

Exterior Features

1. Elevations include designs inspired by French Provincial and Traditional Architecture. Finishes include Clay Brick and low maintenance cement board siding, veneer stone with architectural features in other materials, as per elevations.
2. Architectural styled Fibreglass shingles with a manufactures Lifetime Limited Warrantee.
3. One row of ice and watershield membrane in valleys at eave overhangs except at roofs with unheated space below.
4. Exterior coach light and plaque-style house number.
5. Insulated garage door with window-lites with Liftmaster 1/2H.P. electric operator and one (1) Digital Entry Keypad.
6. Direct insulated access door from garage.
7. Fibreglass insulated front door and exterior vinyl cladding and interior wood jamb.
8. Upgraded exterior door hardware with deadbolt.
9. Aluminum maintenance-free soffit, downspouts and eaves-trough.
10. All vinyl casement windows or fixed windows throughout with frame colour to reflect applicable elevation and exterior colour package. Basement windows to be sliders.
11. 6'0" Sliding patio door.
12. Optional side access door and optional Walk-Up basement as per plan.
13. All windows to have Low E coating, Argon Gas and Encore folding handles.
14. All windows and sliding patio doors to be complete with screens.
15. PVC/Fibreglass exterior columns and posts.
16. Entire lot sodded except paved areas (Side yard may be gravel based on proximity to neighboring unit).
17. Two coat asphalt driveway.
18. Pre-cast concrete slab walkway to front entry, and pre-cast step(s) at front and/or rear door as required.
19. Where decks are required at the rear patio due to grade conditions, a pressure treated wood deck (6' x 8' or equivalent) with stairs to grade will be constructed.
20. Two exterior water taps, one in front (or garage) and one at rear of home.
21. Two exterior weatherproof electrical outlets with ground fault interrupter.
22. Interior door to garage.

Interior Features

Kitchen

1. Purchaser's choice of cabinets including 1 bank of 4 drawers from Vendor's standard samples.
2. Purchaser's choice of cabinet hardware from Vendor's standard samples.
3. Purchaser's choice of ceramic tile backsplash from Vendor's standard samples.
4. 40" upper cabinets.
5. Purchasers choice of maple doors, oak doors, thermafoil doors or melamine doors from vendors standard samples.
6. Deep fridge upper cabinet and tall gable end panel.
7. Soft closing cabinet door and drawer system.
8. Merit cabinet interiors (Maple Melamine finish)
9. Flush breakfast bar as per plan.
10. Purchaser's choice of granite countertop from Vendor's standard samples.
11. Stainless steel double compartment undermount sink with upgraded single lever faucet and pull down spray.
12. Drop in exhaust fan in cabinet with 6" exhaust vented to exterior.
13. Heavy-duty receptacle for stove.
14. Dedicated electrical outlet for refrigerator.
15. Dishwasher space provided in kitchen cabinets with rough-in wiring, water shut off valve and drain. (Wire will not be connected to electrical panel)
16. Colour co-ordinated kick plates to compliment kitchen cabinets.
17. Split electrical outlets at counter level for small appliances.
18. USB plug at counter level.

Baths

1. Full height cement board backing on all non-glass shower enclosed areas.
2. Choice of included ceramic wall tile from Vendor's standard samples for tub/shower enclosure walls and site framed shower enclosure walls up to ceiling. Mosaic tile for ensuite shower bases.
3. Frosted glass door at toilet room in master ensuite.
4. Purchaser's choice of cabinets for vanity in main bath, ensuite and secondary ensuites (where applicable) and laminate countertops from Vendor's standard samples.
5. Colour coordinated kick plates to compliment cabinets.
6. Decorative lighting in all bathrooms and powder rooms.
7. Beveled mirrors in all bathroom(s) and powder room.
8. White bathroom fixtures.
9. White acrylic bathtubs in all main and secondary bathrooms.
10. Freestanding tub in master ensuite with roman tub faucet in chrome finish.
11. Exhaust fan(s) vented to exterior in all bathroom(s) and powder room.
12. Privacy locks on all bathroom and powder room doors.
13. Chrome upgraded faucets with pop up drains in all bathrooms and powder room sinks from Vendor's standard samples.
14. Pedestal sink in powder room, as per plan.
15. Bathroom and powder room accessories to include chrome finish matching towel bar and toilet tissue holder.
16. Shower rod.
17. Pressure balance & temperature control valves to all showers.
18. Hot and cold shut off valves at all sinks.

Laundry

1. Purchaser's choice of full base cabinets and double upper cabinets above sink section from Vendor's standard samples.
2. Colour co-ordinated kick plates to compliment cabinets.
3. Drop-in stainless steel sink.
4. Upgraded single lever laundry faucet.
5. Heavy-duty electrical outlet for dryer and electrical outlet for washer.
6. Washer box for laundry room connections as per plan.

Interior Trim

1. Oak handrail and pickets with solid oak treads, oak veneer stringers and risers with a choice of natural or stain finish to all finished areas.
2. All kneewalls, ledges and window seats to be capped with MDF.
3. 2 panel smooth interior passage doors and closet doors excluding cold cellar door(s).
4. 5/4" colonial baseboard and 3" colonial casing with backband. 3/8" profiled door stop trim in all tile and hardwood areas.
5. Window stool details on all windows on main floor where construction permits.
6. Trim casing on all swing doors, flat archways up to 7" deep, and windows throughout all finished areas.

