

FEATURES & FINISHES • Townhomes

Exteriors

- 1. Grand Ridge North is an architecturally controlled community designed to fit into the traditional urban fabric of the local area with traditional and transitional influences.
- 2. Architecturally designed elevations detailed with combinations that may include brick, stone, and exterior trim.
- 3. Low maintenance aluminum or vinyl soffits, fascia, downspouts and eaves.
- 4. Self-sealing architectural shingle roof with 25-year warranty.
- 5. Precast concrete window sills, headers and arches, as per elevation.
- 6. Poured concrete front porches and poured in place concrete steps (where grading permits).
- 7. Municipal address plaque.
- 8. Covered porches and charming porticos as per elevation shown on rendering.
- 9. Elegant exterior lighting at exterior doorways.
- 10. Main entry featuring single or double metal insulated doors with glass window inserts, as per plan.
- 11. Garage overhead insulated door equipped with glass inserts as per elevation.
- 12. Garage walls and ceilings to be fully drywalled, taped and primed.
- 13. sphalt paved base and topcoat driveway.
- 14. Sodded front and rear yards, narrow side yards between houses may have gravel.
- 15. Steel lintels to be decorated and protected with Alliance Lintel Wrap vinyl covering.

Construction and Energy Star Features

- 16. Poured concrete foundations with damp proofing, drainage board and weeping tiles (where applicable)
- 17. Reinforced garage floors and grade beams (where applicable).
- 18. Spray foam insulated garage ceilings below livable areas as well as exterior cantilevered spaces.
- 19. All windows and doors are insulated and sealed with expanded foam and caulked on the exterior.
- 20. Energy Star vinyl low-e coloured casement windows on all elevations.
- 21. Tongue and groove subfloor glued and screwed on well-planned engineered floor joist system. Landings and sunken areas may be dimensional lumber.
- 22. 2"x6" exterior walls with exterior insulated sheathing.
- 23. Townhome demising wall double drywalled for increased fire protection and reduced sound attenuation.
- 24. Energy Star heat recovery ventilation appliance for improved air quality and energy efficiency
- 25. Energy Star high efficiency gas heating system.
- 26. Energy Star insulated attic to a minimum nominal R60.
- 27. All ductwork to be sealed with tape.
- 28. Air tightness test and independent third-party Energy Star for new homes certification.

Interiors

- 29. Approximately 9' ceilings on the first floor, approximately 8' ceilings on second floor, and approximately 8' ceilings in basement (except in sunken or raised areas, stairways and where there are raised and dropped ceilings), as per plan.
- 30. Carpeted stairs with natural finish oak stringers.
- 31. Natural finish oak handrail with natural finish square style oak pickets and posts.
- 32. Smooth ceilings in kitchen, bathrooms, powder room, and finished laundry room. Stippled ceiling with 4" smooth border in all other areas.
- 33. Dropped ceilings and bulkheads (where required).
- 34. Colonial trim with approximately 4" baseboards and 2-3/4" casing throughout on all doorways, archways, closets, and windows. To be painted in white.
- 35. Satin nickel interior door levers with matching hinges.
- 36. Two panel smooth approximately 6'-8" high interior painted swing doors throughout.
- 37. Sliding glass patio door to rear, as per plan.

Flooring Finishes

- 38. Choice of ceramic tiles in foyer, mud room, main hallway, powder room, kitchen, bathrooms, and finished areas of laundry room, as per plan (from Vendor's standard samples).
- 39. 3 ¼" X ¾" natural prefinished engineered hardwood flooring throughout the first floor (excluding tiled areas), as per plan (from Vendor's standard samples).
- 40. Choice of 40-ounce carpeting with quality under-pad in basement rec room, second floor hallways and all bedrooms, as per plan (from Vendor's standard samples).

