

# FEATURES & FINISHES

## DISTINCT EXTERIORS

- Two, four-storey buildings comprised of 36 residential units
- Contemporary exterior design featuring brick and other accent details
- Low-E Argon vinyl casement windows throughout
- Exterior front door featuring a brushed nickel package with deadbolt lock

## BUILDING AMENITIES

- Courtyard professionally landscaped
- One underground secured entry parking stall
- Visitor parking and outdoor bicycle parking

## INTERIOR APPOINTMENTS

- Ceiling heights of approximately nine (9) feet on main level, and eight (8) feet on second level (excluding areas with dropped ceilings and bulkheads)\*
- Wide plank laminate flooring in living/dining room, kitchen, and hallway selected from Vendor's Standard Samples\*\*
- Imported ceramic tile in foyer and bathrooms from Vendor's Standard Samples\*\*
- 35 oz. broadloom with underlay in bedrooms and on staircase complete with oak handrail and pickets in natural finish, as per plan
- Quality modern interior and closet doors with satin nickel hardware, painted in white
- Quality modern 4" baseboard throughout, 2-3/4" door and window casings throughout, painted in white
- Spacious closets complete with white shelving as per plan
- Interior walls to be painted with superior quality latex paint in one colour throughout
- Smooth finish ceilings in kitchen and bathrooms

## MODERN KITCHENS

- Purchaser's choice of designer quality kitchen cabinets from Vendor's Standard Samples\*\*
- Purchaser's choice of 3/4" square edge quartz countertop selected from Vendor's Standard Samples\*\*
- Undermount single bowl stainless steel sink with single lever chrome Moen faucet
- Shut off valves for kitchen sink
- Stainless steel appliance package installed; featuring electric self-clean slide in range with glass top stove and self cleaning oven, frost free refrigerator with bottom freezer, built-in dishwasher, over the range microwave with integrated exhaust fan

## ELEGANT BATHROOMS

- Purchaser's choice of quality cabinet for vanity selected from Vendor's Standard Samples\*\*, as per plan
- Arborite countertop selected from Vendor's Standard Samples\*\*, with white porcelain basin and chrome single lever faucets, as per plan
- Powder room with pedestal or wall mounted vanity with white porcelain basin, as per plan
- Tub and/or framed glass shower, with white acrylic base, as per plan
- Tub and toilets in white
- Cabinet width mirror with wall mounted light fixture
- Water efficient faucets, shower heads and toilets
- Privacy locks on all bathroom doors
- Pressure balanced shower/tub controls
- Exhaust fans vented to exterior (where possible)

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## CONVENIENT LAUNDRY FACILITIES

- Full sized white front loading stacked washer dryer installed
- Standard ceramic flooring in laundry area

## ELECTRICAL AND MECHANICAL FEATURES

- High efficiency self-contained heating and cooling units, vented to exterior (rental program)
- Programmable thermostat
- Hot water tank system (rental program)
- Individual metering of utilities for hydro, gas and water
- Central air conditioning
- 100 AMP electrical service with circuit breaker type panel
- Switch controlled ceiling light fixture in kitchen, bedrooms, laundry/mechanical room and hallways; switch controlled wall outlet in living/dining room; bathrooms to receive wall mounted light fixture
- Interconnected electric smoke and carbon monoxide detectors as per Ontario Building Code
- Cable TV rough-in wiring for living room and master bedroom
- Telephone rough-in wiring for living room and master bedroom
- White decora style switches and electrical receptacles throughout
- Counter level ground fault electrical outlets in bathrooms and kitchen

\*Drop ceilings and bulkheads will occur to accommodate mechanical, HVAC systems and structural requirements. Finished floor height and built-in noise attenuation measures may cause ceiling heights to be lowered in some areas.

\*\* From Vendor's standard samples pre-arranged in coordinated design packages. No mixing or substitutions of samples between, or outside of, coordinated packages may be permitted. Biddington Homes Oakville Inc. is backed by the TARION home warranty program providing:

- One year warranty on all materials and workmanship
- Two year warranty on plumbing, heating and electrical systems and envelope
- Seven year warranty on major structural defects
- Purchaser agrees to pay the Tarion Warranty fee on closing

All interior floor, wall finishes and materials are to be chosen with assistance of the Builder's interior design consultant. All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from Builder's samples, and are per Builder's specifications. Purchaser shall only be entitled to make such selections provided that the items are not already ordered or installed. Materials, specifications, features and finishes are subject to change and any substitute changes are of at least comparable quality.

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