

## Exterior

- fully sodded
- professionally designed landscaping plan
- paving stone front walkway from driveway to front steps
- asphalt paved driveway
- paving stone patio approx. $10^{\circ} \times 10^{\circ}$ in rear with privacy fencing
- screens for all opening windows
- exterior doors and trim painted with exterior grade oil base paint
- aluminum gutters and down spouts
- clay brick exterior as per design
- maintenance free vinyl siding
- sted embossed garage door
- diluthonoms are vinyl clad wood with double flaved usut ghas as per docign
- all man-dours with direct chty we the home are stee insulated


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- basemert and garage fours pourcd concrete
- 9" stecl reintorced foundation watis


## Stracture

- 20 year asphall mof shangles
- 3/8 sheating on root
- all sob foors, natled, ghed and screwted invo fooms tomes


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- wall syctems consict of a combination of p-13 fibergiass batts and p5. 5 clactmate exterior inshiated sheating
- R-A0 bown in fberglass in celing. 是-32 Gberghassbati in some vanuted ameas
* R-12 hiberiass bath with vapour bariex $24^{\prime \prime}$ below grake on sasement walls


## Electrical

## /Mechanical

- built-in fireplace with media centre where applicable
- high efficiency, forced air natural gas fumace
- gas fired power vented rental hot water heater
- 5 year parts and labour on heating and cooling systems
- kitchen range hood, vented to the outside
- Kans in all bathrooms
- copper electrical wiring throughout
- Greezer plug in basement at the hydro parel
- microwave pitg in trichers

- 100 amus circuit breker cectral panel
- heavy-duty receptacies for clothes tryer and stove
- electical outhet and wiring ony for Guture garage doar opener
- whatherproot exterior electical outhet comecteai te asafey ground hath cirout
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- white columea Extures in baturooms
- single lever Moen quaces on all wanity sinks
- ingutated bollet tanies
- pressure balanced Fatcets in all showers
- romgha hor futare 3 pioce bathoom in basement


## Exterion

- fully sodded
- professionally designed landscaping pian
- poured concrete froni walkway from driveway to front steps $3^{\prime}$ wide
- asphalt paved driveway
- interlocking brick patio approx. $10^{*} \times 10^{\prime}$
- patio in rear with privacy fencing
e screens for all opening wincows
- exterior doors and trim painted with exterior grade oil base paint
- aluminum gutters and down spouts
- clay brick exterior as per design
- maintenance free vinyl siding
- inculated steel enbossed garage door
- windows are double glazed insul glass as per design
- all main doors with direct entry to the home are steel insulated


## Toundation

- damp-proofing on exterior of foundation walls
- basement and garage floors poured concrete
- 9"steel reinforced foundation walls

Stucture

- 15 year asphalt roof shingles
* 3/8" sheathing on roof
- all sub floors, nailed, glued and serewed into hloor joists

Insulation

- wall systems consist of a combination of $\mathrm{R}-13$ niberglass bate and R-5.5 cladmate exterior insulated sleathing
- R-40 blown in fiberglass in ceiling, R-32 fiberglass batt in some vaulted ares
- R-12 niberglass batt with vapour barier $24^{\prime \prime}$ below grade on basement walls


## Electrical/Mechanical

- high efficiency, forced air natural gas fumace
- gas fired, power vented, rental hot water heater
- yyar parts and labour on heating and cooling systems
- kitchen range bood, vented to the outside
- fans in all bathroons
- copper electrical wiring throughout
- freezer plug in basement at the bydro panel
- microwave plug in kitchen
- light in shower stall (where applicable)
- 100 amp . circuit breaker electrical panel
- heavy-duty receptacles for clothes dryer and stove
- electrical outlet and wiring only for future garage
- weatherproof evterior electrical outlet connected to a safety ground fault circuit
- rough-in for cable television (2) outlets and Bell telephone (4) outlets
* rough-in for fuure central vacuum

Plumbing Fixtures and Accessories

- couble comparment stainless steel ledgeback sink in kitchen
- single lever Moen kichen faucet
- white coloured fixtures in bathrooms
- single lever Moen faucets on all vanity sinks
- insulated toilet tanks
- pressure balanced faucets in all showers
- rough-in for future 3-piece bothroom in basement


## Interior Pinishes

- cusiom designed kitchen and bathroom cabinetry from vendor's samples
- all bathrooms to lave vanities
- microwave shelf in Eichen
- ceramic tile around wb in main bath, to the ceiling
- towel bar and tissue holder in each bathroom
- newpor series embossed paneled interior dcors, painted
* colonial casing around doors and windows
- colonial style bascboard
- all archways to be wood cased
- painted spindles and stained bandrail on stairs leading to basement
- textured ceilings throughout except kitchens, bath and laundry
- all capcted areas to have 28 oz . nylon carpet from vendor's samples
- high density undemad under all carpeted areas
- Litchens, bathrooms and laundry to have vinyl seamless flooring from vendor's samples
- all walls to have one coat of primer and cre coat of latex
- Lichens, bathrooms and laundry rooms to be oil semi-gloss
- all irim and baseboards ta be semi-gloss latex
- thterior of garage to be finished with one coat of laping and one coat of primer
- deadbolts on all exterior doors
- wire shclying in all closets


## All homes covered by $Z$ Group's exclusive CUSTOMER CARE PROGRAM and the Ontario New Home Warranty Program "Excellent Rating"






## Interior Finishes

- custom designed kitchen and bathroom cabinetry from vendor's samples
- all bathrooms to have vanities
- microwave shelf in kitchen
- ceramic tile around tub in main bath, to the ceiling
- towel bar and tissue holder in each bathroom
- newport series embossed paneled interior doors, painted
- colonial casing around doors and windows
- colonial style baseboard
- all archways to be wood cased
- painted spindles and stained handrail on stair leading to basement where applicable
- vextured ceilings throughout except kitchens, bath and laundry
- all carpeted areas to have 28 oz. nylon carpet from vendor's samples
- high density underpad under all carpeted areas
- kitchens, bathrooms and laundry to have vinyl seamless flooring from vendor's samples
- all walls to have one coat of primer and one coat of latex.
- kitchens, bathrooms and laundry rooms to be oil semi gloss
- all trim and baseboards to be semi gloss latex
- interior of garage to be finished with one coat of taping and one coat of primer
- deadbolts on all exterior doors
- wire shelving in all closets


1-32 LEGAL NUMBERS
35-66 MUNICIPAL NUMBERS

## The Pinehurst 1080 sq.ft.

Available on lots: $52,56,57,60,61^{*}, 66^{*}$ ( ${ }^{*}$ walkout basement)


- Garage with direct access to your home

MAIN LEVEL

- Spacious eat in Kitchen
- Choice of central air or gas fireplace
- Large country style Front Porch
- Main floor Laundry area

- Luxurious Bathroom with shower stall and optional whirlpool

