

# JOSHUA CREEK

MONTAGE



**HH** HALLETT  
HOMES

JOSHUA CREEK MONTAGE

42’ SINGLES FEATURES & FINISHES



EXTERIOR FINISHES

- Superior architecturally designed and controlled homes with elegant stucco, premium tumbled clay brick and masonry detailing, coordinated coloured mortar low maintenance exterior trim and cladding in selected locations (as per elevation).
  - Premium architectural styled Fibreglass shingles with a Manufacturer’s Lifetime Limited Warranty and metal roof as per model type.
  - All exterior walls are built with structurally sound 2” x 6” construction.
  - 8’-0” tall insulated front entry door(s). Complete with sidelight and or transom (as per elevation).
  - Elegant quality grip set for front door. Complementing exterior coach lights at entry and garage as per model type.
  - Upgraded and colour coordinated, maintenance-free low-e, argon gas filled vinyl casement windows throughout main and second floors complete with folding handles. All opening windows and sliding doors are complete with screens.
  - Low-e, argon filled structural vinyl slider basement windows.
  - Premium quality insulated garage roll-up door with window-lites and Liftmaster 1/2 H.P. electric operator and one (1) Digital Entry Keypad.
  - Insulated entry door from garage with smart lock and self-closing hinges, if grade permits.
  - Pre-finished maintenance free soffits with eaves-troughs and downspouts.
  - Approx. 9’ high poured concrete basement walls with heavy damp-proofing and weeping tile drainage system.
  - Standard cold room with light and insulated door, where grade permits.
  - Rough-in 3pc basement bathroom.
  - Poured concrete steel re-enforced porch slab with poured in place concrete porch steps when required by grade.
  - Walkways, precast slabs and steps at the front and rear patio area where applicable.
- The Number of steps at the front and rear patio may vary from that shown according to grading condition and municipal requirements and cannot be guaranteed.
- Professionally graded and sodded lot, includes asphalt driveway.
  - Two exterior non-freeze hose bibs (one (1) in garage and one (1) in rear).
  - Entire garage to be drywalled, taped and primed including the ceiling (excluding exposed concrete walls).

INTERIOR FINISHES

- 10’-0” high ceilings on main floor, 9’-0” high ceilings on second floor (except at coffered, sloped or cathedral ceilings, bulkheads and dropped ceilings where required for mechanical).
- Smooth ceilings throughout the main floor.
- Approximately 10’0” high ceiling in primary bedroom in raised ceiling location.
- Coffered ceilings where shown as per model type.
- Premium stained oak staircase from main floor to second floor and from main floor to basement with solid oak treads, oak veneer stringers and risers. Platform(s) and landing(s) to be completed with stained pre-finished engineered oak flooring chosen from vendors selected samples.
- Upgraded oak posts and handrail with choice of oak or metal pickets in stained finish with solid oak nosings.
- All kneewalls, ledges and window seats to be capped with MDF.
- 2-panel smooth interior passage doors and closet doors throughout.
- All interior doors and trimmed archways on main floor to be 8’ high and 7” high on the second floor.
- 7” colonial baseboard with 3” colonial casing with backband through-out main floor. 5 ¼” colonial baseboard and 3” colonial casing with backband on the second floor. Profiled door stop trim in all tile and hardwood areas.
- Window stool trimmed details on all windows on main floor where construction permits.
- Trim casing on all swing doors, flat archways, and windows throughout all finished areas.
- Premium satin nickel finish hinges and lever-style handles on all interior doors in finished areas.
- All drywall to be installed with screws, using minimal nails.
- Engineered floor system throughout with ¾” tongue and groove subflooring to be glued, nailed, screwed and sanded.
- Natural gas direct vent fireplace with decorative mantle painted white as per model type.
- Interior walls to be painted with premium quality paint from Vendor’s standard samples.
- Interior trim and doors to be painted semi-gloss white. Ceiling(s) to be painted flat white (as per plan).

