

# Exceptional Standard Features

## DISTINCTIVE EXTERIORS

1. Outstanding architectural features such as brick, stone & precast detailing such as keystones & sills. Aluminum frieze board, decorative columns and tooled front genuine clay brick masonry joints, as per front elevation. Decorative low-maintenance painted vinyl corner post and flashing accents on front box outs and bay windows as per plan.

2. Architecturally controlled colour schemes from Builder's selections for the purpose of providing a pleasing streetscape.

3. Split finish Low E Argon, Energy Star Qualified, maintenance free vinyl casement windows on main and bedroom level. Basement windows are sandstone colour vinyl slider.

4. Covered front entries and porches – plan specific.

5. Quality painted metal insulated front entry door to match interior door style with grip set and deadbolt lock with keyless entry.

6. Metal insulated interior garage access door (if grade permits). Complete with safety door closure.

7. Pre-finished maintenance free aluminum soffits, fascia, eavestrough, downspouts and ceiling of front covered porches.

8. Precast steps at rear. Lots requiring a landing due to grade will be delivered with a deck approximately 48 square feet.

9. Poured concrete front porches.

10. Exterior coach lamps made of low maintenance cast aluminum.

11. Two waterproof (2) electrical outlets, one at front of house & one at rear of house.

12. Two (2) hose bibs: one in garage and one at rear of house.

13. Premium Quality moulded steel paneled sectional roll-up insulated garage doors some elevations with glass window inserts for natural daylight equipped with heavy-duty springs and lifelong rust resistant door hardware.

14. Self-sealing shingle roof.

15. Poured concrete garage floors.

16. Paved driveway (For singles; base coat only. For townhomes; base coat and finished coat applied.)

17. Fully sodded lot with tree in boulevard as per city requirements.

## GRAND INTERIORS

18. 9' main floor ceilings (some ceilings are lowered to accommodate HVAC and plumbing).

19. Cathedrals and open to two-storey areas, as per plan.

20. Elegant staircases open to second storey areas and lower landings, as per plan.

21. Master bedrooms complete with ensuites and walk-in closets, as per plan.

22. 2 panel smooth surface interior door style.

23. Wire shelving in all closets.

24. 2 panel smooth doors at front entry closet, as per plan.

25. Satin Nickel or Venetian Bronze lever handles for interior doors.

26. 2 3/4" colonial style casing on all doors and window frames as well as 4 1/4" colonial style baseboards throughout. (No trim to archways.)

27. Oak railings, 2 3/4" newell posts, upgraded colonial handrail, 1 1/4" pickets & 4" nosing, to finished areas, as per plan.

28. All oak stringers on staircases in finished areas only.

29. California knock down ceilings in all rooms except Kitchen, Bathrooms, Powder room and Laundry room, which have easy maintenance smooth ceilings.

30. Colonial interior trim painted Marz Homes Semigloss designer white.

31. Cold storage room with weather-stripped door as per plan.

32. Vent & electrical light in cold storage room. (plan specific).

33. Duct cleaning of all vents prior to occupancy

## ENVIRONMENTAL AND ENERGY FEATURES

34. Sound 2" x 6" exterior wall construction.

35. 3/8" roof plywood sheeting.

36. Exterior walls and ceiling to be fully insulated with polyethylene vapour barrier conforming to the Ontario Building Code to enhance conservation of energy.

37. Caulking and weather-stripping on insulated metal front entry door.

38. Poured concrete basement walls with heavy duty damp proofing & upgraded drainage membrane, which creates a trouble-free basement.

39. Gas forced air high-efficiency furnace complete with electronic ignition power vented to exterior. Location based on heat calculation.

40. High efficiency tankless hot water heater on a rental basis, vented to exterior.

41. Programmable thermostat centrally located on main floor.

42. Steel beam construction in basement.

43. All wall-framing members to be spaced not more than 16 inches apart.

44. Condensation/hammer free & ABS plumbing system throughout.

45. Heat Recovery Ventilator (HRV) Unit included.

## FLOORING FEATURES

46. Choice of quality ceramic floor tile in foyer, kitchen, breakfast room, laundry room and all bathrooms as per plan.

47. Choice of 32oz Nylon, 36oz polyester or Fortuna Berber with 3/8" chip underpad in all non-ceramic areas as per plan.

48. Concrete basement floor with drain.

# Exceptional Standard Features

## KITCHEN FEATURES

49. Quality kitchen cabinets with 3/4" board construction in a wide choice of styles from builder's standard samples.

50. 13" deep upper kitchen cabinetry.

