

Live||o

IN BOLTON

Features & Finishes



IMPRESSIVE EXTERIOR FEATURES

1. Superior architecturally designed homes with inspired combinations of brick, stone and pre-cast stone accents, detailed exterior trim features, exquisite Hardie Board and/or smartside siding (on gable ends) in select locations per elevation.
2. Gratifying streetscapes with architecturally controlled exterior colour schemes, elevations, sitings and materials.
3. Detailed masonry work with striking stone¹ or pre-cast concrete 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.
4. Gracious covered porches and porticos (as per plan).
5. Spacious garages with contemporary style insulated garage doors with beautiful inserts (as per plan).
6. Garage walls and ceilings to be drywalled.
7. Fully sodded lots.
- 8. Main entries featuring impressive single 8' high by 36" wide insulated doors with side lights (as per plan).**
9. 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.
10. Pre-cast and/or poured concrete steps at front, side and rear entrances as required by grade (as per plan). Pre-cast concrete walks to front entries (where applicable).
11. Low Maintenance aluminum soffits, fascias, eavestroughs and downspouts.
12. Two exterior water taps; one in garage and one in the rear yard (location to be determined by vendor).
13. Door hardware package including grip-set and deadbolt lock, plus gorgeous exterior coach lamps (as per plan).
14. Self-sealing asphalt shingles with a 30-year limited manufacturer's warranty and/or metal roof (as per plan).
15. Complimentary fully paved driveways.²
16. Customized builder address plaque. Location to be determined by vendor.
17. Reinforced concrete garage floor with grade beams.



SUPERIOR INTERIOR FEATURES

- 18. Townhomes feature (+/-) 8' basement ceilings, soaring (+/-) 9' ground floor ceilings with impressive (+/-) 8' second floor ceilings.** (Except in sunken or raised areas, stairways and where there are raised or dropped ceilings).
- 19. Easy maintenance smooth ceilings to ground floor, laundry room and all bathrooms.** Stippled ceilings with +/- 4" smooth border throughout remaining finished areas on second floor (where applicable).
20. Coffered ceiling in dining room (as per plan).
- 21. 34" built-in linear electric fireplace (as per plan).**
- 22. 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).
23. Choice of one interior quality paint colour from vendor's samples with all kitchen, laundry and all bathrooms finished in eggshell.
24. Vented Cellar with light, door and floor drain (as per plan, grade permitting).
25. Dropped ceilings and bulkheads (where required).
26. Professional duct cleaning before occupancy.



GOURMET KITCHEN FEATURES

27. **Custom designed deluxe kitchen cabinets with taller upper cabinets, soft close doors and drawers, pot drawers, cutlery divider and stone countertops in a wide choice of styles from builder's standard samples, as per plan.**
28. Breakfast bar in kitchen with extended flush bar top (as per applicable plan).
29. **Stainless steel double bowl undermount kitchen sink with single lever pullout faucet.**
30. Space for dishwasher including plumbing and electrical rough-ins for future installation provided (does not include installation).
31. Convenient split electrical outlets at counter level for small appliances.
32. USB outlet in kitchen.
33. Efficient two-speed exhaust stainless steel hood fan vented to exterior over stove area.
34. Heavy-duty wiring and outlet for stove and electrical outlet for refrigerator.



LUXURIOUS BATHROOM FINISHES

35. Quality porcelain wall tiles in tub and shower enclosure to ceiling height (where applicable).
36. **Primary ensuite bathroom shower stall (as per plan) to include grand marble surround, pot light and 10 mm frameless glass enclosure fastened with L-brackets.**
37. **Stunning freestanding soaker bathtub with Roman tub filler in primary ensuite bathroom (as per plan).** Drop-in tub in tiled enclosure to secondary bathrooms (as per plan).
38. **Choice of quality bathroom cabinets with choice of stone countertop in primary ensuite** from vendor's standard samples.
39. Choice of quality bathroom cabinets with choice of laminate countertop in secondary bathrooms from vendor's standard samples.
40. Bathtub and shower curtain rods included (where applicable).
41. **Base cabinet with stone countertop (from vendor's standard samples) and undermount oval sink in powder room with single lever faucet (as per plan).**
42. White ceramic accessories in all bathrooms and washrooms.
43. Mirrors included in all bathrooms and powder room approx. 42" high.
44. White plumbing fixtures.
45. **Elongated toilets with soft close seats in all finished bathrooms.**
46. **Upgraded chrome finish faucets for all vanities and showers. Primary ensuite includes rain shower head. All other tub/showers include handheld shower on shower arm bracket (as per plan, from builder's standard samples).**
47. Efficient exhaust fans in all bathrooms.
48. Choice of quality bathroom cabinets with choice of laminate counters from vendor's standard samples.
49. Privacy locks on all bathroom doors.
50. Shut off valve for each sink.

