

# THE LUXURY FEATURES



## QUALITY CONSTRUCTION FEATURES

- Poured concrete basement walls with heavy damp-proofing foundation wrap to ensure watertight finish and drainage
- Fully poured concrete porches, garage floors, and cold cellars as per plan.
- Architecturally designed unique elevations featuring stone, clay brick, stone feature accents and other detailed materials based on model elevation. (Constructed elevations may vary from Artists Concept and are subject to grade conditions)
- Engineered Floor System with sub-floors sanded and screwed down prior to application of finished floor treatment.
- Asphalt self sealing 25 year shingles, as per Vendor's pre-determined colour packages.
- Maintenance-free aluminum soffit, fascia, eaves trough and downspouts.
- Maintenance free aluminum exterior railing as per plan and if required due to grade condition.
- Professionally fully sodded front, rear and side yards included.
- Precast slab walkway from driveway to front entry and for rear patio as required.
- Asphalt paved driveway base coat and top coat included. (Saberwood Homes is not responsible for future settlement).
- Two exterior hose bibs (one in garage and one at rear of home).
- Where grading requires a deck, the Vendor will provide a 5' x 7' (approximate size) wood deck with stairs. Premiums due to grade may apply.
- For walk out basement condition the Vendor to provide:
- Basement sliding patio door or French door(s), as per plan.
- Full size rear basement vinyl casement windows to match upper floors
- A 5'x7' (approximate size) wood deck off main floor rear door and an additional exterior light and electrical outlet, as per plan.

## DOORS AND WINDOWS FEATURES

- Maintenance free vinyl casement windows throughout including exterior transom, elliptical and half round windows with grilles on front elevations as indicated on plans.
- Sliding patio door(s) with screen or French door(s) as per plan.
- Metal insulated front entry door(s) with weather-stripping as per plan
- High quality vinyl basement windows with double pane sliding glass.
- All windows and exterior doors caulked with high quality sealant.
- Sectional roll-up garage door(s) with decorative windows as per plan.
- If permitted and allowed by the municipality, a door from the garage to house with stairs will be provided, and is subject to grade allowance.
- A side entry door to the house, as per elevation and plan, subject to approval by building authority and municipality.

## INTERIOR AND FINISH FEATURES

- Main floor 10' ceilings. Raised 2nd floor ceilings as per plan.
- 9' ceiling on second floor
- Main floor archways to be trimmed and raised to approx. 8' to complement 10' ceilings, where possible.
- Half walls and ledges trimmed as per model.
- Coffered ceilings in dining room as per plan.
- From first to second floor oak treads with oak veneer risers and stringers (where applicable) with wrought iron pickets and upgraded oak handrail, from Vendors' standard samples, as per plan.
- Trim selections from builders standard samples (+/- 3" casing & +/- 5 1/4" baseboards) with colonial style doors.
- All interior doors to have satin nickel coloured levers.
- Natural gas fireplace(s) with standard marble insert with white mantel as per plan. Note: Two-sided fireplaces will have standard marble insert with white mantels on both sides as per plan.
- Interior walls to be finished in one choice of paint colour from Vendors standard samples.
- Ceilings in hallways, great room, study, library, games room, parlor, den, living room, family room, lofts, and bedrooms to be stippled with smooth borders as per plan.
- Smooth ceilings throughout main floor in powder room, kitchens and bathrooms and main floor laundry or second floor laundry if applicable.
- All wood trim and interior doors will be finished in white semi-gloss paint.
- Kitchens, bathrooms and finished laundry room areas are painted in semi-gloss paint finish of chosen colour.

## FLOORING FEATURES

- Natural colour pre-finished 3 1/4" by 3/4" oak strip hardwood on areas of main floor, except on above noted tiled areas, as per plan. Choice of 12" x 12" or 13" x 13" ceramic flooring from Vendor's high quality standard tile selections for the following areas: front vestibule, main hall, kitchen and breakfast areas, all bathrooms, powder room, main floor laundry rooms or second floor laundry room, entrance landing from garage area and basement stair mid landings
- Choice of 40 oz. berber carpet with upgraded foam underpad from high quality Vendor's samples on second floor, except where tiled areas exist, as per plan.

