

ARCHITECTURAL DESIGN FEATURES

- Wide selection of both traditional and transitional architectural elevations.
- 9’ ceilings on ground floor with 8’ ceilings on second floor.
- Generously oversized window designs maximizing natural light.
- Modern flat roofing features as per plan.
- Clay brick and engineered stone exterior veneer with cement fiber panel accents as per plan.
- **Smooth ceilings throughout.**
- Oak staircase (veneer risers) with natural clear coat finish (excluding basement).
- Open concept kitchen designs.
- Library on main floor as per plan.
- Coffered ceilings and trimmed archways on main floor as per plan.

GOURMET KITCHEN FEATURES

- Gourmet custom designed deluxe kitchen cabinets.
- **Quartz or granite countertops for all base cabinetry in kitchen FVSS.**
- Double compartment equal bowl stainless steel undermount sink.
- Single lever pull-out Moen faucet with sprayer.
- **42” tall upper cabinets.**
- Pullout drawers for storage of kitchenware.
- Extended breakfast bar countertop as per plan.
- Receptacle(s) at counter level for future small appliances.
- Island or peninsula outlet for future blender/food prep station.
- 240v 40amp outlet for stove.
- Rough in for built-in dishwasher, predetermined location as per plan.
- Stainless steel two speed range fan vented through a 6” duct to exterior.

LUXURIOUS BATHROOM FEATURES

- **Double vanity, luxury freestanding tub, and frameless shower in Primary Ensuite.**
- Ceramic wall tile for tub/shower enclosures up to and **including the ceiling.**
- Vanity with laminate countertop or pedestal sink in powder room (as per plan).
- Vanity with laminate countertop and sink in all 3-piece bathrooms.
- Powder room and bathrooms to include single lever Moen faucets with lift rod drains.
- Single lever Moen shower faucet with posi-temp feature in all showers and tub/shower combos.
- Oversized shower head in all separate showers.
- Strip lighting and wide mirrors above all vanities to 42” above counter.
- **Bathroom / powder room paper and towel accessories to be chrome finish.**
- Exhaust fan in all bathrooms on separate switch.
- Electrical outlet(s) in bathrooms/powder room to be GFI (Ground Fault Interrupter) protected.
- All basins and toilets are white vitreous china.
- All shower bases to be pre-formed.
- Privacy lock on all bathroom doors.
- Rough-in 3-piece bathroom in unfinished basement (drains only - no water supply).

HVAC & ENERGY EFFICIENT FEATURES

- Forced air high efficiency double vented gas furnace with electronic ignition.
- Exposed main square ductwork in basement to be sealed with foil tape.
- High performance LOW E and ARGON filled double-glazed black vinyl casement windows.
- Spray foam insulation (R31) in garage ceiling and in cantilevered areas with living space above.
- R20 blanket insulation in unfinished basement.
- R22 insulation for all above grade exterior walls.
- Upgraded insulated sheathing with additional R value on exterior walls.
- R60 blown attic insulation.
- Heat recovery ventilator (HRV).
- Centrally located programmable thermostat on main floor.
- All ductwork professionally cleaned at time of occupancy.
- High efficiency tankless water heater shall be rental (purchaser to execute agreement with designated supplier prior to closing).

PAINT FINISHES

- Primer coat and low VOC washable flat latex paint coat on interior walls in finished areas (one colour throughout).
- Natural clear coat finish for wood stairs, nosing, and wood railings/pickets.
- Interior trim and doors to be painted with semi-gloss white latex paint.
- **Garage interior to be finished with one coat of primer.**

FLOORING FEATURES

- Tiled flooring in front foyer, powder room, bathrooms, mudroom, and laundry room (excluding basement locations).
- Tiled or laminate flooring in kitchen and breakfast area as per plan.
- Laminate flooring in remaining non-tiled areas of main floor.
- Quality 40 oz. broadloom with high density chip foam under pad in non-tiled areas of second floor (one colour throughout).

LAUNDRY ROOM FEATURES

- 240v 30amp outlet for dryer with exterior vent.
- Single basin laundry (tub as per plan).
- Faucet (hot and cold) for laundry tub (as per plan) and drain for washer.

FINISHING DETAILS

- Main floor archways to be trimmed.
- Quality profile door stop trim in all hard surface floor areas.
- **Modern 2-panel smooth interior doors.**
- Quality brushed nickel hardware for all interior doors and front door grip set.
- **Wire shelving in all closets.**
- Quality vinyl sliding structural basement windows where required as per plan.
- One operating window per room with spring-loaded screen and multi-point locking hardware.
- Two-panel thermal sliding patio door with sliding screen or garden door to rear yard as per plan.

