ARBOR GROVE
TOWNHOMES IN BRAMPTON

FEATURES AND FINISHES

EXTERIOR & CUSTOM CONSTRUCTION FEATURES:

1 Every Royal Pine Home compliments the neighbourhood with master-planned elevations, quality old-style craftsmanship and architecturally co-ordinated colour exteriors based on the community's Urban design guidelines to achieve a variety within the streetscape. Townhouse brick packages will be preselected by the Vendor and architecturally controlled.

2 Clay brick construction with accent stone, stucco, decorative board, decorative metal and aluminium frieze board, precast concrete window sills, metal exterior railings & pickets at balconies, metal exterior railings & pickets at ground level as required by grade, as per architectural plan and model selected as per vendors specifications.

3 Superior 2"x 6" wood exterior wall construction, as per architectural drawings and model selected.

4 Offset 2" x 4" stud fire-rated party walls and sound attenuation insulation as per OBC standards.

5 **Quality ¾" enhanced subflooring throughout. Nailed and re-enforced with glue for additional stability.**

6 Engineered floor joist technology throughout.

7 **Approximate 8' high poured concrete basement walls** as per plan with heavy duty drainage layer membrane on all exterior foundation walls as per Ontario Building Code Standards

8 **Custom individual house numbers.**

9 Poured concrete front porch and precast steps as required by grade, as per plan.

10 Elegant black hardware package including grip set(s) with dead bolt lock and coach lamps on front elevation. Standard light fixtures to rear, as per model where applicable, as per Vendor's standard samples.

11 **CONVENIENT DIRECT ACCESS FROM GARAGE LEADING TO GROUND LEVEL**, grade permitting, as per model, as per plan.

12 Prominent steel clad insulated front entry door at ground level with magnetic weather stripping to include **GLASS INSERTS**, as per elevation. All front doors to be complimented with **granite sills**.

13 Exterior French door(s) with transom and fixed glass panel on ground, main & upper floors (as applicable) as per plan, as per vendors specifications.

14 Patio sliding doors with low E argon gas (5ft & 6ft wide as per plan),as applicable, as per model selected

15 Limited life (manufacturer's warranty), self-sealing asphalt shingles as per Vendor's standard samples, as per model selected.

16 Durable pre-finished maintenance free aluminum soffits, fascia, eavestrough and down spouts, as per model selected, as per Vendor's standard samples.

17 "Energy Star" low maintenance thermopane vinyl casement windows throughout. Screens throughout, except on fixed windows, as per Vendor's standard samples.

18 Roll-up sectional garage doors with glass inserts, as per elevation & model selected, as per Vendor's standard samples.

19 ASPHALT paved driveway to include base and finish coats as per Vendor's specifications.

20 Walkways, precast slabs and steps at front and rear patio area, where applicable as per model, as per Vendor's specifications and as per approved municipal drawings.

21 Front and rear of lot to be graded and sodded. Side yard between townhouse blocks will be finished as per municipal requirements or at the vendor's discretion.

22 Exterior hose bibs installed as follows: one located at rear and one located in garage area, as per plan.

23 Decks at rear of model at ground level where applicable, as required by grade, as per vendor's specifications.

24 Romeo & Juliet balcony at rear, where applicable, as required by grade, as per vendor's specifications

25 Stud wall partition between units are to be acoustically treated.

KITCHEN:

26 Bright appealing spacious extended height kitchen cabinets with large eat-in areas as per plan.

27 CUSTOM QUALITY cabinets and **QUARTZ countertops** with extended breakfast counters and islands, as per plan, from Vendor's samples.

28 Stainless steel exhaust hood fan over stove area with 6" exhaust vented outside, as per Vendor's samples.

29 Heavy duty wiring and receptacle for stove.

30 Electrical outlets for fridge and at counter level for small appliances.

31 Rough-in PLUMBING & ELECTRICAL for future dishwasher.

32 DOUBLE STAINLESS STEEL UNDERMOUNT SINK WITH SINGLE LEVER FAUCET with shut-off valve, as per Vendor's samples.

BATHROOMS:

33 Purchaser's choice of vanity cabinets with **QUARTZ countertop and undermount sink** in **ALL bathrooms** (except powder room), as per Vendor's standard samples.

34 For 18' models: Elegant primary ensuite bathroom features **shower stall with chrome framed glass shower door and panel and shower light** according to plan as per Vendor's standard samples. Shower floor areas completed with white 2x2 mosaic tiles with curb, as per vendors specifications.

35 Purchaser's extensive choice of quality imported 8"x 10" or 13" x 13" ceramic floor.

8"x 10" or 13" x 13" wall tiles to all tub & shower enclosures up to but not including the ceiling, as applicable.

36 All shower/bathtub areas completed with "Dens-Shield" water resistant board, as per Vendor's samples, as per plan.

37 Temperature control valve in all shower/bathtub areas, as per Vendor's standard samples.

38 Exhaust fan in all bathrooms (as required) according to the Ontario Building Code.

39 Privacy locks on all bathroom doors, as per Vendor's standard samples.

40 Plate mirrors above vanities in all bathrooms.

41 Powder room includes pedestal sink, according to plan, as per Vendor's standard samples.

42 Single lever chrome faucets with pop-up drains with shut-off valves, as per Vendor's standard samples.

43 White plumbing fixtures in all bathrooms from Vendor's standard samples.

LAUNDRY:

44 Single laundry tub with faucet and drain as per vendor's standard samples, on main or or ground floors,as applicable, according to plan.