Kitchen

- 41. Choice of kitchen cabinetry offered in a variety of finishes, styles and colours (from Vendor's standard samples).
- 42. Extended height upper kitchen cabinets.
- 43. Breakfast bar in kitchen island with extended flush bar top (as per applicable plan).
- 44. Choice of granite countertop with polished edges (from Vendor's standard samples).
- 45. Stainless steel double bowl undermount kitchen sink with chrome single level pullout faucet.
- 46. Stainless steel hood fan over stove area with 6" exhaust vented to the exterior.
- 47. Rough-in plumbing and electrical for future dishwasher.

Bathroom

- 48. Choice of quality bathroom cabinets with choice of laminate countertops (from Vendor's standard samples).
- 49. Quality ceramic wall tiles in tub and shower enclosure to ceiling height (where applicable).
- 50. Pre-formed, round edged laminate countertop with an overmount vanity sink in all bathrooms.
- 51. Stunning freestanding soaker bathtub in primary ensuite (as per applicable plan).
- 52. Separate bathroom shower stall in primary ensuite (as per plan) to include a waterproof pot light and framed glass enclosure with shower door, and tile to ceiling height of shower enclosure. 2"x2" mosaic tiles on shower stall floor.
- 53. Main bath and/or secondary ensuite to receive an acrylic soaker tub with ceramic wall tile to ceiling height (as per plan, from Vendor's standard samples).
- 54. White vessel sink in powder room with single level faucet (as per plan).
- 55. Wall mounted mirrors are included in all bathrooms and powder rooms.
- 56. Privacy locks on all bathroom doors.
- 57. Chrome finish faucets for all vanities and showers (as per plan, from Vendor's standard samples). High efficiency water saving white toilets in all bathrooms.
- 58. Energy Star Efficient exhaust fans in all bathrooms.

Laundry

- 59. Plastic white laundry tub with chrome faucet (as per applicable plan).
- 60. Hot and cold laundry taps for washer with heavy duty wiring and venting for dryer.

Electrical and Plumbing

- 61. 100 AMP electrical service with circuit breaker panel and copper wiring throughout.
- 62. Decorative exterior light fixtures at front and rear of home.
- 63. Heavy duty wiring and receptacle for stove and dryer.
- 64. Three exterior waterproof electrical outlets (one at the front porch, one in garage, and one at rear yard).
- 65. Holiday plug-in mounted on front elevation soffit, operated on a separated switch.
- 66. One electrical outlet on garage ceiling for future garage door opener.
- 67. White Decora switches and receptacles throughout.
- 68. Rough-in for future central vacuum system on first and second floor with cover plates on all outlets, terminated in garage for future connection.
- 69. Dryer vent to exterior in laundry area.
- 70. Two RG6 rough-ins, locations to be determined by homeowners.
- 71. Three CAT5 rough-ins, locations to be determined by homeowners.
- 72. One USB outlets combination electrical receptacles, location to be determined by homeowners.
- 73. 3 piece rough-in to basement, location to be determined by vendor.

- 74. Electric front door chime.
- 75. Hard-wired smoke detectors and carbon monoxide detectors to be installed as per Ontario Building Code.
- 76. Two exterior hose bibs are included, one in garage and one at rear.
- 77. Air conditioning unit.

Warranty Program (Tarion)

- 78. Home covered by and enrolled in Tarion.
- 79. Seven-year major structural warranty and 2-year coverage on electrical, plumbing, heat delivery and distribution system, as outlined by Tarion.
- 80. One year free from defects in material and workmanship.

General Notes

- 81. All references to sizes, measurements, materials, construction styles, trade/brand/industry names or terms may be subject to change or variation within generally accepted industry standards & tolerances. Measurements may be converted from imperial to metric or vice versa & actual product size may vary slightly as a result.
- 82. All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Location of features and finishes are as per applicable plan or at the Vendor's sole discretion.
- 83. All features and finishes where Purchasers are given the option to select the style and/or colour shall be from the Vendor's predetermined standard selections.
- 84. Variations from Vendor's samples may occur in materials and finishes due to normal production processes.



Sunny Communities reserves the right to substitute materials of equal or better quality without notice, subject to availability at time of construction. All selections on finishes from Vendor's standard samples, sizes, and specifications subject to change without notice. Photos are for representation purposes only. E. & O. E. May 2023.

