

# FEATURES & FINISHES

## ARCHITECTURALLY CONTROLLED EXTERIORS AND EXCEPTIONAL CONSTRUCTION

- Classic architectural designs include wood frame and steel beam construction with genuine clay brick and/or maintenance-free type architectural board and batten vinyl siding and/or horizontal vinyl siding, decorative frieze board, masonry soldier coursing, brick or stone quoins, shutters and/or other unique architectural applications as per applicable models.
- All elevations are under strict architectural and colour control to ensure truly harmonious and integrated street-scape.
- Unique custom inspired main roof pitches enhance all elevations.
- Covered front porches with poured concrete floor slab in applicable models.
- Maintenance free white vinyl casement windows to front elevation. One operable window per room. Front windows include white mullion inserts to enhance all elevations. Side and rear elevations to have vinyl sliders. Maintenance free structural vinyl thermal pane windows in basement as per applicable models. All main level windows with Low-E and Argon glass.
- Architecturally controlled metal insulated front doors and glass door lights as per applicable models.
- Front door grip sets with security dead bolt.
- Exterior hardware package to comprise decorative weather resistant exterior coach lights and matching address numbers installed (architecturally controlled).
- Maintenance free double glazed sliding patio door or exterior French door as per applicable models.
- Maintenance free aluminum fascia, eaves trough and downspouts in architecturally controlled colour schemes.
- High grade architectural fiberglass shingle roofs with manufacturer's 30 Year Warranty in architecturally controlled colours.
- Premium sectional steel garage door(s) as per applicable models.
- All exterior doors and windows are foamed all around for superior energy conservation and draft prevention.
- Weather stripping and screens on all operable windows, including basement.
- Two exterior water taps and two waterproof electrical outlets to be installed (one in the garage or front & one at rear).
- The lot will be fully graded to the requirements of the authority having jurisdiction and shall be fully sodded in front, sides and rear.
- Driveway to be paved with asphalt.
- 2x2 stone walks to the front entry.
- All sub-floors are 5/8" tongue and groove OSB with sanded joints. Floors fastened with screws.

- Exposed poured concrete basement walls are wrapped in upgraded drainage membrane to prevent leaks with weeping tiles.
- 2"x4" exterior wall construction.
- Superior Energy Star insulation package.

## INNOVATIVE INTERIORS WITH LUXURIOUS APPOINTMENTS

- Gracious open concept interiors with innovative features including accent columns, cathedral, vaulted or coffered ceiling, plant ledges or architectural niches as per applicable models.
- 8 foot ceilings on first floor.
- Elegant colonial style passage doors, with kwikset lever or knob in satin nickel finish, as per vendor's samples.
- Master ensuite, powder room and bathroom doors include privacy locks.
- Elegant colonial baseboards and casings.
- Interior walls to be finished with 2 coats of quality flat paint, except kitchens and bathrooms which will be eggshell, from choice of 3 pre-selected colours. Interior doors and all trim will be finished with white semi-gloss paint. Ceilings in all rooms will be California texture finished except kitchens, laundry and bathrooms which will be smooth finish.
- Elegant staircase with oak handrails and pickets, as per applicable plan.
- Purchaser's choice of quality broadloom with superior under pad throughout, as per vendor's samples.
- Superior vinyl cushion flooring to kitchen, laundry room, powder room and bathrooms, per vendors samples.

## CAPTIVATING GOURMET KITCHENS

- Beautiful gourmet style eat-in kitchens with breakfast areas in applicable models.
- Quality kitchen cabinetry in a variety of door styles and wood types with post-formed laminate countertops.
- Double, easy clean, stainless steel ledgeback spillway sink with single lever washer-less faucet.
- Two-speed 6" exterior vented white hood fan over stove ducted to exterior.
- Open under-counter space for dishwasher, rough-in for electrical and plumbing also included. Heavy duty wiring and 220 volt outlet for stove.
- Split electrical outlets at counter level for small appliances.

