.
17. Direct vent natural gas fireplace with stonecast mantel, as per model type.
18. Electric fireplace in Master Bedroom Retreat, as per model type.

KITCHEN SPECIFICATIONS:

1. Custom quality "Upgrade 4-level" cabinetry with extended height upper cabinets, chosen from Vendor's selected samples.
2. "Upgrade 6-level" quartz countertops complete with undermount double bowl 18 gauge stainless steel sink with pull-out washerless single lever faucet, chosen from Vendor's selected samples.
3. Main Kitchen four (4) piece appliance package comprised of, integrated 36" 'Sub-Zero' fridge, integrated 24" 'Asko' dishwasher, 36" 'Wolf' 6 burner natural gas range and 30" 'Wolf' built-in microwave with matching trim kit, chosen from Vendor's predetermined package. Servery/Secondary Kitchen appliances not included.
4. "Upgrade 3-level" ceramic tile backsplash, chosen from Vendor's selected samples.
5. Stainless steel 36" hood fan over range exhausted to exterior, chosen from Vendor's predetermined package.

SERVERY/SECONDARY KITCHENS

1. Custom quality "Upgrade 4-level" cabinetry, chosen from Vendor's selected samples, as per model type.
2. "Upgrade 6-level" quartz countertops complete with undermount stainless steel sink with single lever faucet, chosen from Vendor's selected samples, as per model type.
3. Designated dishwasher space with rough-in electrical-plumbing for future dishwasher, as per model type.

BATHROOM FINISHES:

1. Custom quality "Upgrade 3-level" extended height vanity cabinetry chosen from Vendor's selected samples in all secondary Bathrooms.
2. Custom quality "Upgrade 4-level" extended height vanity cabinetry chosen from Vendor's selected samples in Powder Room.
3. "Upgrade 2-level" granite countertops with undermount sink(s) in all Bathrooms and Powder Room, chosen from Vendor's selected samples.
4. Wall mirrors in all Bathrooms.
5. All bathroom plumbing fixtures to be white.
6. All toilets to be white, one-piece "right height" elongated.
7. "Upgrade 3-level" designer ceramic wall tiles, chosen from Vendor's selected samples, installed in tub and shower enclosures up to and including ceiling, as per model type, excluding freestanding tubs.
8. Single lever faucets on all bathroom and powder room sinks.
9. Temperature and pressure control single lever faucet on all showers, as per model type.
10. Frameless clear glass door/ enclosure and recessed shower light in separate shower stall, as per model type.

MASTER ENSUITE ADDITIONAL FINISHES

1. Custom quality "Upgrade 4-level" extended height vanity cabinetry chosen from Vendor's selected samples.
2. In-floor radiant heating with thermostat control.
3. Shower fitted with 36" linear floor drain, 8" ceiling mounted rain showerhead, hand shower and thermostatic valve for temperature control with diverters.
4. Free standing white acrylic tub with floor mounted plumbing fixtures.

FLOORING FEATURES:

1. Stained pre-finished engineered oak flooring (approximately 5" wide) on main and second floor non-tiled areas, chosen from Vendor's selected samples.
2. "Upgrade 3-level" tile floor in designated areas, chosen from Vendor's selected samples.
3. Luxury vinyl flooring in finished lower foyer, as per model type.
4. Engineered floor joist system with tongue and groove sub-flooring.
5. All sub-floors will be glued and fastened with screws.

DOORS AND WINDOWS:

1. Vinyl casement and/or vinyl awning or thermo-fixed glass windows with LOW-E glass throughout main and upper floors.
2. High quality vinyl basement windows, with LOW-E glass.
3. 8' high fiberglass insulated exterior front entry door(s) with "Upgrade 3-level" grip set and weather stripping.
4. Metal insulated roll up garage door(s).
5. Metal insulated door from garage to house, as per model type, where permitted.
6. Extra wide sliding doors provided at rear of home on the main floor, as per model type.

ELECTRICAL AND LIGHTING DETAILS:

1. "200-amp" electrical service with breaker panel and copper wiring throughout.
2. Quality light fixtures provided throughout, including ceiling light fixtures in all bedrooms, family room and decorative wall mounted fixture in powder room.
3. Twelve (12) pot lights throughout main floor, with three (3) dimmer switches, as per purchaser selected locations.
4. Electrical outlet(s) provided in garage along with waterproof exterior outlets near all exterior doors, excluding door from house to garage.
5. Rough-in RG6, or equivalent, cable TV, to three (3) locations as per purchaser selection.
6. Rough-in for category 5, or equivalent, voice/data wiring to three (3) locations as per purchaser selection.
7. Door chime provided.
8. Interconnected carbon monoxide detectors as per Ontario Building Code.
9. Electronic interconnected, visual smoke detectors installed in basement, on main and upper floor, including all bedrooms, as per Ontario Building Code.
10. Rough-in for central vacuum with termination to garage.
11. 'Decora' switches and plugs throughout finished areas.
12. One (1) garage door opener per roll-up door, as per model type.
13. Rough-in electric car charger conduit in garage.

MECHANICAL SPECIFICATIONS:

1. Natural gas forced air "High Efficiency" furnace with ECM motor controlled by "Smart" thermostat.
2. Installed energy recovery ventilator (ERV) with separate wall control for improved indoor air quality.

3. Installed rental gas hot water heater.
4. Gas line for the stove.
5. Barbecue gas line to rear of home with disconnect and valve, ready to use, location determined by Vendor.
6. Central Air Conditioner Unit.
7. Rough-in drains for future three-piece bathroom in basement, as per model type.

12. Two (2) "Smart" Light wall switches. One for front outside porch and one for main floor room facing roadway.
13. One (1) "Smart" Thermostat.
14. One (1) "Smart" Flood sensor in mechanical room in basement.
15. "Smart" Home Hub app to control all "Smart" features.

KLEIN ESTATES PHASE 2 "GREEN", AND "SMART" CHARACTER FEATURES:

1. All paints to be low VOC.
2. All bathroom exhaust fans to be energy efficient low noise for quiet operation.
3. Shut-off valves on all hot and cold water lines on sinks and toilets.
4. 2 x 6 wall construction with R22 batt insulation – plus R5 continuous rigid insulation.
5. One electronic smoke detector installed in garage.
6. Water-efficient toilets, vanity faucets and shower heads.
7. Framed mechanical room in basement.
8. Finished electrical closet to house water meter and electrical panel.
9. Ducts professionally cleaned prior to Closing.
11. One (1) "Smart" Lock on door from garage to house.



Entertain in grand style in your stunning Dining Room, complete with adjacent servery. Tall, vauled ceilings, panelled walls and gracious windows make this space absolutely inspired. Your guests will be feted in style.

