

FEATURES & FINISHES

EXTERIOR FEATURES

- Modern elevations utilizing brick, siding and stucco as per applicable plans
- Low Maintenance soffit fascia, eavestroughs and downspouts as per plans
- High quality vinyl casement or fixed windows with low E-Argon thermo-pane glass, as per plan
- Solid core suite entry door with deadbolt lock
- Two exterior hose bibs, one in garage and one rear of lot
- Two exterior receptacles, one in the front, one rear of lot
- Professionally graded and sodded lot
- Asphalt driveway included
- Professionally graded and sodded lot per approved grading plans, except for paved areas.
- Concrete slab walkway from driveway to front porch
- Exterior light at front door, rear door exit, and over garage
- Quality elegant hardware with security deadbolt on entry door(s)
- Custom designed municipal number
- Poured concrete front porch, as per plan
- Covered front porch, as per elevation
- Rear deck constructed of pressure treated decking and rail as per model type
- Sectional roll-up garage doors, as per plan
- There will be one (1) Gas BBQ connection provided per dwelling unit

SUITE INTERIORS

- Approximately 9-ft. ceilings on entry level, approximately 9-ft. ceiling on main and upper level (excluding drop ceiling and bulkhead areas)
- Excellent choices of vinyl floor colours in entry corridor and living/dining areas

- Baseboards with painted door casings
- Modern wood pickets with oak handrails
- Contemporary slab interior doors or slider(s)
- Glass sliding patio doors for access to balconies and/or terraces as per plan
- Contemporary door hardware
- Wire shelving installed in all closets
- White paint throughout suites
- Smooth ceiling throughout, painted white
- Energy efficient LED lighting

KITCHENS

- Designer-appointed cabinetry as per plan
- Soft close cabinetry
- Undermount Stainless steel sink with single-lever retractable faucet
- Beautiful ceramic tile backsplash
- Quality quartz or granite countertops
- Island with additional storage and quartz or granite countertop
- Stainless steel, undermount sink with pull-out faucet in kitchen
- Stainless steel, two-speed exhaust hood fan in kitchen ducted to exterior

BATHROOMS

- Designer-appointed cabinetry as per plan
- Integrated sink and countertop with undermount sink in bathrooms as determined by builder
- Vanity mirror
- Contemporary water-efficient toilet
- Chrome, single lever faucet in bathrooms and powder room(s).
- Bathtub full-height ceramic or porcelain tile surround as per plan

- Luxury vinyl planks in master ensuite and guest bathrooms as per plan
- Water resistant gypsum board on separate shower stall and bathtub walls.
- Energy efficient water saving shower heads, faucets and toilets
- Exhaust fan in all bathrooms and powder room(s)
- Shut off valves for all sinks and toilets
- Privacy lock on all bathroom doors
- 3-PC Ground floor Bathroom Rough-In

LAUNDRY

- Laundry area floor finished in porcelain tile
- Dryer exhaust vent to exterior

ELECTRICAL AND MECHANICAL FEATURES

- Energy efficient gas furnace
- Central air conditioning
- Hot water equipment (rental)
- Ceiling light fixtures provided in the entry, foyer, kitchen, dining and bedrooms as per plan
- White Decora style switches, plugs and plates
- USB wall receptacle in kitchen
- Smart programable thermostat
- Ground fault electrical outlets in all bathrooms
- 100 AMP service panel with circuit breakers and copper wiring throughout
- Smoke detectors and carbon monoxide detectors as per OBC
- Heavy duty cable and outlet for stove and dryer with dryer vent
- Pre-wired two category-5 and two category-6 telecommunication lines
- Pre-wired one cable TV line
- All exhaust fans vented to the exterior
- Electric door chime

BUILDER BUILDER'S GUARANTEE & NEW HOME WARRANTY

This home is fully warranted by TARION WARRANTY CORPORATION & STANCON HOMES warranty

- Seven (7) year Tarion New Home Warranty. Protection Program. Purchaser agrees to pay Tarion and HCRA fees on closing as an adjustment. Purchasers are advised to visit Tarion Warranty Corporation's Learning Hub to review more information on their rights and warranties at <https://www.tarion.com/homeowners>.
- The Vendor reserves the right to substitute any materials used in construction of the Unit provided that such substitute materials are of equal or better quality than those represented to the Purchaser. The Vendor further reserves the right to make minor changes or modifications in the plans and specifications at its discretion. The determination of whether same or not or are minor shall be made by the Vendors Architect.
- Vendor is not responsible for shade differences occurring from different dye lots or for variations including in colour, shade, texture and veining in materials including with respect to tile, carpets, vinyl flooring, cabinetry, natural or manufactured stone, bricks, trim and doors. Samples viewed when choices are made from Vendor's samples are only a general indication of material selected.
- Finished floor height and built-in noise attenuation measure may cause ceiling heights to vary in some areas. Drop ceilings and bulkheads will occur to accommodate HVAC and structural requirements. Sleek Aria drop in vents in tiled surfaces and flush mount hardwood vents on hardwood areas

Specifications subject to change without notice. E.&O.E. December 2023.

BELL CITY
Towns


**STANCON
HOMES**