

fresh appointments

IMPRESSIVE EXTERIOR FEATURES

Superior architecturally designed homes with inspired combinations of brick, stone*, vinyl siding and exterior trim in select locations per elevation, including a signature block on the dwelling containing the builder name logo (location to be determined by Vendor). Elevations include: Elevation A and C have brick on first and second floor on front elevations (as per plan). Side elevations (where applicable) and rear elevations have brick on first floor and vinyl siding on second floor and accented gables (as per plan). Elevation B and D have vinyl siding on first and second floor with stone detailing on front elevations (as per plan). Side elevations (where applicable) and rear elevations have brick on first floor and vinyl siding on second floor and accent gables (as per plan). **Note:** Corner units, side and rear upgrades may be upgraded and materials will vary depending on architectural designs.

Pleasing streetscapes with architecturally controlled exterior colour schemes, elevations, sitings and material. Gracious covered porches and porticoes (as per plan).

Detailed masonry work with striking stone* or pre-cast stone accents including keystones and window sills per elevation. Coloured mortar and recessed masonry joints on front elevations for a refined finished look as per exterior colour packages.

Traditional Carriage style garage doors with beautiful window inserts (as per plan).

Fully sodded front, side, and rear yards plus boulevards. Narrow side yards between houses may be graveled at vendor's sole discretion.

Main entries featuring impressive single or double thermal 6' 10" insulated doors with magnificent glass window inserts (as per plan).

Poured concrete basement walls, wrapped with heavy duty damp-proofing and drainage layer and weeping tiles for extended protection (where required by Building Code). Sump pumps as required by municipality.

Pre-cast concrete walks to front, side and rear entries (where applicable).

Low maintenance aluminum soffits, fascias, eavestroughs and downspouts.

Two exterior water taps; one in garage and one in the rear (location to be determined by vendor).

Door hardware package including grip-set and deadbolt lock, plus gorgeous exterior coach lamps (as per plan).

Self-sealing asphalt shingles with a 25-year manufacturer's warranty and/or metal roof (as per plan).

Fully drywalled and primed garage ideal for workshops.

Complimentary fully paved driveways.**

Customized builder address plaque. Location to be determined by vendor.

Reinforced concrete garage floor with grade beams.

SUPERIOR INTERIOR FEATURES

Soaring (+/-) 9' main floor ceilings with impressive (+/-) 8' second and loft floor ceilings except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings).

Easy maintenance smooth ceilings in kitchen, powder room and all bathrooms.

Stippled ceilings with 4" smooth border throughout finished areas of basement, main and second floor (if applicable).

Elegant natural finish oak veneer stairs to finished areas with oak handrail and nosing and choice of either oak or metal pickets (as per plan, from builder's standard samples).

Choice of one interior quality paint colour from vendor's samples with all kitchen, laundry and all bathrooms finished in eggshell finish.

Vented cellar with light, door and floor drain (as per plan, grade permitting).

Dropped ceilings and bulkheads (where required).

Professional duct cleaning before occupancy.

GOURMET KITCHEN FEATURES

Custom designed deluxe kitchen cabinets with laminate countertops in a wide choice of styles from vendor's samples.

Single lever pullout faucet in Kitchen.

Extended flush breakfast bar in Kitchen (as per applicable plan).

Space for dishwasher including plumbing and electrical rough-ins for future installation provided (does not include installation).

Convenient split electrical outlets at counter level for small appliances.

USB outlet in Kitchen.

Energy efficient two-speed exhaust white or stainless hood fan vented to exterior over stove area.

Heavy-duty wiring and outlet for stove and electrical outlet for refrigerator.

LUXURIOUS BATHROOM FINISHES

Quality ceramic wall tiles in tub and shower enclosure to ceiling height (where applicable).

Separate shower stall (as per plan) to include grand marble surround, potlight and framed glass enclosure.

Master Ensuite framed glass enclosure (where applicable) to include rainhead and hand held shower on a slidebar.

Bathtub and shower curtain rods included (where applicable).

Stunning freestanding soaker bath tub with Roman tub filler in Master Ensuite bathroom (as per plan).

Pedestal sink in powder room (as per plan).

White ceramic accessories in all bathrooms and washrooms.

Mirrors included in all bathrooms and powder room approx. 42" high.

White plumbing fixtures.

Chrome finish faucets for all vanities and showers.

Efficient exhaust fans in all bathrooms.

Choice of quality bathroom cabinets with choice of laminate counters from vendor's standard samples.

Privacy locks on all bathroom doors.

Shut off valve for each sink.

LAUNDRY ROOM ACCENTS

Convenient fiberglass laundry tub with separate drain (as per plan).

Hot and cold laundry taps for washer with heavy duty wiring and venting for dryer.

Laundry room floors may be sunken to accommodate entry door(s) in laundry (if

required). Laundry areas on second floor will come with a floor drain.