## BEAUTIFUL BATHROOMS

- Quality bathroom vanities in a variety of door styles and wood with post-formed laminated countertops.
- Elegant fibreglass tub or one piece fibreglass tub enclosure in master ensuite as per applicable models.
- Master ensuite features fibreglass shower enclosure or separate shower enclosure with marble sill, ceramic tile on walls and ceiling, ceramic mosaic on floor as per applicable model.
- Den shield board on all tub and shower enclosures, which include ceramic.
- One piece fibreglass tub enclosures to main bath(s) per plan.
- Quality white bathroom fixtures in all bathrooms.
- Quality white ceramic bathroom accessories.
- Low flush toilets, low flow aerators on taps and shower heads.
- Pressure balancing valves in all showers.
- White pedestal sink/or vanity and toilet in powder room as per plan.
- Vanity mirrors and wall light fixtures to all bathrooms.
- Exhaust fans in all bathrooms.
- Privacy locks on all bathroom doors.
- Washer-less single lever faucets in sinks.

## MECHANICAL, ELECTRICAL AND NATURAL GAS

- Forced air natural gas heating with high efficiency furnace and electronic ignition. (2 stage Energy Star rated furnace) and simplified heat recovery ventilator.
- Ducting size to accommodate future air conditioning system. Main trunk in basement insulated with duct board.
- High efficiency gas operated power vented hot water tank supplied on rental basis.
- 100 amp electrical service breaker panel with copper wiring.
- Switch controlled receptacle in living room and family room. Ceiling lights in all bedrooms and main areas.
- Automated smoke detectors on each floor (including basement) plus CO2 detector on bedroom level for home and family security.
- Electric door chimes at front door.
- Power Pipe.
- Electrical outlet and light in garage, plus outlets for future garage door opener.
- Wirsbo plumbing.
- Upgraded Decora electrical switches and receptacles throughout.

- Ground fault interceptor protection in all bath & powder rooms.
- Rough in for telephone and cable TV(maximum 4 locations each.)

## LAUNDRY ROOM

- Single basin laundry tub located in laundry room as per applicable models. (Where unavailable in laundry room on first or second floor, laundry tub is provided in the basement.)
- Hot & cold laundry taps for washer & heavy duty wiring for dryer.
- Outside venting for dryer.

## GENERAL FEATURES AND WARRANTIES

- All Cachet-Reid homes are protected by the seven (7) year Tarion Warranty Corporation.
- Cachet-Reid Homes shall provide all warranties offered by its reputable component suppliers for roofing, hardware, electrical, plumbing, heating, cooling and mechanical systems, including other key elements, as applicable.
- Homes to be move-in condition and cleaned prior to closing.
- The purchaser acknowledges that any features, material or decorations contained in the Vendor's sales office or model homes may include features, decorations and chattels that are not intended to be included in the dwelling and such features, decorations and chattels shall not be included in the dwelling or under this Agreement unless expressly provided for herein or in any schedules forming part of the Agreement.
- The purchaser agrees that all colours and materials referred to herein are to be selected from Cachet-Reid's standard samples. Should substitution of any colour or material selections specifically chosen by the Purchaser become necessary, the Purchaser will select such substitute material from the Vendor's standard samples.
- The Purchaser acknowledges that the specifications and finishes in the model home(s) located at Cachet-Reid's other projects may differ from the specifications in model and new homes being purchased at the project that is the subject of this Agreement. Cachet-Reid reserves the right to substitute materials with that of equal or better quality.
- Cachet-Reid is pleased to provide a comprehensive Décor Service Program to assist Purchasers in the selection of interior finishes. Optional upgrade finishes and extra features will be available for additional cost at the time of colour selection.

All specifications, dimensions and materials are subject to change without notice, as set out by the Tarion Warranty Program regulations and the purchase and sale agreement. All colour and material finishes are from Vendor's available samples. E. &O.E. April 2009