



Carpet-Free Flooring
in main floor living areas

LUXURY FEATURES INCLUDED



Quality Kitchen Cabinets
traditional or contemporary



9 Foot Ceilings
throughout main floor



Ceramic Flooring
to kitchen, bathrooms, front hall
foyer & laundry



Insulated Patio Door
as per plan



4 Kitchen Appliances
stainless steel



Quartz Kitchen Countertops
and kitchen island



- Stainless Steel Self-Clean Oven
- Stainless Steel Frost-Free Fridge
- Stainless Steel Built-In Dishwasher
- Stainless Steel Over The Range Built-In Microwave With Integrated Exhaust Fan
- White Acrylic Tub With Wall Tiles Installed To Ceiling
- Extra Quiet Exhaust Fan Vented To The Exterior In All Bathrooms And Powder Rooms
- Traditional Of Contemporary Designed Cabinetry In A Variety Of Finishes From Builder's Selections
- Quartz Counter Tops In Kitchens And Baths
- Single Or Double Bowl (Where Possible) Stainless Steel Kitchen Sink With Chrome Faucet
- 9ft. Ceilings On Main Floor
- Air Conditioning
- Brushed Nickel Lever Style Interior Door Hardware
- Tiled Kitchen And Bathroom Floors
- Brick And Stone Exteriors
- Electric Vehicle Ready, 200 Amp Service

INCLUDED FEATURES

EXTERIOR

- Solid 2x6 stud wall construction with a combination of batt and foam insulation
- Quality clay brick installed on elevations as per applicable plan, pre-selected by Builder
- Pre-finished, maintenance-free aluminum soffits, fascia, as per plan
- All windows are high efficiency Low E Argon gas filled maintenance free colour coordinated vinyl clad windows
- Insulated vinyl patio door, as per applicable plan
- Quality caulking to exterior of all windows and doors
- Poured concrete foundation walls
- Foundation exterior wall wrapped with System Platon to guard against leaks
- Brush coat finish to all exposed exterior concrete walls
- Entire property graded to municipal standards and sodded, driveways are paved with asphalt

KITCHEN & BATH

- Choice of traditional or contemporary designed cabinetry in a variety of finishes from Builder's selections
- Choice of Builder's Standard quartz counter tops in kitchens and baths
- Opening in cabinetry for future dishwasher. Connection costs included if appliances purchased through Builder
- Single or Double bowl (where possible) stainless steel kitchen sink with chrome faucet
- Stainless steel self-clean oven
- Stainless steel frost-free fridge
- Stainless steel built-in dishwasher
- Stainless steel over the range built-in microwave with integrated exhaust fan
- Dedicated electrical outlet for refrigerator. Fridge opening standard 36" wide x 70" high, opening for stove is 30" wide, dishwasher opening is 24" wide x 34 1/2" high
- Electrical outlets at counter level for small appliances
- Large mirrors above vanities and pedestal sinks, per applicable plans
- Quality white plumbing fixtures with chrome faucets (low water consumption toilet supplied with insulated tank)
- White acrylic tub with wall tiles installed to ceiling. Chosen from Builders Standards
- Pedestal sink is standard in powder room, as per applicable plan
- Extra quiet exhaust fan vented to the exterior in all bathrooms and powder rooms

INTERIOR FEATURES

- Impressive 9ft. ceilings on main floor except in areas where architectural details, mechanical or duct work require ceiling height to be lowered
- Drywalled half-walls are capped in wood and painted white, as per applicable plan
- Brushed Nickel lever style interior door hardware.
- Contemporary white Two-Panel doors with colour matching closet doors, as per applicable plan, complete with 2 1/4" trim and casings, and 3 1/4" baseboard.
- Deadbolts on all exterior doors

