

FRESH Features

STRIKINGLY MODERN EXTERIORS

1. **Modernist architecture showcases the warm beauty of glass, metal, stone and/or brick exteriors with contemporary flat roof design as per elevations.**
2. Architecturally pre-determined sitings and exterior colours in conformance with applicable zoning and architectural control guidelines.
3. Sprawling terraces and spacious lower balconies complete with modular decking, as per builder standard sample.
4. Architectural partitions between terrace suites, as per applicable plan.
5. Sleek and modern glass and aluminum railings on terrace and balcony suites as per applicable plan.
6. Modern front entry door makes a design statement with glass insert and transom, complete with contemporary grip and deadbolt set.
7. Sophisticated architectural wall sconce at front entry and garage where elevation permits.
8. Quality coloured vinyl casement windows per architectural package.
9. Maintenance-free Low-E Argon vinyl windows with operators and screens on all floors.
10. Pre-finished, maintenance-free soffits, fascia, eavestroughs and downspouts are colour- coordinated to complement the exterior colours of each home.
11. Architecturally inspired garage door is designed to complement the exterior, with clean-face, low-maintenance metal finish and glass inserts.
12. Durable paved driveway (one coat).
13. Garden door(s) to exterior and/or balconies, as per applicable plan.
14. Conveniently located exterior hose bibs in garage. Rear loading townhomes will also receive one at rear yard.
15. Waterproof electrical outlets as per standard ESA guidelines (one per exit door).
16. Decorative exterior wall sconce as per standard ESA guidelines (one per exit door), as per builder standard sample.
17. Traditional Rear Lane Townhomes come complete with sod at front and rear yards. Back to Back Townhomes will receive sod at front yard only where grade permits.

INSPIRED INTERIORS

18. 8' ceilings at ground level (excluding structural and mechanical drops) – for Back to Back Townhomes Blocks A, B and C.
19. 9' ceilings at ground level (excluding structural and mechanical drops) – for Traditional Rear Lane Townhomes Blocks D, E, and F.
20. **9' high ceilings on main floor and upper level – applicable to all blocks.**
21. **Your choice of durable Luxury Vinyl Plank (LVP) flooring, from builder's standard samples. Locations include staircase landing(s), ground floor, main floor (including kitchen), and upper floor hallway only (excludes tiled areas, bedrooms, and mechanical areas). Back to Back Townhomes will receive at terrace hallway, as well (applies to Blocks A, B and C).**
22. **Natural oak handrail with stylish iron pickets, as per builder standard sample.**
23. **Natural oak finish staircase throughout all three levels, from builder's standard samples (for Traditional Rear Lane Townhomes).**
24. Your choice of colour berber carpet on staircase throughout all three levels, from builder's standard samples (for Back to Back Townhomes).
25. Your choice of colour berber carpet in all bedrooms, from builder's standard samples.
26. Your choice of imported 12"x12" or 13"x13" ceramic or porcelain floor tiles in foyer, from builder's standard samples.
27. Your choice of imported 12"x12" or 13"x13" ceramic or porcelain floor tiles in laundry closets/rooms, from builder's standard samples.

28. Floor drain to be installed in any main floor laundry room, as per plan (raised entry may be required).
29. 4" baseboards with 2 1/4" casing (paint-grade MDF), as per builder standard sample.
30. Contemporary two-paneled smooth interior doors.
31. Designer-selected satin-nickel lever handles for interior doors only, excluding exteriors.
32. Vinyl closet sliders or swinging closet doors, as per applicable plan.
33. Melamine shelving in closets.
34. Ceiling-mounted light fixtures in all bedrooms including Master Bedroom, Laundry, Foyer, and Hallways.
35. Functional capped ceiling outlet in Dining Room, as per applicable plan.
36. White 'Decora style' receptacles and switches throughout.
37. One-colour, off-white quality paint on interior walls (includes one coat primer and one finished coat).
38. Smooth ceilings on Main Floor and all Bathrooms. All remaining ceilings to be stipple ceiling with 4" border.

KITCHENS THAT CELEBRATE THE HOME CHEF

39. **Custom-designed Kitchens with designer-selected cabinetry, including tall upper cabinets.**
40. **Sleek valance cabinet trim below upper cabinets (excludes electrical).**
41. **Stainless steel chimney-style hood fan, as per builder standard sample.**
42. **Designer-selected ¾-inch-thick granite counter tops with polished square edge, as per builder's standard sample.**
43. **Extra-wide, granite-topped island with flush breakfast bar, where indicated on floor plan.**
44. **Modern stainless under-mount double sink.**
45. **Delta® single-lever, deck-mounted faucet with pullout sprayer.**

