



NEWSEATON

13' + 20' TOWNHOMES & 38'+ 45' SINGLES FEATURES & FINISHES

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 and 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 Vendor's 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

1. Architecturally controlled streetscape with pleasing exterior colour schemes, styles, materials and elevations.
2. Clay brick and/or stone and/or stucco and/or vinyl siding panel exteriors.
3. Soldier coursing, exterior columns, arches, keystones and other detailing.
4. Precast concrete and/or stucco windowsills, headers and entrance arches.
5. Upgraded architectural shingles (Limited Lifetime Manufacturer's Warranty).
6. Maintenance-free aluminum soffits, fascia, eavestrough and downspouts as per elevation.
7. Sectional prefinished insulated roll-up garage doors with heavy-duty springs and decorative glazing.
8. Decorative exterior lights on front façade.
9. Fully sodded lot.
10. Fully paved driveway.
11. Garage walls and ceiling to be fully drywalled and left unfinished.

DOORS AND WINDOWS

12. Vinyl casement and fixed windows throughout (excluding basement windows). All windows to be Low E, Argon gas filled. Operable windows are screened.
13. Insulated front door.
14. Satin nickel finish front door grip-set.
15. Exterior garden and/or French and/or vinyl sliding door at rear (as per plan).

INTERIOR FINISHES

16. **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.
- 20' Townhomes (2 storey):
 - 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.
- 13' Townhomes (3 storey):
 - 9' ceilings on ground floor, 9' ceilings on main floor and 8' ceilings on upper floor. The above excludes all low headroom areas due to mechanical and/or dropped areas.
17. 5-1/4" baseboards throughout with 3" casings on all windows, doorways and flat arches.
18. Interior doors and trim painted white.
19. Wired shelving installed in all closets.
20. Interior walls painted warm grey.
21. Natural finish oak pickets and handrails from first to second floor and from main floor to basement door. Purchaser's choice of Rail 2 Black Metal pickets with alternating collars or Rail 3 1-3/4" oak pickets.
22. Natural finish oak veneer staircases (not including unfinished spruce basement staircase).
23. Two-panel smooth style interior doors with satin nickel finish, interior hinges, locks and lever handles.
24. **Fireplace (Singles only):**
 - Flat wall or corner gas fireplace will receive a stone cast mantle.
 - 2-sided gas (see-thru) fireplace is raised approx. 24" from finished floor within a partition finished with stone cast picture frame surround on each side.
25. **Singles & 20' Townhomes (2 storey):**
 - Smooth finish ceilings on main level (excluding open to above areas). Second floor ceilings to be stipple sprayed with smooth borders, with exception of bathrooms and laundry room.
- 13' Townhomes (3 storey):
 - Smooth finish ceilings on ground and main level (excluding open to above areas). Upper floor ceilings to be stipple sprayed with smooth borders with exception of bathrooms and laundry room.
26. Cold cellar provided in basement, with weather-stripping, solid core door, light, floor drain and vents (as per plan).

FLOORING

27. **Singles & 20' Townhomes (2 storey):**
 - 3/4" x 3" natural oak engineered flooring on main level (excluding all tiled areas). Purchaser's choice of laminate (all available colours) or Group 'A' Berber carpeting with standard underpad (one colour and no partial areas) on second floor (excluding tiled areas).
- 13' Townhomes (3 storey):
 - 3/4" x 3" natural oak engineered flooring on ground and main level (excluding all tiled areas). Purchaser's choice of laminate (all available colours) or Group 'A' Berber carpeting with standard underpad (one colour and no partial areas) on upper floor (excluding tiled areas).
28. Porcelain tile flooring in all tiled areas (as per plan).

KITCHENS

29. Kitchen cabinetry, including tall upper cabinets, in traditional and contemporary options.
30. Group 1 granite countertops from builder's standard selection.
31. Stainless steel undermount kitchen sink.
32. Single lever Delta or Moen kitchen faucet with integrated pull-out spray.
33. Rough-in electrical and plumbing supply for dishwasher.

BATHROOMS

34. Ceramic wall tiles in all bathtub enclosures up to the ceiling (excluding master ensuite tub). Separate shower stalls to include the ceiling.
35. Primary ensuite: separate shower stalls with 4-inch shower pot light and clear glass frameless shower door.
36. White pedestal sinks in all powder rooms.
37. Single lever Delta faucets with mechanical pop-ups in all bathrooms. As per Vendor's standard selection.
38. Primary ensuite freestanding tub with deck mount faucet excluding 13' Townhome (3 storey) product.
39. Deep acrylic soaker tubs within main bath and semi-ensuites (as per plan).
40. Vanity mirrors in all bathrooms. 24" x 42" mirrors over each sink in all bathrooms with vanity strip lighting above.
41. Bathroom cabinetry including traditional and contemporary options with laminate countertops.
42. Porcelain sinks in all bathrooms.
43. Strip lighting in all bathrooms (excluding powder room).

CONVENIENCE AND SECURITY

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

NATURAL GAS, ELECTRICAL & PLUMBING DETAILS

49. 200 AMP service.
50. Gas line to rear (capped) for future barbeque hook-up.
51. Weatherproof exterior electrical outlets, one at rear, one at front entry and one on accessible front balconies.
52. One electrical outlet in garage (one per garage door).
53. One electrical outlet in garage ceiling (one per garage door).
54. Heat Recovery Ventilator (HRV) partially ducted system.
55. Ceiling light fixtures in all rooms.
56. White Decora plugs and switches throughout (excluding fireplace switch).
57. Ductwork sized for future air conditioning.
58. Two exterior water taps.
59. 3-piece rough-in (drain pipes only) for future basement bathroom.
60. Rough-in for future vehicle charging station which includes a conduit from basement to garage and an outlet box at garage termination.
61. High-efficiency heating system.

CONSTRUCTION

62. Poured concrete basement walls with heavy-duty damp proofing and drainage layer where required. Single 45' models include taller 9' poured concrete foundation.
63. Poured concrete porch (as per plan).
64. All finished interior walls and ceilings to be drywall construction.
65. Engineered floor joists. Sub-floor to be nailed, glued, sanded and screwed.
66. Spray foam insulation minimizing air penetration in garage ceiling below livable areas as well as all cantilevered areas.

WARRANTY

67. The Tarion Warranty Corporation backs Aspen Ridge Homes with the warranties below. 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 homeowner information package and/or visit tarion.com for further details.



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