

DISTINCTIVE EXTERIORS

1. Outstanding architectural features such as STONE, MAINTENANCE FREE SIDING & CITADEL SHINGLES. PRECAST SILLS. ALUMINUM FRIEZE BOARD and DECORATIVE COLUMNS as per plan.
2. ARCHITECTURALLY CONTROLLED colour schemes from Builder's selections for the purpose of providing a pleasing streetscape.
3. Split finish windows (some colour packages may contain white windows) LOW E, ARGON, ENERGY STAR Qualified Maintenance free vinyl windows throughout. Single hung windows on front elevation (where applicable). Basement windows are white vinyl sliders.
4. COVERED FRONT ENTRIES and PORCHES – may not apply to all plans
5. Quality Craftsman metal insulated front entry door (plan specific) TO MATCH INTERIOR DOOR STYLE with Grip set and Deadbolt lock. (AGED BRONZE ASHFORD GRIPSET)
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. Approximate 80 sq.ft. deck or a 100 sq.ft. aggregate patio slab depending on grade.
9. Poured concrete front porches.
10. Light fixture provided adjacent to rear exterior door as per plan.
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 life long rust resistant door hardware.
14. Self-sealing shingle roof with limited lifetime warranty.
15. Poured concrete garage floors.
16. Asphalt driveway with DECORATIVE INTERLOCK BORDER.
17. Pre-designed LANDSCAPE PACKAGE with front fencing detail for pleasant streetscape (approx 3' high).

GRAND INTERIORS

18. 9' main floor ceilings (some ceilings may be lowered to accommodate HVAC and plumbing).
19. CATHEDRALS and OPEN TWO (2) STOREY AREAS, as per plan.
20. Elegant staircases open to second storey areas and lower landings, as per plan.
21. MASTER BEDROOMS COMPLETE with ENSUITE AND WALK-IN CLOSETS, as per plan.

23. WIRE SHELVING in all closets.
24. 2 panel smooth DOORS at FRONT ENTRY CLOSET, as per plan.
25. SATIN NICKEL LEVER handles for interior doors.
26. 2 ¾" COLONIAL STYLE CASING on all DOORS and WINDOW FRAMES as well as 4 ¼" COLONIAL STYLE BASEBOARDS throughout. (No trim to archways.)
27. OAK RAILINGS, 2 ¾" NEWELL POSTS, UPGRADED COLONIAL HANDRAIL, 1 ¼" 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 builder white.
31. All drywall applied with screws using minimum number of nails.

ENVIRONMENTAL AND ENERGY FEATURES

32. Sound 2" x 6" EXTERIOR WALL CONSTRUCTION.
33. 3/8" ROOF PLYWOOD sheeting.
34. EXTERIOR WALLS AND CEILING TO BE FULLY INSULATED WITH POLYETHYLENE VAPOUR BARRIER conforming to the Ontario Building Code to enhance conservation of energy.
35. Caulking and weather-stripping on insulated metal front entry door.
36. Poured concrete basement walls with HEAVY DUTY DAMP PROOFING DRAINAGE MEMBRANE.
37. Gas forced air HIGH-EFFICIENCY FURNACE complete with electronic ignition power vented to exterior.
38. HIGH-EFFICIENCY GAS FIRED HOT WATER HEATER on a rental basis power vented to exterior.
39. Thermostat centrally located on main floor.
40. Steel beam construction in basement.
41. All wall-framing members to be spaced not more than 16 inches apart.
42. Condensation/hammer free & ABS plumbing system throughout.

FLOORING FEATURES

43. CHOICE OF QUALITY CERAMIC FLOOR TILE in foyer, kitchen, breakfast room, laundry room and all other bathrooms as per plan.
44. CHOICE of 32oz Nylon, 36oz polyester or FORTUNA BERBER with 3/8" chip underpad in all non-ceramic areas as per plan.
45. Concrete basement floor with drain.

EXCEPTIONAL FEATURES

Specifications and conditions
subject to change without notice.
E.&O.E. August 2015.

KITCHEN FEATURES

46. QUALITY KITCHEN CABINETS in a wide choice of styles from Builder's standard samples.
47. Dishwasher rough-in included (plumbing and electrical)
48. Double Stainless steel "ledgeback" sink with MOEN SINGLE LEVER PULLOUT FAUCET.
49. Colour co-ordinated kick plates to compliment cabinets.
50. Laminate countertop from vendors sample
51. White hood exhaust fan with vent to exterior.
52. Cabinetry open for dishwasher location.
53. Heavy-duty electrical outlet for future stove.
54. Dedicated electrical outlet for future refrigerator.
55. Walk-in pantries as per plan.
56. Electrical outlets at counter level for small appliances.

BATHROOM AND LAUNDRY FEATURES

57. Ensuite tub with ceramic deck and required splash border as per plan.
58. Neo-angle shower stall or tiled shower stall with glass door kit as per plan.
59. Imported 8" x 10" Ceramic tiles in all main bath enclosures up to ceiling (as per plan).
60. CHOICE of quality cabinetry from builders sample in ALL BATHROOMS & POWDER ROOM.
61. Colour co-ordinated kickplates to compliment cabinets.
62. Laminate counter top from vendors standard vanity samples.
63. All white bathroom plumbing fixtures.
64. Ceramic bathroom accessories to include towel bar, toilet tissue dispenser and soap dish in bathtub enclosure.
65. Quality plate mirrors in all bathrooms.
66. SINGLE-LEVER FAUCETS with POP-UP DRAINS THROUGHOUT except in laundry and oval tubs. MOEN 2 HANDLE CHROME FAUCET in powder room.
67. PRESSURE BALANCE TEMPERATURE CONTROL VALVES in all showers.
68. Ground fault interrupter protection in all bathrooms and powder room.
69. EXHAUST FAN VENTED to the outside IN ALL BATHROOMS, and POWDER ROOM, with or without window.
70. Privacy door locks on all bathrooms.
71. Single basin LAUNDRY TUB in all units with 2 handle, hot and cold water faucet, as per plan
72. Drain and water connections, and electrical outlet for future automatic washer.
73. Heavy-duty electrical outlet and outside vent for future dryer.
74. Professional Series MIROLIN ACRYLIC TUB in all main bathrooms (as per plan.)

ELECTRICAL FEATURES

75. 100 AMP ELECTRICAL SERVICE with circuit breaker panel (labeled) and all copper wiring.
76. White Decora switches and plugs throughout in all finished areas.
77. Interior light fixtures throughout include all bedrooms, (family room and living room to have controlled wall outlets).
78. MODERN LIGHT FIXTURES THROUGHOUT UPPER, MAIN and LOWER HALL AREAS.
79. POLISHED CHROME VANITY LIGHT FIXTURES with satin white glass in all bathrooms and powder room.
80. Capped outlet provided for future dining room light fixture.
81. ROUGH-IN SECURITY SYSTEM as per builder standard.
82. 3 Cable outlets.
83. 3 TELEPHONE outlets.
84. Electric door chime installed.
85. THREE INTERCONNECTED SMOKE DETECTORS, one on each floor, for your family's added protection.
86. Garage electrical ceiling outlet for future garage door opener(s).
87. ROUGH-IN CENTRAL VACUUM SYSTEM to garage.
88. ONE CARBON MONOXIDE DETECTOR for each bedroom as per O.B.C specifications.

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 (2 colours maximum)
5. Paint for decoration of interior walls (one colour from standard choices)
6. Optional features list to customize 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.

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