CONSTRUCTION FEATURES

- Architecturally controlled elevation and exterior colour package.
- Poured concrete foundation walls with drainage membrane and weeping tile.
- 2x6 exterior stud wall construction.
- Quality self-sealing roof shingles with manufacturer’s limited lifetime warranty.
- Exposed steel window lintels painted to compliment exterior colour package.
- Maintenance free aluminum soffit, fascia, eaves trough, and down spouts.
- Black aluminum porch and deck railing according to grade conditions.
- Double or single steel thermal insulated front entry door with sidelights (as per plan).
- Two exterior garden hose connections (garage and back yard), locations vary per model type.
- All drywall secured using screws and a minimum number of nails.
- **All subfloors 5/8” spruce tongue and groove plywood.**
- All subfloors nailed, glued, and screwed.
- Ceilings / walls may be modified with boxes or bulkheads to accommodate mechanical systems.

EXTERIOR FEATURES

- Poured concrete front porch and poured concrete garage floor slab with reinforced grade beams.
- Number of steps and their location at front and rear may vary from that shown on floor plans due to grading conditions and municipal requirements.
- Single or double car garage (as per plan) with insulated sectional roll up garage door(s).
- Fully sodded front and rear yards (side yards may be finished with granular material).
- Asphalt paved driveway.
- Decorative civic number plaque.
- Quality exterior coach lamps as per plan.
- Door from garage to interior of house (grade permitting).
Note: Grade conditions may require the installation of stairs or landing with stairs (located inside the garage), which may limit depth of garage and vehicle access.

ELECTRICAL & PLUMBING FEATURES

- 100 Amp service.
- Standard 120v electrical outlet in garage for each parking space.
- One ceiling outlet for each garage door for future garage door opener.
- Seasonal duplex receptacle located near front door with interior switch at front door.
- Quality interior ceiling light fixtures (capped ceiling box in living, family, great, and dining rooms).
- White Decora switches and outlets throughout.
- Ground fault interrupter (GFI) protected outlets in all bathrooms and powder room.
- Carbon monoxide and smoke detectors with visual signaling installed as per building code.
- One electrical outlet located in unfinished basement next to hydro panel.
- Tamper resistant electrical receptacles throughout.
- All wiring according to Electrical Safety Authority standards and Ontario Electrical Safety Code.
- Shut off valve installed on all plumbing fixtures.

TECHNOLOGY, MEDIA, & COMMUNICATION

- Coughlan Homes will bring your home to life with a structured cabling system to facilitate all desired media and communication needs through your décor appointment.
- 1 CAT6 wire for telephone and 1CAT6 wire for cable/internet provided in great room as standard.
- Rough-in wiring for keypad for future security system.
- **Rough-in for future EV charging station (conduit provided from garage to electrical panel).**
- **Rough-in for future solar panel energy system (conduit provided from basement to attic).**
- **Deeper electrical boxes to accommodate future smart outlets and switches (smart outlets and switches not included).**

All standard materials and finishes to be selected from vendor’s standard samples (FVSS) E. & O.E

WARRANTY:

One Year Warranty Protection:
Coughlan Homes Warranty, backed by TARION, includes that the home is free from defects in workmanship and materials for One (1) Year.
Two Year Warranty Protection:
The home is free from defects in workmanship and materials including caulking, windows, and doors so that the building prevents water penetration. Defects in workmanship and materials in the electrical, plumbing, heating delivery and distribution systems – Defects in workmanship and materials which result in the detachment, displacement or deterioration of exterior cladding, leaving to detachment or serious deterioration. Violations of the Ontario Building Code’s Health and Safety provisions.
Seven Year Warranty Protection (Major Structural Defects):
A major structural defect is defined by TARION as a defect in workmanship or materials that results in the failure of a structural load-bearing element, or that materially and adversely affects the ability of a structural load-bearing element to carry, bear, transfer, or resist applicable loads over its ordinary service life, or that materially and adversely affects your use of the building as a home. Specifications and Terms subject to change, E.& O.E. (November 1, 2025)

Purchaser shall have the right to select floor coverings, cabinets and countertops, bathroom fixtures and purchase upgrades from the Vendors’ samples subject to their timely availability from the Vendor’s normal supplier and provided that the same have not already need ordered for the house. Variation from Vendor’s samples may occur in bricks, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process. Due to grading variances, steps where applicable, may vary at any exterior or interior entranceway. Corner lots and priority lots may require window changes and minor interior modifications to 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 certain features listed above. The floor plan shall be that plan illustrated in the Vendor’s latest sales display for the model type purchased. The Purchaser acknowledges that the Vendor’s model homes have been upgraded and decorated for marketing purposes and may contain certain features and upgrades finishes which may not be included in the base model. All electrical services included in the base model are illustrated on architectural plans available at the Vendor’s sales office. Most additional features on display in the model homes are available as extras. Front elevations are modified where alternate floor plans selected. Due to siting, grading and paving conditions; roof lines may vary due to structural roof framing conditions, and Vendor will inform Purchaser of said adjustments. Due to grade conditions, risers may be necessary at the front entry. To comply with the Architectural Control Guidelines, Purchaser is notified that all lots have exterior architectural features may be added or altered at the Vendor’s discretion. Coughlan Homes reserves the right to use visual representation of your home taken both during construction and after occupancy, for the purposes of Public Relations and Advertising, and we/I hereby consent to the same.