









# **BLOCK 131**



# **BLOCK 132**



# **BLOCK 133**







# **BLOCK 134**



# **BLOCK 135**



# **BLOCK 136**







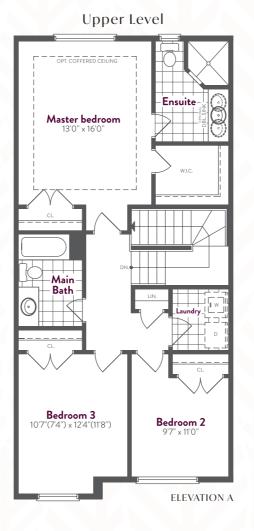


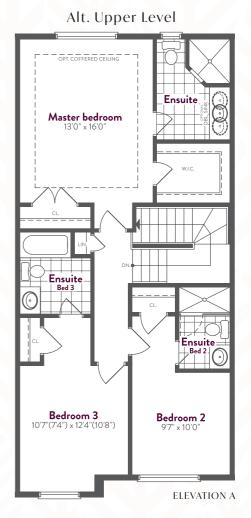
ELEVATION B 1652 SQ.FT

# FRIESIAN

1642 SQ.FT / 1652 SQ.FT

# Great Room 11'0"(7'4") x 30'3"(23"10") Garage 12'8" x 20'0" ELEVATION A & B



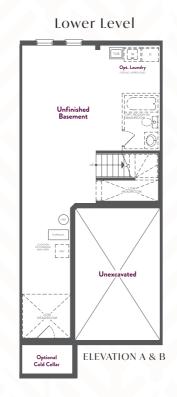














1642 SQ.FT / 1652 SQ.FT







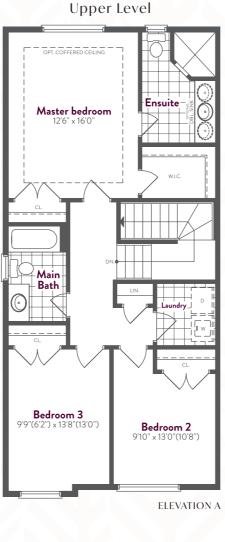


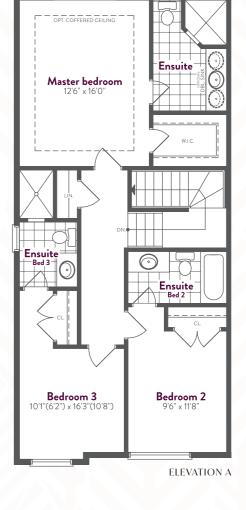
ELEVATION B 1655 SQ.FT

# PERCHERON

1616 SQ.FT / 1655 SQ.FT

# Great Room 10'5 x 23'10" Garage 13'1" x 20'0" ELEVATION A & B





Alt. Upper Level



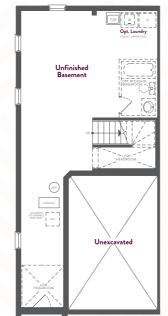
Lower Level

1655 SQ.FT





**ELEVATION A 1616 SQ.FT** 





1616 SQ.FT / 1655 SQ.FT





ELEVATION A & B





ELEVATION B 1629 SQ.FT

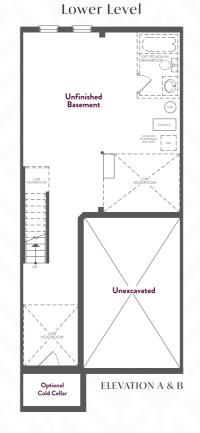
# TROTTER

1626 SQ.FT / 1626 SQ.FT

## Main Level Upper Level Alt. Upper Level Alt. Main Level Kitchen/Breakfast Kitchen/Breakfast Ensuite Master bedroom 13'0" x 15'2" Master bedroom 13'0" x 15'2" Great Room Great Room 10'6" x 17'6" — Main — Bath Main Bath Ensuite Bed 2 Garage Garage **Bedroom 2** 10'2" x 16'0"(11'4") Bedroom 2 10'2" x 17'10"(11'4") **Bedroom 3** 10'0"(7'8") x 16'0"(10'2") **Bedroom 3** 10'0"(7'8") x 19'6"(10'2") Sunker Foyer Foyer **ELEVATION A ELEVATION A** ELEVATION A & B **ELEVATION A & B** STEP AS REQUIRED **Bedroom 2** 10'2" x 16'0"(11'4") **Bedroom 3** 10'0"(7'8") x 19'6"(10'2") **Bedroom 2** 10'2" x 17'10"(11'4") **Bedroom 3** 10'0"(7'8") x 16'0"(10'2") **ELEVATION B** ELEVATION B









1629 SQ.FT





1629 SQ.FT



# FEATURES FINISHES SILVER PACKAGE

### **FAMILY KITCHEN**

- 1. Purchaser's choice of Furniture Finish Kitchen Cabinets from vendor Standard samples.
- 2. STAINLESS STEEL DOUBLE COMPARTMENT SINK.
- 3. QUALITY IMPORTED FLOOR TILES from vendor samples.
- 4. Exhaust hood fan over stove vented to the outside.
- 5. Heavy duty electrical receptacle for stove.
- 6. Split electrical outlets at counter level for small appliances.
- 7. Choice of Laminate Counter Tops from vendor's samples.

