

FEATURES & FINISHES

Every townhome at GLENRIDGE HEIGHTS has features and finishes that balance functionality and style, from luxurious flooring to gourmet kitchens with a beautiful appliance package, to sleek and modern bathrooms. Soaring 9' ceilings on the main and second floors enhance the open concept layout, big bright windows light up the large rooms and you'll find cozy corners perfect for a reading nook, study area or a home office.

GOURMET KITCHENS

- Open concept kitchens with designer quality cabinetry and granite counter tops.
- Islands in kitchen, as per plan.
- Gleaming flush breakfast bar, as per plan.
- Undermounted stainless steel kitchen sink with single lever faucet and integrated spray, from vendor's standard selection.
- Stainless steel appliances in kitchen include refrigerator, self-cleaning range, multi-cycle dishwasher and microwave hood fan.
- Flush breakfast bar in Kitchen optional, as per plan.

MODERN BATHROOMS

- Designer cabinetry with Arborite countertops in bathrooms, from vendor's standard samples.
- Imported ceramic tile flooring, from vendor's standard samples.
- Ceramic wall tiles installed in tub enclosures, up to but not including ceiling, from vendor's standard samples.
- Privacy locks on all bathroom doors.
- Pressure balance control faucets in the bathroom tub enclosure.
- Single lever faucets in bathrooms and powder room.
- All bathtubs to be acrylic, as per plan.
- White plumbing fixtures installed in all bathrooms.
- Porcelain sinks in all bathrooms, as per plan.
- White pedestal sink in the powder room, as per plan.
- Mirrors over all bathroom vanities and pedestal sink in powder room.

ELEGANT INTERIOR FEATURES

- Soaring 9' ceilings in Traditional Towns, where applicable (excluding low headroom areas due to mechanical and/or dropped areas).
- High 9' ceilings in Stack Towns, where applicable, and 8' ceilings on lower and ground floor.
- Elegant trimmed archways throughout.
- All interior walls and trim are painted with a quality latex paint.
- Imported ceramic tile flooring in kitchen, all bathrooms, mechanical, laundry room and foyer, as per plan, from vendor's standard selection.
- Choice of 40oz broadloom with quality underpad in all bedrooms and upper hall, as per plan. Carpet selections are subject to restrictions from Vendor's Standard Plan.
- Engineered laminate strip flooring in great room and all finished stair landings, from vendor's standard samples.
- Designer-selected baseboards throughout with coordinated casing on all windows and doors, painted white.
- White painted interior doors with brushed chrome hardware, as per plan.
- Oak veneer stringers, handrails and pickets with natural finish, in finished areas, as per plan.
- Stairs of finished area are fully carpeted. Carpet selections are subject to restrictions from Vendor's Standard Plan.
- Spray textured stippled ceilings throughout, except kitchen and all bathrooms are to have a smooth painted finish.
- Laundry features front loading stacked washer and dryer in white, as per plan. Vendor's Standard Plan

HARMONIOUS EXTERIOR DESIGN

- Architecturally-controlled streetscapes and elevations with complementary exterior colour schemes, styles, and materials.
- Striking brick detailing, vinyl and metal siding, as per elevation, with complementary roof.
- Low-maintenance pre-finished aluminum soffits, fascia, eavestroughs and downpipes.
- Self-sealing asphalt shingles with 25-year manufacturer's warranty, where applicable.
- Decorative exterior lights on front façade.
- Insulated metal front door with brushed chrome finish grip set and deadbolt.
- Energy efficient vinyl Low-E casement windows throughout, as per plan. All operating windows are to be screened.
- All sliding patio doors to be vinyl with Low-E glass and screened.
- All doors and windows fully caulked, exterior doors weather-stripped.
- Sod and walkways are in accordance with municipal requirements.
- Walkway to front entry precast or poured concrete slab.

QUALITY CONSTRUCTION FEATURES

- 2' X 6' exterior wood construction with insulation to exterior walls, in accordance with the Ontario Building Code.
- 5/8" tongue and groove sub-floor with joints to be sanded and fastened with screws and nails.
- Large poured concrete front porch.

HEATING AND PLUMBING SYSTEMS

- Combination Boiler & High Velocity Air Handler System (is a rental unit).
- Individually-controlled cooling system, as per Ontario Building Code (is a rental unit).
- Heat Recovery Ventilation or Energy Recovery Ventilator system, as per OBC.
- Drain water heat recovery unit (is a rental unit), as per plan.

ELECTRICAL ATTRIBUTES

- 100 AMP electrical service with circuit breaker panel in accordance with the Ontario Hydro Requirements.
- Heavy duty receptacle for stove and dryer, both with exterior vents.
- Bathroom and Powder Room outlets are wired with a Ground fault indicator.
- Electronic smoke detector(s) and electronic carbon monoxide detector(s) as per OBC.
- Ceiling fixtures in all bedrooms, hallways, kitchen, breakfast area, laundry, great room, den and mechanical room, as per plan.
- White decora plugs and switches throughout finished areas.
- Bathrooms to receive strip lighting centered over the bathroom vanities and pedestal sink in the powder room, as per plan.
- Rough-ins for cable and telephone outlets in great room and all bedrooms, as per plan.
- Rough-in for security system.
- Exhaust fans installed on separate switch in all finished bathrooms and vented to the exterior.
- Electrical door chimes.

WARRANTY DETAILS

The warranty is limited to the warranty provided, pursuant to the Ontario New Home Warranty Plan Act.

GENERAL NOTES

All references to features are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the Vendor's sole discretion. All features and finishes where Purchaser(s) are given the option to select the style and/or colour shall be from the Vendor's predetermined standard selections.

The Purchaser acknowledges that finishing materials contained in any model suite or sales office display, including broadloom, furniture, electrical fixtures, drapes, flooring, upgrade kitchen cabinets, stained staircases, and railings etc. may be for display purposes and may not be of the same grade or type, or may not necessarily be included in the dwelling unit purchased herein. In an effort to continuously improve its product, the Vendor reserves the right to alter floorplans, exteriors, specifications and prices without notice.

All renderings, floorplans and maps in brochures and sales displays are artist's conceptions and are not necessarily to scale and the dimensions are approximate and may vary. All references to size, measurements, materials, construction styles, trade/brand/industry name or terms may be subject to change or variation within generally accepted industry standards and tolerances.

Measurements may be converted from imperial to metric or vice versa and actual product size may vary slightly as a result. The measurements adhere to the rules and regulations of the Tarion Warranty Corporation. Actual usable floor space may vary from the stated floor area. Specifications may change without notice. E&O. E.

Discover the Style of New Home Trends?

