



LUXURY FEATURE LIST:

Outstanding Exterior Features

1. Thermal vinyl casement windows on front elevation
2. Thermal vinyl sliding windows in side and rear elevation
3. All operable windows have screens
4. Vinyl patio door where applicable
5. Aluminum soffits, fascia, eavestroughs and downspouts
6. 3/8" plywood roof sheathing
7. Colour coordinated shingles with 20 year manufacturer warranty
8. Garage door from builder sample as per plan
9. Building envelope including all doors and windows to be caulked
10. Metal entrance doors with weather-stripping and protective deadbolt
11. Exterior door painted from quality paint, caulked choice from builder exterior package
12. Entrance from garage to home

Remarkable Interior Finishes

13. Premium eggshell paint with two choices in colour from builder sample
14. Ceiling outlets with fixtures for foyer, hallways, kitchen and breakfast area
15. Laundry tub where applicable as per plan
16. Pre-finish new age shelving for all closets
17. Quality interior hardwood throughout
18. White switches and receptacles throughout
19. Classic double door for closets where applicable
20. Coffered ceilings

21. Solid wood interior doors
22. Vaulted ceiling as per plan
23. Large living room with bay windows as per plan
24. Garages
25. Rough-in for vacuum cleaner

Luxurious Baths

26. Ceramics accessories in all bathrooms
27. Tub enclosures to be done in ceramic tile
28. Mirrors in all bathrooms
29. Quality vanity countertop
30. Quality ceramic flooring
31. White bathroom fixtures
32. Electrical outlet beside vanity where applicable
33. Single level faucet for sinks
34. Privacy lock on all bathroom doors
35. Smooth finished ceiling in bathroom

Sensational Kitchen

36. Quality custom crafted kitchen cabinets internally lined with adjustable shelving
37. Continuous bulkhead over kitchen cabinets
38. Side fridge valance where applicable
39. Quality ceramic flooring (13' x 13') where applicable
40. Single lever faucets and sinks
41. Double stainless steel sink in kitchen

Plumbing and Electrical

42. Two exterior hose bibs – one at rear of house and one inside garage

43. Two waterproof exterior faucets – one at rear of house and inside garage door
44. Rough-in electrical for future garage door openers
45. Hot and cold taps for washer and dryer
46. Exterior exhaust for dryer
47. Exhaust hood fan over stove area (white)
48. Dishwasher rough-in plumbing provided
49. Pre-wired for cable and satellite
50. Pre-wired for telephone, internet or computer

Special Notes

1. Colour selections will be made at Edge Hill's décor centre from builder samples. The purchasers acknowledges and agrees that some variations in colour and shape uniformity may occur, and the colours, patterns and availability of samples displayed in the Edge Hill décor centre and model homes may vary from display and availability at time of colour selection.
2. The number of steps at front and rear may vary from that shown. According to grading conditions and requirement of municipality
3. Ceilings, walls and bulk heads may be modified to accommodate mechanical systems
4. Purchaser agrees to pay any adjustments on closing
5. Specifications are subject to change without notice. Builder reserves the right to substitute material of equal or better value
6. Additional upgrades and options in wide variety