LUXURIOUS ENSUITE AND BATHROOMS

46. **Indulgent freestanding tub in master ensuite, where indicated on floor plan, as per builder's standard sample.**
47. **Designer-selected, custom-styled bathroom cabinetry.**
48. Drop-in vitreous china sink(s) in bathroom vanity, complete with laminate countertops.
49. Main floor powder room complete with white china pedestal sink.
50. Over-sized modern mirror with overhead lighting over vanity, as per builder's standard sample.
51. Your choice of imported 12"x12" or 13"x13" ceramic or porcelain floor tile, from builder's standard samples in all bathrooms.
52. Stunning 2"x 2" imported mosaic tiles in all shower stalls, as per builder's standard sample.
53. Tiled bathtub surrounds in your choice of standard 8"x10" tiles excluding ceiling, from builder's standard samples.
54. Framed glass shower enclosure where indicated on floor plan.
55. Ceiling-mounted nautical-inspired light in shower stall.
56. Pressure-balanced valve in the bathtub and/or shower stall.
57. **Builder-series Delta® chrome faucets for sinks, tubs, and showers, from builder's standard samples.**
58. Wall mounted mirrors in all bathroom(s) and powder room.
59. Classic white bathroom fixtures.
60. Exhaust fan vented to exterior.

FUTURE READY SMART HOME

61. **Future Ready Smart Home wiring package consists of one (1) fully integrated home wiring system providing high-tech infrastructure capabilities to accommodate today's technology.**

62. **Exclusive 3-Year Complimentary Enercare Smarter Home Essentials Package, completely accessible via the mobile app which includes: HVAC High Performance Monitoring, (1) Smart Thermostat, (1) Smarter Home Hub, and (1) Water Leak Sensor. Must be claimed within first 90 days of closing. See sales agent for details.*****
63. **Structured high-speed wiring that supports high-speed communication.**
64. Pre-wired telephone outlets in 3 locations to be selected by purchaser(s) at time of décor selections.
65. Pre-wired cable TV outlets in 3 locations to be selected by purchaser(s) at time of décor selections.
66. **Rogers Promotion Package – Rogers will be providing exclusive savings for FRESH residents on TV, Phone, and Internet with their IGNITE Bundle. Must be claimed within 60 days of the closing of the home.*****

TECHNICAL & MECHANICAL

67. **Gas line rough-in for future BBQ at terrace balconies only.***
68. Superior floor systems complete with tongue and groove subflooring on all levels to be glued and screwed for extra floor strength and stability.
69. Rough-in for future central A/C unit.
70. 100 AMP electrical service.
71. Two (2) convenient USB outlets, one (1) in Master Bedroom and one (1) in Kitchen.
72. High efficiency forced air heating system for optimum comfort.
73. Switch-controlled split outlets in living room as per applicable plan.
74. Electronic smoke/strobe and carbon monoxide detectors, as per code.
75. Rough-in for dishwasher includes provision for electrical and plumbing.
76. Gas-fired hot water heater on a rental basis.
77. Energy Star rated bathroom fans.
78. Energy Star rated LED lamps.

YOUR NEW HOME IS PROTECTED BY FOUR LEVELS OF GUARANTEES

79. One Year Guarantee on the workmanship and materials of your new home, a guarantee backed by Tarion (Ontario New Home Warranty Program).**
80. Full 2 years' coverage backed by Tarion on electrical, plumbing, heat delivery & distribution system. **
81. The Full Tarion Ontario New Home Warranty Program 7-Year Structural Guarantee on major structural components of your new home.**
82. The individual guarantees provided by the quality brand-name suppliers of the many components that go into your new home.

*As per plan.

**See Tarion (Ontario New Home Warranty Program) for full warranty details.

***Enercare Smarter Home Essentials Package and Rogers IGNITE Bundle Savings are subject to change without notice.

Note: Hydro and gas meter location may vary and is subject to Enbridge and/or local utility company standards. Sizes provided are nominal and may vary slightly per builder's standard sample(s).

We reserve the right to substitute materials of equal or better quality without notice subject to availability at time of construction.

Room dimensions, window configurations and overall floor specifications may vary with final construction documents. All specifications and materials are subject to change without notice. E.&O.E. October 2020.

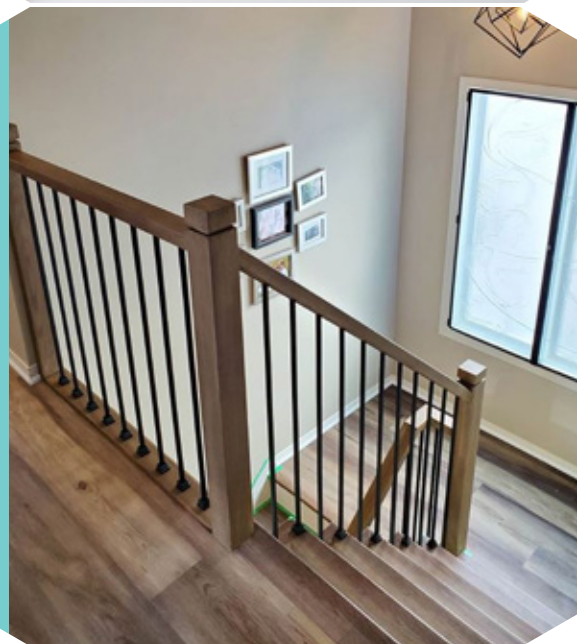
Granite Countertop



Breakfast Bar



Oak Stairs with Stylish Iron Pickets



Luxury Vinyl Plank Flooring



Framed Glass Shower



Smart Home Ready