KITCHEN

- Exclusive customized kitchen with premium cabinetry from a selection of Vendor’s standard samples, complete with an exquisite choice of Granite countertops from Vendor’s standard samples.
- Enhanced height uppers in all kitchens and optional morning kitchens. (as per plan).
- Bulkheads may be constructed above kitchen cabinetry for mechanical purposes.

- Deep upper and gables to enclose fridge area.
- Lower kitchen cabinets include 1 set of pot and pan drawer(s)
- Contemporary and transitional choice of pulls and knobs, in polished chrome, brushed nickel, and matte black options as standard.
- Whisper-touch “soft-close” hinges and drawer glides included on all doors and drawers.
- Professional-style stainless steel range hood.
- Stainless steel double compartment undermount sink with single lever faucet and pull-down spray.
- Ceramic tile backsplash over base cabinets in the main kitchen from Vendor’s standard samples.
- Heavy-duty receptacle for stove.
- Dedicated electrical outlet for refrigerator.
- Dishwasher space provided in kitchen cabinets with rough-in wiring, water shut off valve and drain.
- Electrical outlets at counter level for small appliances.
- USB plug at counter level.

BATHS

- Purchaser’s selection of premium vanity cabinets in all ensuites from the Vendor’s standard samples.
- Purchaser’s selection of exquisite Granite countertops in all additional ensuites/baths from the Vendor’s standard samples.
- All vanities include Whisper-touch “soft-close” hinges and drawer glides included on all doors and drawers.
- Dens-shield (or equivalent) backer board used for all tub and shower enclosures.
- Decorative lighting in all bathrooms and powder rooms.
- Mirrors in all bathrooms and powder room.
- Primary ensuite shower stall complete with frameless glass shower enclosure and rain head shower faucet as per model type.
- Primary ensuite complete with freestanding tub with tub faucet.
- Recessed ceiling light in all stand-up showers.
- Choice of premium wall tiles from Vendor’s standard samples, for primary bath and secondary ensuites, tub enclosures and shower stall walls. Mosaic tile for ensuite shower bases.
- Frosted glass door at toilet room in primary ensuite.
- Water efficient low flow elongated toilets.
- Chrome bathroom accessories to include towel bar and toilet tissue holder.
- Privacy locks on all bathroom and powder room doors.
- Chrome faucets with pop up drains in all bathrooms and powder room sinks from Vendor’s standard samples.
- Pedestal sink in all powder rooms
- Pressure balance & temperature control valves to all showers.
- Hot and cold shut off valves at all sinks.

LAUNDRY

- Purchaser’s choice of full base cabinets and double upper cabinets above sink section from Vendor’s standard samples with colour coordinated kick plates to compliment cabinets.
- Granite countertops from Vendor’s standard samples with undermount stainless-steel sink with premium single lever laundry faucet.
- Electrical outlet for washer and dryer, includes dryer vent.

ELECTRICAL

- 200 amp electrical service with circuit breaker type panel and copper wiring throughout.
- Electric car charger rough-in in garage.
- White decora switches and plugs throughout the house.
- Tamper-resistant receptacles installed where required.
- One electrical outlet under electrical panel.
- Electrical outlet(s) in all bathroom(s) and powder room include ground fault interrupter.
- One electrical outlet on both wall and ceiling per parking space in the garage.
- An exterior weatherproof electrical receptacle in the rear yard and front porch (where applicable).
- Light fixtures located in every room throughout predetermined as per plan.
- Recessed shower pot light in all separate shower stalls.
- Smoke/Carbon Monoxide Detector(s) as per OBC requirements.
- Seasonal duplex receptacle located in front porch soffit with interior switch.

HEATING/INSULATION FEATURES

- Forced air high-efficiency gas furnace.
- Ducting prepared for future air conditioning.
- All seams of heating ducts located in the lower level will be taped.