45 Dryer vent and heavy-duty electrical outlet and plumbing for automatic washer.

FLOORING:

46 **18' models**: Purchaser's choice of **IMPORTED CERAMIC TILES 13" x 13 on ground level** in foyer, powder room and mud room and on main level in laundry room & powder room as per plan, as per Vendor's standard samples.

47 **B2B models**: Purchaser's choice of **IMPORTED CERAMIC TILES 13" x 13** on ground level in foyer & mud room/laundry room and on main level in powder room as per plan, as per Vendor's standard samples

48 **7 1/2" LAMINATE ENGINEERED FLOORING** in all areas not covered with ceramic tiles on ground & main levels, including stair landings, as per plan, as per Vendor's samples & specifications..

49 HIGH QUALITY 40 oz BROADLOOM (1 colour throughout) on upper level on areas without ceramic tiles, as per plan, as per Vendor's standard samples

ELECTRICAL:

50 100 AMP electrical service plus one electrical outlet next to panel.

51 All wiring in accordance with the Ontario Hydro Standards.

52 Capped Rough-in EV conduit from garage to basement for future car charger

53 Weatherproof GFI exterior electrical outlet as follows: one located at rear and one located at front porch, as per plan

54 Rough-in provisions for future central vacuum terminating in the basement.

55 Rough-in provisions for alarm system. (Key pad in primary bedroom & motion detector in upper hall. Wire for keypad at main entrance, wire for all operating doors and windows on main floor, space wire brought to attic for future use.)

56 Primary bedroom and family room/great room are pre-wired for TV with CAT6 cable.

57 Telephone rough-in primary bedroom and kitchen.

58 USB plugs in kitchen and primary bedroom

59 Standard light fixtures with LED bulbs, as per plan.

60 Standard light fixtures in all bedrooms.

61 One electrical outlet on the garage wall and one on the garage ceiling for each garage door for future garage door opener and one in unfinished area of basement NEAR electrical panel.

62 One ceiling light in garage area and in unfinished areas (where required) of basement as per Ontario Building Code

63 Smoke detectors with strobe lighting & carbon monoxide censors per floor as per Ontario Building Code.

64 Electrical door chime.

65 White Decora switches and receptacles throughout as per Vendor's standard samples.

HEATING:

66 Forced air high-efficiency gas heating system vented outside. Furnace & hot water tank location may vary from that shown on brochure or plan.

67 Heat Recovery Ventilation (HRV) system, as per Vendor's standard samples

68 Hot water heater is a gas rental unit vented to exterior. (Purchaser acknowledges that the water heating system(which may be a tank or tankless system) will be installed on a rental basis by a supplier designated by the Vendor. Purchaser agrees to execute a lease agreement with the Vendor's supplier on or before closing.

69 Programmable thermostat(s), as per plan, as per Vendor's standard samples.

70 Ductwork to accommodate provisions for central air conditioning.

71 R-22 wall insulation.

72 Blown insulation (R-60 factor) in attic

73 R-20 insulated basement walls that terminate 15" above cement slab.

74 R-31 spray foam insulation in exposed floor areas (above the garage with liveable area above, as per plan)

75 Fully drywalled taped and primed garage walls and ceiling, as per Ontario Building Code.

76 Professional duct cleaning provided prior to closing.

77 Drain water heat recovery pipe, as per Vendor's standard samples and specifications

DISTINCTIVE FEATURES INCLUDE:

78 **Extended 9' ceiling heights on ground level** including extended height archways,(excluding areas due to mechanical or structural requirements) as per plan

79 **Extended 9' ceiling heights on main level** including extended height archways(excluding areas due to mechanical or structural requirements) as per plan

80 8' ceiling heights on upper floor plans (excluding areas due to mechanical or structural requirements) as per plan

81 Painted walls according to purchaser's choice of one colour as per Vendor's standard samples.

82 **Smooth Carrara** (2-panel hollow core) style interior doors, as per Vendor's standard samples.

83 Interior doors to include satin nickel lever handles and standard 3" hinges as per Vendor's standard samples.

84 Doors & trimwork to be painted WHITE as per Vendor's standard samples.

85 **4 1/4"** BASEBOARDS and **2 3/4"** CASING in paint grade, as per Vendor's standard samples.

86 **Smooth ceilings** ON MAIN LEVEL ONLY. Sprayed stipple ceiling with smooth border surround in all other rooms/areas.

87 **NATURAL OAK STAIRCASE, HANDRAIL, STRINGERS** to include **METAL PICKETS** from ground to upper floor (excluding landings), as per plan, as per Vendor's standard samples & specifications. Any other steps (required as per grade levels) at the ground/main level and not forming part of the main staircase will also be completed WITH NATURAL OAK steps.

88 Pine painted stairs leading to basement.

89 Durable, condensation-free, noise free plastic plumbing pipe throughout.

90 All closets and linen closets to include wire shelving, as per Vendor's standard samples

Royal Pine Homes Excellent Program is committed to innovative designs and quality construction and complimented with our reliable customer service. Every homeowner receives the service of a professional consultant to assist in the completion of interior colour selections of their new homes at the Royal Pine Homes-Design Studio

ROYAL PINE HOMES