LAUNDRY ROOM ACCENTS

51. Laundry tub in base cabinet with separate drain (as per plan).
52. Hot and cold laundry taps for washer with heavy duty wiring and venting for dryer.
53. 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

54. **3 1/4" x 3/4" natural prefinished engineered hardwood on ground floor and upper hall** (excluding tiled areas and bedrooms; from builder's standard samples).
55. **Quality 12" x 24" porcelain tile flooring in entry, powder rooms, kitchen, bathrooms, laundry room and open to below basement foyers** (as per plan, from builder's standard samples).
56. Luxurious premium quality 40 oz. broadloom with foam underpad in bedrooms (as per plan). Your choice of one colour from builder's standard samples.
57. Transition strip to be used between different floor materials (due to different flooring materials that may be selected, transition heights between floor surfaces may occur).

BREATHTAKING WINDOWS, DOORS AND MILLWORK

58. Striking (+/-) 4¼" colonial style baseboard, painted white throughout with doorstop to tiled and hardwood floor areas. (+/-) 2¾" casing painted white on all doors, windows and flat/returned archways throughout finished areas (as per plan).
59. Two panel smooth style interior doors, except where indicated as sliding doors. Not applicable to Cellar or exterior doors.
60. Satin nickel levers to all interior doors. Privacy locks on all bathroom and powder room doors.
61. Doors, windows and full archways to be trimmed (as per plan). Vinyl casement Low E thermopane windows (as per plan).
62. Low maintenance structural vinyl Low E thermopane larger basement windows (as per plan).
63. Sliding thermal-glazed patio door or garden door (as per plan).
64. Extensive caulking for improved energy conservation and to minimize drafts.

LIGHTING & ELECTRICAL

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

65. Decorative black contemporary lamps on exterior elevations (where applicable).
66. Fully installed exterior light fixtures.
67. Two exterior waterproof electrical outlets (one at the front porch and one at rear yard or terrace for Rear Lane Towns). Holiday plug in front elevation soffit. Plugs for future garage door openers.
68. Heavy duty 220V electrical outlet for stove and dryer.
69. Light fixtures provided throughout finished areas, with white decora style switches and receptacles.
70. Switch controlled receptacles in living room.
71. One automatic smoke/strobe detector installed on every floor and in every bedroom for home and family safety.
72. Electric door chime with doorbell at front entry.
73. Ground fault interrupter protection for all bathroom(s) and powder room.
74. Carbon monoxide detector.

75. 200-amp electrical service with circuit breaker panel.

76. Provisions for rough-in electric car charger in garage.

INCREDIBLE ENERGY SAVING FEATURES

77. Gas fired, forced air high-efficiency natural gas furnace complete with ECM motor for super efficiency and comfort controlled by an electronic programmable thermostat.
- 78. Heat Recovery Ventilator (HRV) for improved indoor air quality.**
79. Exterior walls and 2nd floor ceilings fully insulated – ceiling to R-60 walls to R-22. All insulated areas are to be covered by poly vapour barriers (all as per Ontario Building Code).
80. Spray foam insulation in garage ceilings.
81. Spray foam around windows and exterior doors for increased air tightness.
82. Basement walls insulated full height per Ontario Building Code.
83. Ducting sized for future air conditioning.
84. Water saving aerators on all faucets.
85. Water saving toilets.
86. Water saving shower heads on all showers with temperature control valves.

SECURITY FEATURES FOR YOUR PEACE OF MIND

87. Exterior hinges and striker plates reinforced with extra long screws.
88. Additional blocking at all exterior doors jambs.
89. High quality deadbolt locks on all hinged exterior doors.
90. Additional screws at patio door to prevent lifting.
91. Rough-in for security system (location to be determined by vendor).

ADDITIONAL SUPERIOR CONSTRUCTION FEATURES

92. Steel beam construction in basement (as per applicable plan).
93. Engineered floor joists & 5/8" subfloor glued to achieve outstanding structural strength.
94. All sub-floors will be re-fastened with screws prior to floor finishes. All joints to be sanded.
95. 2" x 6" exterior wall construction.

CUSTOMER FRIENDLY UPGRADE PROGRAM

96. Purchasers have the opportunity to make upgraded interior selections when they attend their decor appointment to choose their colours and materials (when schedules permit).

HELPFUL ROUGH-INS FOR YOUR GROWING FAMILY

97. Rough-in for central vacuum system piped to garage.
98. Rough-in gas line to BBQ at rear of the home, location to be determined by vendor.
99. Rough-in for telephone (2) location to be determined by vendor.
100. Rough-in for cable T.V. (2) location to be determined by vendor.
101. Rough-in (3) network wiring (cat-6) location to be determined by vendor.
102. 3-piece rough-in to basement (as per plan), location to be determined by vendor.

*Features and finishes may differ and are subject to change without notice. All features and finishes are as per plan. Please refer to the full Schedule A of the Agreement of Purchase and Sale for full details. Renderings are artist's concept. E.&O.E.



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ZANCOR
HOMES