



## FEATURE AND FINISHES

### EXTERIOR

1. Elevations include Brick and Stone as well as Horizontal Siding with Architectural features in other materials, as per elevation.
2. Aluminium maintenance-free soffit, downspouts, fascia and eaves-trough.
3. Steel clad insulated entry and exterior door(s) with weather-stripping and deadbolt lock (excluding patio doors and door from garage to exterior (if applicable).
4. All vinyl casement windows or simulated windows, or fixed windows all around. Vinyl windows to be coloured on the outside only as per the Exterior Colour Chart. All windows as per Vendor's specifications and caulked on the exterior.
5. Coloured Sliding patio door or garden door(s), as per plan.
6. All windows and patio doors to have Low E and Argon Gas, excluding entry door glazing.
7. Front entry door with glazed panel or sidelight(s) as per elevation.
8. All opening windows and sliding patio doors are complete with screens.
9. Exterior weatherproof electrical outlet with ground fault interrupter (one at each balcony).
10. Brushed Nickel finish front door entry set.

### KITCHEN

11. Purchaser's choice of cabinets from Vendor's standard selection.
12. Purchaser's choice of Plastic Laminate countertops from Vendor's standard selection.
13. Colour co-ordinated kick plates to compliment kitchen cabinets.
14. Stainless steel kitchen sink includes single lever pull down faucet, as per Vendor's standard specifications.
15. Shut-off valve to the kitchen sink.
16. Exhaust hood fan with 6" duct vented to exterior.
17. Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
18. Split receptacle(s) at counter level for future small appliances.
19. Dishwasher space provided in kitchen cabinets with rough-in wiring and drains. (Wire will not be connected to the electrical panel).

### BATHS

20. Water resistant drywall or cement board to approximately 60" high on separate shower stall walls.
21. Purchaser's choice of cabinets and laminate countertops in all bathroom(s) (Excluding powder room) from Vendor's standard selection.
22. Colour coordinated kick-plate to compliment vanity cabinets.
23. Water-efficient shower head and toilet
24. Decorative lighting in all bathrooms and powder room.
25. Mirrors 42" high to all bathroom(s) except powder room.
26. Bathroom fixtures from Vendor's Standard Selections.
27. White bathtubs in all bathrooms, as per plan from Vendor's standard selection.
28. Electrical outlet for future small appliances beside all vanities and pedestal sink include ground fault interrupter as per plan.
29. Exhaust fan vented to exterior in all bathroom(s) and powder room.
30. Privacy lock on all bathroom and powder room doors.
31. Chrome washer-less faucets with a pop up drain in all bathroom and powder room sinks.
32. Pedestal sink in the powder room, as per plan.
33. Shut off valves for all bathroom and powder room sinks.
34. Glassdoor at Ensuite Shower as per plan.

**SUNRISE**  
**HOMES**

CREATING PERFECT SETTINGS



### **INTERIOR TRIM**

35. Stairs with Oak Treads, Oak Veneer Risers and Stringers with choice of stained or clear finish from Vendor's standard selection (from the ground to the third floor, as per plan).
36. Flat panel interior passage doors throughout finished areas excluding sliding closet doors.
37. Modern Style Profile baseboard throughout with door stop trim in all tiled areas.
38. Modern Style Profile trim casing on all swing doors, flat archways and windows throughout in all finished areas, foyer and linen closets where applicable as per plan (Excluding bedroom closets with sliding doors).
39. All drywall applied with screws using a minimum number of nails.
40. Rod & shelf installed in all closets.

### **ELECTRICAL**

41. Decora style switches and receptacles throughout finished areas.
42. 100 AMP service with circuit breaker type panel.
43. All wiring in accordance with the Ontario Hydro Standards.
44. Electrical outlet(s) in all bathroom(s), and powder room including Ground fault interrupter.
45. Ceiling mounted light fixture(s) in the kitchen/breakfast area, den, halls, finished laundry room, family room/great room, dining room and all bedroom(s) where applicable as per plan.
46. An exterior light fixtures at the front door, as per plan.
47. Switch controlled receptacle in the living room.
48. Smoke detectors installed as per Ontario Building Code.
49. Carbon Monoxide Detector on all floors where a finished bedroom is located.
50. Electronic door chime at the front door.
51. Two (2) Cable TV Rough-in outlets.
52. Two (2) Telephone Rough-in Jacks.

### **PAINTING**

53. Latex paint on interior walls throughout finished areas (one colour throughout, from Vendor's standard selection).
54. Interior trim and doors to be painted white.
55. Sprayed stippled ceilings with 4" smooth borders in all rooms except for kitchen, breakfast area, bathrooms, powder room and finished laundry room, which has smooth painted ceilings.

### **FLOORING**

56. Choice of ceramic floor tile in foyer, kitchen, breakfast area, powder room, bathroom(s) and finished laundry room where applicable, as per plan from Vendor's standard selection.
57. Engineered Laminate from Vendor's standard select on Main, Second floor and Third floor non-ceramic areas as per plan.

### **ADDITIONAL FEATURES**

58. Approximately 9' high ceilings on Ground level, 8' on Second and Third levels, as per plans.
59. 2" x 6" exterior wall construction
60. Survey provided with closing documents at no additional cost.
61. All windows installed with expandable foam to minimize air leakage.
62. Tongue and groove oriented strand board subflooring throughout screwed or glued on engineered floor joist system.
63. Architecturally pre-determined sitings and exterior colours in conformance with applicable zoning and architectural control guidelines.

### **INSULATION PROGRAM**

64. LOW E AND ARGON (with insulated spacers) vinyl casement windows, fixed windows all around, installed with expandable foam at perimeter caulked on the exterior.
65. Insulation to exterior walls R24.
66. A forced air High-Efficiency furnace with electronic ignition, power vented to the exterior.
67. Hot water system complying with energy efficiency regulations. The hot water tank is gas rental unit, direct vented or power vented to exterior. Purchaser to execute an agreement with the designated supplier before closing.
68. Thermostat centrally located on the main floor.
69. Exhaust fans in all bathrooms including powder room (where applicable).
70. Central Air conditioning.