## GOURMET KITCHEN FEATURES

- Choice of custom quality upgraded cabinetry selected from Vendor's samples.
- Fluorescent valance lighting to enhance kitchen workspace
- Breakfast bar and islands are included where indicated per plan.
- Extended height kitchen cabinetry to compliment 10' ceiling height.
- Easy care stainless steel under mounted kitchen sinks with single lever faucet with vegetable spray.
- Rough-in for dishwasher includes plumbing and electrical only.
- Decorative door panels on island returns as per plan.
- Choice of granite countertop and finished edge from Vendors' standard samples.
- Stainless steel exhaust hood fan over stove with six (6) inch ducting provided to exterior.

## BATHROOMS AND LAUNDRY ROOM FEATURES

- Roughed in 3 piece piping for future basement washroom.
- Neutral white bathroom fixtures.
- Framed shower stall with elegant ceramic tiles surround on walls and ceiling with surface mounted shower light and framed shower door with clear glass and chrome trim in master ensuite.
- Choice of quality vanity cabinetry selected from Vendors' standard samples, except where pedestal sinks are indicated on the plan.
- Decorative ceramic wall tiles inserts included in tub and shower enclosure, including ceiling.
- Where tub and shower stalls are separate, tub enclosure is tiled to approximately 16" above tub with decorative inserts included.
- Marble threshold and jambs in all shower stalls.
- Acrylic tub(s) included where applicable as per plan.
- Single lever faucets for all tubs and showers, as per plan,
- Single lever faucets on all bathroom and powder room sinks with pop up mechanical drains.
- Exhaust ventilation fans included in all bathrooms.
- Secure privacy locks on all bathroom doors.
- Strip lighting fixtures above all vanities and pedestal sinks in bathrooms
- Pressure balancing fixtures in all showers to automatically control and maintain constant temperatures
- 30" white melamine upper cabinetry above appliances in main or second floor laundry rooms, as shown per plan.
- Laundry areas include tub, connections for water, and a drain for washing machine, as per plan. Main and second floor laundry rooms are not constructed to include floor drains.

## ELECTRICAL FEATURES

- 200 AMP electrical service provided.
- Black exterior decorative lamps on front elevation, with light at rear door(s), as per plan.
- Weather proof GFI exterior electrical outlet located at the rear of house and at the front entrance porch.
- White Decora style switches and receptacles throughout.
- Quality Ceiling light fixtures provided in foyer, main hall, kitchen, dining, family, great, study, library, games, parlor, den, lofts, and all bedrooms as per plan.
- Smoke detectors provide as per Ontario Building Code (one per floor including basement).
- Carbon monoxide detector as per Ontario Building Code.
- Rough - in electrical outlets for furniture installation of garage door openers.
- Door chimes provided.
- Rough-in for Central Vacuum, and Security System

## HEATING FEATURES

- Forced air High-Efficiency gas furnace with electronic ignition.
- The Purchaser acknowledges that the condensing hot water system is on a rental program.
- Spray foam insulation in garage ceiling where home is designed with a room over garage as per plan

The builder, reserves the right to alter floor plans, exteriors, specifications and prices with notice. All renderings, floor plans and maps in brochures and sales displays are artists' conceptions and are not necessarily to scale and the dimensions are approximate and may vary. E & O.E.

## WARRANTY

All homes covered by TARION WARRANTY CORPORATION for

- 7-year major structural, 2 year limited warranty and
- 1 year builder's comprehensive warranty.

For full coverage and warranty details refer to schedule A.

The purchaser agrees to indemnify and save harmless the Vendor, its servant and agents from any and all actions, claims and demands which may be made against the Vendor by reason of any injury to person or property of the purchaser, of any of its friends, relatives, workman, or agents who have entered on the real property or any part of the subdivision of which the real property forms a part whether with or without the consent, express or implied, of the Vendor.

ALL SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE  
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