### **BATHROOMS**

- 8. MASTER ENSUITE BATH with sink as per applicable model type.
- 9. SINGLE LEVER FAUCET WITH TEMPERATURE CONTROL in bathtub and shower.
- PEDESTAL SINKS or Single VANITY in all POWDER ROOMS. Other bathrooms with VANITY CABINETS and laminate countertops from vendor samples. (As per plan).
- 11. SINGLE LEVER FAUCETS to all vanity and pedestal sinks.
- 12. QUALITY IMPORTED CERAMIC TILES from vendor samples to floors and bathtub
  - enclosure, two rows of tile where ensuite oval tubs with separate shower stall.
- 13. TILED SHOWERS (where indicated on plans) with MARBLE JAMBS.
- 14. CERAMIC BATHROOM ACCESSORIES includes towel rack, soap dish, and toilet tissue dispenser.
- 15. Exhaust fans vented to exterior in all bathrooms. As per model.

### LAUNDRY AREAS

- 16. Single laundry tub with hot and cold water faucet, (as per plan).
- 17. Heavy duty electrical outlet for dryer and electrical outlet for washer.
- 18. Dryer vent connection to exterior.

### **ELECTRICAL & HEATING**

- 19. 100 AMP SERVICE with Circuit-breaker type panel.
- 20. LIGHT FIXTURES installed throughout, except living area with switch activated wall outlet, and capped ceiling outlet in dining area.
- 21. SMOKE & CARBON MONOXIDE DETECTORS on Main Floor, Upper Hall, Basement and all bedrooms.
- 22. Two electrical outlets in garage (one in wall, one in ceiling).
- 23. DECORA electrical switches and receptacles.
- 24. Ground fault interrupter protection on bathrooms.
- 25. HIGH EFFICIENCY GAS FURNACE & ROUGH-IN FOR CENTRAL AIR
- 26. ROUGH-IN SECURITY SYSTEM.
- 27. ROUGH-IN CENTRAL VAC & SYSTEM OUTLETS. One per floor level.

### **QUALITY CONSTRUCTION AND OTHER FEATURES**

- 28. Architecturally controlled Clay Brick exteriors with quality trim details. As per applicable model and elevation.
- 29. Masonry details in brick and/or pre-cast per elevation.
- 30. DECORATIVE WOOD COLUMNS per applicable exterior plans (EXTERIOR).
- 31. PANELED SECTIONAL ROLL-UP GARAGE DOORS as per elevation.
- 32. MAINTENANCE FREE VINYL CASEMENT WINDOWS throughout.

- 33. All exterior doors and windows to be fully caulked.
- 34. Steel, insulated front entrance door with coach lamp, grip set, dead bolt, weather-stripping, and insert windows as per model.
- 35. SELF-SEALING ASPHALT ROOF SHINGLES in blended colours with a
- 25 YEAR MANUTFACTURER'S WARRANTY.
- 36. Pre-Finished MAINTENANCE FREE soffits, fascia and downspouts.
- 37. Two exterior hose bibs, one at rear and one in garage.
- 38. PAVED DRIVEWAY (as per Purchase and Sale Agreement).
- 39. Precast concrete patio slab walkway from driveway to front porch, including precast steps at front or rear where applicable.
- 40. Lot sodded and graded to requirement of the Municipality.
- 41. 2" x 6" EXTERIOR FRAMED WALL construction.
- 42. Tongue and Groove Sub-flooring throughout, nailed, screwed down, and joints sanded prior to finish flooring installation.
- 43. Engineered roof truss system and 3/8 inch roof sheathing.
- 44. Poured concrete basement walls with DRAINAGE MEMBRANE BLANKET WRAP TO ALL INTERIOR BASEMENT LIVING AREAS, and weeping tile drain pipe at footings where applicable.
- 45. Front porch where required by grade.
- 46. Poured concrete basement floors and garage floors.
- 47. Complimentary Duct Cleaning Prior to Occupancy.

### LIVING AREAS

- 48. 9 FOOT CEILINGS on Main Floor and 8 FOOT CEILINGS on second floor.
- 49. Imported CERAMIC TILES, as per applicable plans, from vendor's samples.
- 50. Quality 35 oz. BROADLOOM with foam underpad to all living areas, except where tiled indicated on plans and unfinished areas.
- 51. OAK RAILINGS AND PICKETS, in Natural Finish, from first floor to second floor stairway where indicated on plans.
- 52. COLONIAL STYLE INTERIOR DOORS and COLONIAL STYLE TRIM throughout finished areas, quarter round trim to tiled areas where indicated on plans.
- 53. SATIN FINISH LEVER interior hardware for all doors.
- 54. All doors and windows to be trimmed throughout in finished areas.
- 55. MELAMINE SHELVING to all closets, including linen.
- 56. Interior walls finished in quality LATEX PAINT in all areas.
- 57. Stipple-sprayed ceilings throughout, except kitchens, bath rooms, laundry and unfinished areas.

### TARION WARRANTY CORPORATION COVERAGE

Flato Developments Inc. is covered under Tarion Warranty Corporation on all homes. New homeowners benefit from:

- 1 & 2 Year warranty protection against defects in workmanship & materials (as defined in the TARION Warranty Plan Act).
- 2. 7-Year warranty protection against major structural defects (as defined in the TARION Warranty Plan Act).
- Warranties are limited to the requirements established by the TARION Warranty Plan Act.

### **NOTES**

- . All illustrations are artist's concepts.
- 2. The purchaser acknowledges that the floor plan may be reversed.
- 3. The purchaser acknowledges that the specifications, landscaping, finishes and furnishings etc. in the model home(s) or sales offices may be for display purposes only and may be of the similar grade or type or not necessarily included in the purchase of the home.
- 4. The Vendor reserves that right to substitute materials that are of equal or better quality.
- The purchaser acknowledges that variations in colour and shade uniformity may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to normal production processes.

PRICES, TERMS AND CONDITIONS SUBJECT TO CHANGE WITHOUT NOTICE. THE VENDOR HAS THE RIGHT TO SUBSTITUTE MATERIALS WITH MATERIALS OF EQUAL OR BETTER QUALITY. E & O.E.





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