EXQUISITE FLOORING FINISHES

Quality ceramic 12" x 24" tile flooring in entry, powder room, bathrooms, kitchen, breakfast areas and laundry room (as per plan).

Quality Laminate flooring on main floor in a natural finish (excluding tiled areas).

Luxurious premium quality 40 oz. broadloom with foam underpad in non tiled areas throughout second floor, loft floors and finished basement areas (excluding tiled areas, as per plan).

Transition strip to be used between different floor materials.

BREATHTAKING WINDOWS, DOORS & MILLWORK

Striking (+/-) 4¼" colonial style baseboard, painted white throughout with doorstop to tiled or laminate floor areas. (+/-) 2¾" casing painted white on all doors, windows and framed archways throughout finished areas (as per plan).

Classy two panel smooth style interior doors, except where indicated as sliding doors. Not applicable to cold storage or exterior doors.

Satin nickel levers to all interior doors. Privacy locks on all bathroom and powder room doors.

Doors, windows and full archways to be trimmed (as per plan). Taller archways on main floor where applicable.

Vinyl casement Low E thermopane windows (as per plan).

Low maintenance structural vinyl Low E thermopane 30" x 16" white basement windows (as per plan).

Sliding thermal-glazed patio door or garden door (as per plan).

Extensive caulking for improved energy conservation and to minimize drafts.

Mirrored sliders or two panel door(s) at front entry closet (as per plan).

LIGHTING & ELECTRICAL

All wiring will be in accordance with the Ontario Building Code and the Electrical Safety Authority.

100 amp electrical service with circuit breaker panel.

Decorative black coach lamps on exterior elevations (where applicable).

Two exterior waterproof electrical outlets (one at the front porch and one at rear yard). Holiday plug in front garage elevation soffit. Plugs for future garage door openers.

Heavy duty 220v electrical outlet for stove and dryer.

Light fixtures provided throughout finished areas except in living room, with white decora style switches and receptacles.

Switch controlled receptacles in living room.

One automatic smoke/strobe detector installed on every floor and in every bedroom for home and family safety.

Electric door chime with doorbell at front entry.

Ground fault interrupter protection for all bathroom(s) and powder room.

Carbon monoxide detector.

INCREDIBLE ENERGY SAVING FEATURES

Gas fired, forced air high-efficiency natural gas furnace complete with ECM motor for super efficiency and comfort controlled by an electronic programmable thermostat.

Heat Recovery Ventilator (HRV) for improved indoor air quality.

Exterior walls and second floor ceilings fully insulated – walls to R-22, ceiling to R-60. All insulated areas are to be covered by poly vapour barriers (all as per Ontario Building Code).

Spray foam insulation in garage ceilings where habitable rooms are above.

Spray foam around windows and doors for increased air tightness.

Basement walls insulated full height per Ontario Building Code.

Water saving aerators on all faucets.

Water saving toilets.

Water saving shower heads on all showers with temperature control valves.

Ducting sized for future air conditioning.

SECURITY FEATURES FOR YOUR PEACE OF MIND

Exterior hinges and striker plates reinforced with extra long screws.

Additional blocking at all exterior doors jams.

Additional screws at patio door to prevent lifting.

Rough-in for security system (location to be determined by vendor).

ADDITIONAL SUPERIOR CONSTRUCTION FEATURES

Steel beam construction in basement (as per applicable plan).

All sub-floors will be glued and re-fastened with screws prior to floor finishes.

All joints to be sanded.

Taps and drains for automatic washer and dryer vent.

2" x 6" exterior wall construction.

CUSTOMER FRIENDLY UPGRADE PROGRAM

We are pleased to provide quotations prior to construction for extras or custom finishes for interior features. Purchasers have the opportunity to make upgraded interior selections when they attend their décor appointment to choose their colours and materials (when schedules permit).

LOOKOUT AND WALKOUT CONDITIONS

Lookout lot conditions shall include as a standard 5' x 7' (approximate size) deck with steps to grade and larger rear basement windows as grade permits.

Walkout lot conditions shall include a sliding patio door or garden door in basement and larger rear basement windows as per applicable plan, a railing will be installed at the door on main floor level.

HELPFUL ROUGH-INS FOR YOUR GROWING FAMILY

Rough-in for central vacuum system to garage.

Rough-in for telephone (2) location to be determined by vendor.

Rough-in for cable T.V. (2) location to be determined by vendor.

Rough-in (2) network wiring (cat-5).

Rough-in gas line to BBQ.

* "Stone" refers to distinctively crafted stone products.

** Driveways will be completed after approximately two full seasonal cycles.

ZANCOR
HOMES

Specifications are subject to change without notice. Builder has the right to substitute materials of equal or greater value. A wide variety of upgrades and options are available. E. & O.E.