7. Satin nickel finish hinges and lever style handles on all interior doors in finished areas.
8. Wire shelving installed in all closets.

Electrical

1. 200 Amp service with circuit breaker type panel.
2. Electric car charger rough-in in garage.
3. All copper wiring throughout the home.
4. All wiring in accordance with Electrical Safety Authority standards and Ontario Electrical Safety Code.
5. White decora switches and plugs throughout the house.
6. Tamper resistant receptacles installed where required.
7. One electrical outlet under electrical panel.
8. Electrical outlet(s) in all bathroom(s) and powder room include ground fault interrupter.
9. One electrical outlet on both wall and ceiling per parking space in the garage.
10. An exterior weatherproof electrical receptacle in the rear yard and front porch (where applicable)
11. Light fixtures located in every room throughout predetermined as per plan.
12. Recessed shower pot light in all separate shower stalls.
13. Automatic light with hinge switch in linen closets.
14. Smoke/Carbon Monoxide Detector(s) as per OBC requirements.
15. Electronic door chime.
16. Rough-in telephone wiring in the kitchen and master bedroom.
17. Rough-in RG6 Cable T.V. outlet in family room and master bedroom.
18. Rough-in central vacuum outlets in finished areas of the home.
19. Seasonal duplex receptacle located in front porch soffit with interior switch.
20. Alarm rough-in including rough-in for 1 keypad controller on the main floor, 1 motion detector on the main floor, all exterior doors and windows on the main floor.

Heating/Insulation

1. Centrally located programmable thermostat.
2. Forced air High-Efficiency gas furnace.
3. Ducting prepared for future air conditioning.
4. All seams of heating ducts located in the lower level will be taped.
5. Insulation R-Values; attic R50; wall R22; basement R12.
6. HRV (Heat Recovery Ventilator) accompanying furnace to provide fresh air and improve climate control.
7. Spray foam insulation in garage ceiling where living space exists above garage and fully insulated exterior walls.
8. Water tank power vented or direct vented lease or rental.
9. Direct Vent Gas fireplaces with electronic ignition as per plan.

Painting

1. Interior walls to be painted with premium quality paint from Vendor's standard selection.
2. Interior trim and doors to be painted semi-gloss white. Ceiling(s) to be painted flat white.
3. All rooms to receive sprayed stipple ceilings with 4" smooth boarders.
4. Kitchen, breakfast, bathroom(s), powder room and finished laundry room, underside of drywall finished stairwells to receive smooth ceilings.

Flooring

1. 3 1/2" x 1/2" pre finished Engineered oak hardwood flooring in natural or stained finish from vendors standard samples on main floor in non tiled areas; Living, Dining, mid-landings, family room, and Library/Den (where applicable) Direction of hardwood is pre-determined by builder.
2. Choice of 12" x 12", 13" x 13" ceramic tile flooring from Vendor's standard samples in all wet areas; Bathrooms, Mud room, Powder room, Laundry room, Kitchen (as per plan)
3. Purchaser's choice of 12" x 24" ceramic tile flooring from Vendor's standard samples in front foyer.
4. Purchaser's choice of 35oz carpet with upgraded foam underpad from Vendor's standard samples in the remaining finished areas.
5. Concrete basement floor in all unfinished areas.

Additional Features

1. Structurally sound 2" x 6" exterior wall and 2" x 4" interior wall lumber construction.
2. Engineered floor system throughout with ¾" tongue and groove subflooring to be glued, nailed, screwed and sanded.
3. 9'0" high ceiling on main floor for all 30' and 38' product (excluding bulkheads and dropped ceilings where required for mechanical).
4. 10'0" high ceiling on main floor for all 45' product (model 38-07 and 38-08). Excluding bulkheads and dropped ceilings where required for mechanical).
5. 9'0" high ceiling in master bedroom in tray ceiling location.
6. Caulking and weather-stripping on insulated fiberglass and metal entry door(s).
7. All windows complete with exterior caulking.
8. Rough in for 3-piece washroom in basement.
9. Cold cellar with a steel insulated door and floor drain.
10. All air ducts to be professionally cleaned.
11. Entire garage to be drywalled, taped and primed including the ceiling (excluding exposed concrete walls).
12. Steel beam construction in basement (as per plan)
13. Built-ins around fireplaces include lower cabinetry (as per plan).
14. Garage floor and driveway sloped for drainage.
15. Concrete garage floor.
16. Damp proofing applied to all poured concrete basement walls complete with weeping tile. All exterior basement walls, excluding garage, will receive pre-formed drainage membrane.
17. Poured concrete front porch.
18. All drywall to be installed with screws, using minimal nails.

Warranty

1. Hallett Homes is a registered TARION homebuilder and every new home is enrolled in TARION warranty program.
2. 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.

Note: The Vendor reserves the right to substitute alternative materials and fixtures of equal or better quality. 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. "Oval" tubs as illustrated on floor plans and renderings may not be oval in shape and the Purchaser(s) agree(s) to accept tubs as installed.

SOUTHWEST BRAMPTON

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