- 'California' textured ceilings throughout except in kitchens, bathrooms and laundry rooms (NOTE: Smooth finish not always possible in 'open concept' designs)
- Interior walls to be painted with one coat tinted primer and one finish coat of quality flat latex paint, all interior doors and trim finished in white semi-gloss white latex paint. Paint colour from Builder's samples. One paint colour throughout
- Premium solid core LVP flooring throughout main floor. Carpet on all interior stairs, upper hall and bedrooms.
- 5/8" OSB subfloors screwed and glued to minimize squeaks, topped with a concrete topping material to increase fire rating, decrease sound transmission and floor leveling.
- Promotional Rogers Digital Cable, Rogers High Speed Internet and Rogers Home Phone (to be installed and supplied by Rogers) as per their current Builder offering

ELECTRICAL & MECHANICAL FEATURES

- Air Conditioning
- Electric Vehicle ready, 200 AMP service with circuit breaker panel and copper wire throughout
- Electrical layout will include one light fixture in the centre of each room and receptacles and switches as required by the Ontario Building Code. Décora switches and plates are standard
- Any interior recessed LED light will be purchased through the Builder's supplier
- Interior door chime as selected by Builder
- Interior smoke and CO2 detectors supplied by Builder as required by the Ontario Building Code
- A total of 2 outlets to be used in any combination of telephone or cable outlets. Standard layout provided by Builder. Utility provider to make all connections at predetermined location in each unit. A total of 2 Cat6 outlets placed per standard layout provided by Builder
- Exterior weather proof receptacles, at rear of house and in garage connected to a Ground Fault Interrupt safety switch, as per applicable plan
- Heavy duty stove and dryer connections
- Quality engineered high efficiency Energy Star™ rated gas hot water/forced air furnace
- Natural Gas rental hot water heater provided, supplied by Builder

WARRANTY

- For your peace of mind your home is protected by TARION Warranty Corporation for a period of 7 years against major structural defects.
- Comprehensive full one-year service warranty provided by the Builder, backed by TARION Warranty Corporation
- In accordance with standard building practice and the TARION Warranty Corporation rules, the Builder warrants to make any necessary drywall repairs (due to nail pops and drywall cracks caused by settling) at year end, but the priming and painting of these repairs will be the full responsibility of the Purchaser, regardless of whether the Builder or Purchaser painted the house initially
- Purchaser will reimburse the Builder for the cost of the Warranty fee as an adjustment on closing

GENERAL INFORMATION

All renderings of exteriors are artists' concept and may vary slightly. The Builder reserves the right to substitute materials of equal or better value should supply dictate.

Purchaser shall have the right to select floor coverings, tile, cabinets and counter-tops, bathroom fixtures and purchase upgrades from the Builder's samples subject to their timely availability from the Builder's normal supplier and provided that the same have not already been ordered for this house. Variations from Builder's samples may occur in kitchen and vanity cabinets, floor, wall finishes, and other finishing materials due to the normal production process. Steps where applicable, may vary at any exterior or interior entranceway due to grading variance. Corner lots and priority lots may have a special treatment which may require window changes and minor interior modifications to balance and improve the elevations of the house exposed to the street. The Purchaser accepts these changes as necessary. When Purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The house erected or to be erected on the above lot shall contain the features listed above. The floor plan shall be that plan illustrated in the Builder's latest sales brochure for the model type purchased. The Purchaser acknowledges that the Builder's model homes have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. Most additional features on display in the model homes are available as extras. The Purchaser is notified due to siting, grading, and paving conditions, roof lines may vary due to structural roof framing conditions, and may not be exactly as shown. Stairs are not included off of patio when grade is 3 risers and less than 7 risers below patio door. Guard rail provided. Purchaser is notified that all lots have Architectural Control applied to them and that exterior architectural features may be added or altered at the Builder's discretion to comply with Architectural Control Guidelines. Aberdeen Homes reserves the right to use visual representations of your home, taken both during construction and after occupancy, for the purposes of Public Relations and Advertising and I/we hereby consent to the same.

Notice to Purchaser – Due to increasing construction cost, we commit orders to our suppliers on the date of the Offer to Purchase. Therefore, in some cases we cannot alter, change or add to the specifications, details or field notes. In order for any change to be implemented, all requests after the offer becomes firm, must be in writing and accepted by the Builder.