51. Double Stainless steel "ledgeback" sink with Moen single-lever pullout faucet.

52. No VOC paint used on any cabinetry.

53. Colour coordinated kick plates to compliment cabinets.

54. Laminate countertop from vendor's samples.

55. Dishwasher rough-in included (plumbing and electrical).

56. White hood exhaust fan with vent to exterior.

57. Cabinetry open for dishwasher location.

58. Heavy-duty electrical outlet for future stove.

59. Dedicated electrical outlet for future refrigerator.

60. Walk-in pantries as per plan.

61. Electrical outlets at counter level for small appliances.

## BATHROOM AND LAUNDRY FEATURES

62. Ensuite tub with ceramic deck and required splash border as per plan.

63. One piece acrylic neo-angle shower with framed glass pivot door assembly or tiled shower walls with marble threshold and 10mm glass door (specific to plan).

64. Imported 8" x 10" Ceramic tiles in all main bath enclosures up to ceiling (as per plan).

65. Choice of quality cabinetry from builder's samples in all bathrooms and powder room.

66. Colour coordinated kickplates to compliment cabinets.

67. Laminate counter top from vendors standard vanity samples.

68. All white bathroom plumbing fixtures. All fixtures fitted with shut off valves.

69. Ceramic bathroom accessories to include towel bar, toilet tissue dispenser and soap dish in bathtub enclosure.

70. Quality plate mirrors in all bathrooms.

71. Single-lever faucets with pop-up drains throughout except in laundry and oval tubs. Moen 2-handle chrome faucet in powder room.

72. Pressure-balance control valves in all showers.

73. Ground fault interrupter protection in all bathrooms and powder room.

74. Exhaust fan vented to the outside in all bathrooms and powder room with or without window, and laundry areas as required.

75. Privacy door locks on all bathrooms.

76. Single basin laundry tub in all units with 2 handle, hot and cold water faucet, as per plan

77. Drain and water connections, and electrical outlet for future automatic washer.

78. Heavy-duty electrical outlet and outside vent for future dryer.

79. Tub/shower enclosures with ceramic wall tiles to ceiling. (as per plan)

## ELECTRICAL FEATURES

80. 100 AMP electrical service with circuit breaker panel (labelled) and all copper wiring.

81. White Decora switches and plugs throughout in all finished areas.

82. Interior light fixtures throughout include all bedrooms.

83. Modern light fixtures throughout upper, main and lower hall areas.

84. Polished chrome vanity light fixtures with satin white glass in all bathrooms and powder room.

85. Capped outlet provided for future dining room light fixture.

86. Rough-in security system as per builder standard.

87. 3 cable outlets.

88. 2 telephone outlets.

89. Electric door chime installed.

90. Interconnected smoke detectors located in each bedroom for your family's added protection.

91. Garage electrical ceiling outlet for future garage door opener(s).

92. Rough-in central vacuum system to garage.

93. One combination carbon monoxide/smoke detector located on each level. Location determined by Builder.

## YOUR CHOICE

Purchasers shall have the following choice of colours from the Builder's samples for the following items: (provided that they have not already been installed or ordered at the time the agreement is signed).

1. Kitchen cabinets, counter top
2. Vanities and vanity tops
3. Ceramic tiles
4. Luxury carpet (choice of 1)
5. Paint for decoration of interior walls (choice of 1 for walls).
6. Optional features list to personalize your home at our decor centre.

## WARRANTY

MARZ HOMES HOLDINGS warranty backed by the Ontario New Home Warranty Program's Ten Year "Excellent Service Rating" Includes: the home is free from defects in workmanship and materials for (1) year. TWO YEAR WARRANTY PROTECTION: The home is free from defects in workmanship including caulking, windows and doors so that the building envelope prevents water penetration. Defect in workmanship and materials in the electrical, plumbing and heating delivery and distribution systems. SEVEN YEAR WARRANTY PROTECTION: Major structural defects.

## NOTES

- The vendor reserves the right to substitute alternative materials and fixtures of equal or better quality.
- All illustrations are artist's concepts. Specifications and conditions subject to change without notice, E.&O.E.
- The purchaser acknowledges that the floor plan may be reversed.