- Insulation to be as per Ontario Building Code at time of issuance of building permits.
- Spray foam insulation in garage ceilings with living spaces above and fully insulated exterior walls.
- HRV (Heat Recovery Ventilator) accompanying furnace to provide fresh air and improve climate control.
- Ducts professionally cleaned prior to closing.
- Water tank power vented or direct vented lease or rental.
- All windows and doors are fully caulked with premium caulking.
- Draft resistant spray foam around all windows.

FLOORING

- Stained pre-finished Engineered Oak hardwood flooring (approximately 3 ½" wide) in stained finish from vendors select samples on main floor, upper hall, and landing.
- Purchaser’s choice of broadloom with upgraded foam underpad from Vendor’s standard samples in the remaining finished areas.
- Purchaser’s choice of 12” x 24” or 13” x 13” ceramic tile flooring from Vendor’s standard samples in all wet areas; bathrooms, mudroom, powder room, laundry room, kitchen, morning bar/serveries, front foyer and basement landing (as per plan).
- Concrete basement floor in all unfinished areas.

SMART HOME FEATURES

- One (1) Smart Home Hub
- One (1) smart doorbell camera; includes two-way talk
- One (1) smart door lock
- One (1) smart thermostat
- One (1) smart flood sensor
- One (1) smart light switch
- One (1) year free of smart home remote access provided by builder
- One (1) Pre-construction design consultation
- On-site system configuration, test, enrolment, and demo with purchaser
- Rough-in telephone wiring in the kitchen and primary bedroom
- Rough-in RG6 cable T.V. outlet in family room/great room and primary bedroom
- Rough-in central vacuum outlets in finished areas of home.

BUILDER’S WARRANTY/COVERAGE

- Hallett Homes is a licensed builder under the Home Construction Regulatory Authority (HCRA) and every new home is enrolled in TARION warranty program.
- This warranty includes:
  - a) The home is free from defects in material and workmanship from one (1) year.
  - b) The home remains free from defects in material and workmanship on electrical, plumbing, heating delivery and distribution systems, exterior cladding, caulking, windows and doors, and the building envelope and basement remains free from water penetration for two (2) years.
  - c) The home is warranted against all major structural defects for seven (7) years.

DISCLAIMER:

This Schedule I forms part of, and is to be read, in conjunction with the Agreement of Purchase and Sale.

Alternate layouts and options are not included in the base purchase price and must be purchased at the time of sale. Décor Dollars are inclusive of HST and are of no cash value and cannot be used towards alternate plan layouts.

The features and finishes listed above are included in the purchase price and are at no extra cost to the purchaser(s). All interior colour Selection will be made from the Vendor’s standard samples. The Vendor reserves the right to substitute alternative materials and fixtures of equal or better quality. Variations in colour shades may occur in finishes due to manufacturing or ordinary variation within natural products and may vary from the Vendor’s samples. Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards. Exterior colours are to be chosen by the Purchaser with the Vendor’s approval, at the time of sale, and cannot be guaranteed. Model types, streetscapes and final house sitings are subject to final approval by the applicable municipality and Architectural Control. All illustrations and renderings are artist’s concepts. The Purchaser(s) acknowledge that there shall be no reductions in the purchase price for any standard feature listed herein which is omitted at the Purchaser(s) request.

Interior photos are for display purposes only and may not represent standard options, see sales representative for further details.

All plans and specifications are subject to modification from time to time, according to Tarion Warranty Program rules and regulations. Actual square footage is measured per Tarion requirements and may vary slightly depending on elevation selected and construction variances. Ceilings and walls may be modified to accommodate mechanical systems. The Vendor will not allow the Purchaser to do any work and/or supply any material to finish dwelling prior the closing date. Due to grading conditions number of steps at front, rear, and garage entry may vary from that shown according to grading conditions and municipal requirements and cannot be guaranteed.

Specifications, terms and conditions are subject to change without notice. E. & O.E. November 2021.

