

parkside

URBAN TOWNS



Features & Finishes ^{1/2}

Exterior

- Balconies for all model types to provide private exterior spaces.
- Modern exterior finishes with masonry, accented with modern panels and siding.
- All windows are high-efficiency, Low-E, argon gas-filled, maintenance-free, with vinyl-clad casement.
- Insulated, vinyl sliding door, as per applicable plan.
- Insulated, 45-Minute Fire Rated Metal front entry door with weather stripping and sweeps, as per applicable plan.
- Deadbolts on all exterior doors.

Suite Interior

- Impressive 9-foot ceilings on all levels. *
- Drywalled half walls capped in wood and painted white, as per plan.
- Contemporary, white, interior designer-selected panel doors, complete with trim, 2 3/4" casings, and 4" baseboards.

- Sliding closet doors within bedrooms, as per plan.
- Closets include white wire shelving.
- Textured ceilings throughout, except in kitchens, bathrooms, and laundry rooms, where plan permits. †
- Interior walls primed and 2-coat painted with designer, low-VOC, flat latex paint. One paint colour throughout.
- All interior doors and trim painted with designer-coordinated, semi-gloss white.
- Premium laminate flooring in kitchen, living room, and hallways. Choice of luxurious 40oz broadloom carpet on all interior stairs and in all bedrooms, as per plan. Choices from vendor's standard samples.
- Laundry enclave features convenient, space-saving, stackable washer and dryer in white.

* Except in areas where architectural details, mechanical, or ductwork require ceiling height to be lowered.

† Smooth finish is not always possible in 'open concept' designs.
‡ Upgrade Packages are offered at an additional fee.

Features & Finishes ^{2/2}

Kitchen & Bath

- Open-concept kitchen with designer-inspired cabinetry with extended uppers.
- Choice of pre-selected finishes package from STANDARD or UPGRADE Design Boards. ‡
- Modern, quartz countertop in kitchen.
- Kitchen island with breakfast bar, as per plan.
- Stainless steel, undermount kitchen sink with chrome, single-lever pull out faucet.
- Stainless steel appliance package including refrigerator, free-standing range, dishwasher, and OTR microwave.
- Electrical outlets at counter level for small appliances.
- Large mirrors above bathroom vanities.
- Quality, white plumbing fixtures with chrome, single-lever faucets (low water-consumption toilet supplied).
- Contemporary, ceramic tile flooring in bathrooms, from vendor's standard samples.
- White acrylic tub. Separate showers to have white acrylic shower base.
- Ceramic wall tiles in tub enclosures and separate shower stalls; ceilings not included.

Electrical/Mechanical

- Modern, interior designer-selected light fixtures, including pot lights above kitchen island, and wall mounted vanity light in bathrooms, as per plan.
- Designer, energy-efficient, flush-mount ceiling light fixtures in bedrooms.
- White decora switches and receptacles throughout.
- Interior door chime as selected by Builder.
- Interior smoke and CO₂ detectors supplied by Builder as required by the Ontario Building Code.
- A total of two outlets to be used in any combination of telephone or cable outlets. Standard layout provided by Builder. Utility provider to make all connections at predetermined location in each model type.
- One exterior, weatherproof receptacle on private amenity connected to a ground-fault circuit interrupter safety switch, as per applicable plan.
- Heavy-duty stove and dryer connections.
- Low-velocity fan coil heating system.
- Rental hot water heater provided, supplied by Builder.
- Air conditioning condensing unit as per plan.

GENERAL INFORMATION

All references to size, measurements, materials, construction styles, trade/brand/industry name or terms may be subject to change or variation within generally accepted industry standards and tolerances. Measurements may be converted from imperial to metric or vice versa and actual product size may vary slightly as a result.

All references to features 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 Vendor's sole discretion.

All features and finishes where Purchaser(s) are given the option to select the style and/or colour shall be from the Vendor's predetermined standard selections.

In an effort to continuously improve its product, the Vendor reserves the right to alter floor plans, exteriors, specifications and prices without notice. All renderings, floor plans and maps in brochures and sales displays are artist's conceptions and are not necessarily to scale and the dimensions are approximate and may vary.

The measurements adhere to the rules and regulations of the Tarion Warranty Corporation. Actual usable floor space may vary from the stated floor area.

Specifications may change without notice. E. & O. E

WARRANTY

The warranty is limited to the warranty provided pursuant to the Ontario New Home Warranty Plan Act.

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