

## HOME SPECIFICATIONS FOR 60 HASTINGS PARK DRIVE (POTTERS CREEK PHASE 9A)

### GENERAL

- 1685 sqft on main floor, unfinished basement
- Registered with TARION Warranty Corporation ([www.tarion.com](http://www.tarion.com))
- Builder to obtain all necessary permits including development charges
- Price includes TARION registration, all applicable taxes, permit costs and development charges
- Purchaser agrees to assign any government rebates (e.g. HST) back to builder

### CONSTRUCTION & FRAMING

- 8"-thick poured concrete foundation walls on concrete footings (9"-thick where masonry is used)
- Damp proofing and drainage system around perimeter of foundation
- Sump pump pit and submersible pump supplied and installed
- Concrete slab floors in basement and garage
- 2x10 joists with ¾" EdgeGold subfloor
- Above grade exterior walls 2" x 6" framed and insulated (R20 + R5 1" foam sheeting)
- Basement exterior walls 2" x 4" framed and insulated to floor (R12 + R5 1" sheeting)
- R50 attic insulation
- Interior walls 2" x 4" studded 24" on centre
- 9' ceilings on main floor, 8' ceilings in basement **with coffered ceiling in great room**
- Continuous vapour barrier, sealed and taped in main floor and basement (and between house and garage)
- Sealed and taped house wrap applied to exterior of structure
- Pre-engineered wood truss system with roof pitch as per plan
- 1/2" plywood roof sheathing
- Ventilation from eaves to roof complete with roof vents
- Pressure treated wood deck as per plan

### WINDOWS & DOORS

- Supplied by KV Custom Windows & Doors
- Hi-efficiency & maintenance free double-pane vinyl windows complete with screens
- Black windows on exterior of entire home
- Vinyl clad, insulated steel factory-painted front entry doors
- Pre-finished insulated sectional steel 16' garage overhead door
- Automatic garage door belt-drive opener

Buyer Initials:  
Frontier initials:

## EXTERIOR DETAILS

- Shouldice Estate Stone on front elevation
- **Steel siding (Wiseline 10" wide board and batten)** on sides and back
- Maintenance free aluminum soffit and fascia
- 5" seamless eaves trough and downspouts
- Brushed concrete front porch with decorative concrete steps
- Interlock walkway from driveway to front porch
- **Paved driveway (within 1 year of closing)**
- Sodded lawn with a small garden next to front entrance
- Premium Owens Corning Shingles (Duration Series) with **Tyvek Protek underlayment** (second layer of protection)
- Valley flashing and roof venting to match shingles

## HEATING AND VENTING

- Amana high-efficiency, natural gas forced air furnace
- Energy efficient Heat Recovery Ventilator (HRV)
- HRV high-speed vents in bathrooms, kitchen and laundry
- Programmable thermostat for heating and cooling
- Dryer vent installed to exterior
- **Natural gas fireplace with floor-to-ceiling stone and solid wood custom mantle**
- Air conditioning
- **Gas BBQ line to rear deck**

## PLUMBING

- High quality Moen plumbing fixtures
- Tankless on-demand water-heater (rental unless you choose to purchase it)
- Kitchen:
  - Single-lever Moen Sleek faucet (black)
  - **Undermount double kitchen sink (Silgranit by Blanco)**
  - Rough-in for dishwasher
  - Water line to refrigerator
- Master ensuite:
  - **Ceramic shower with glass swing door** and Moen Rizon shower fixtures
  - Toilet: American Standard Colony **right height elongated bowl with soft-close seat**
  - 2 Sink(s): American Standard Colony Sink with single-lever Rizon chrome faucet
- Main bathroom:
  - Toilet: American Standard Colony **right height elongated bowl with soft-close seat**
  - Sink: American Standard Colony Sink with single-lever Moen Rizon chrome faucet
  - One-piece tub/shower (Longevity Horizon 60") with Moen Rizon chrome fixtures
- Washer and dryer rough-in connections
- Two (2) exterior frost-free taps
- Pex water supply lines
- Sealed sump pump
- Laundry tub

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## ELECTRICAL

- 200-amp electrical service with circuit breaker panel with copper wiring throughout
- All services underground
- **LED pot lights throughout main living area**
- High-quality lighting fixtures package from VanVark Electric
- Receptacle for an over-the-range microwave or range hood
- **Under-cabinet lighting**
- Electrical receptacles in garage
- White Decora receptacles, switches and cover plates
- Carbon monoxide and smoke detectors directly wired to circuit breaker panel
- Exterior lighting installed on front elevation and at each exit door

## INTERIOR FINISHING

- Interior walls painted with one coat primer and two finish coats of latex paint
- Trim and interior doors:
  - Painted semi-gloss white
  - Beveled style trim (2 ¾" casing and 4" baseboard)
  - Cambridge style (two-panel smooth) interior doors
  - Black hinges and Taymor Pace Line door levers
- Ceilings painted flat white
- Chamfer corner bead on interior corners (45° corners)
- High-quality woodgrain luxury vinyl tile throughout entire main floor
- Cabinetry provided by Irwin Cabinet Works with **Dekton by Cosentino countertop in kitchen and coffee bar**
- **Garbage/recycling cabinet in kitchen**
- Single shelving in closets (single shelf with hanging rod)
- Multiple levels of shelving in linen closets
- Contemporary wood railing and posts (stained to match flooring) with black metal spindles

## OTHER INFORMATION

- Specifications may change without notice in accordance with TARION Warranty Program.
- Builder reserves the right to exercise architectural control.
- All dimensions are approximate. Information subject to change without notice. The square footage is calculated from the outside dimension of the building on the first floor. Garages, attics and unfinished area in the basement are not included in the calculations. Basement columns, hot water heater and furnace locations are not final and may be changed as per builder's requirements. Plans may be reversed in accordance with engineering and municipal requirements. Number of steps may vary due to grade. Windows vary as per elevation. Actual usable floor space may vary from the stated floor area.