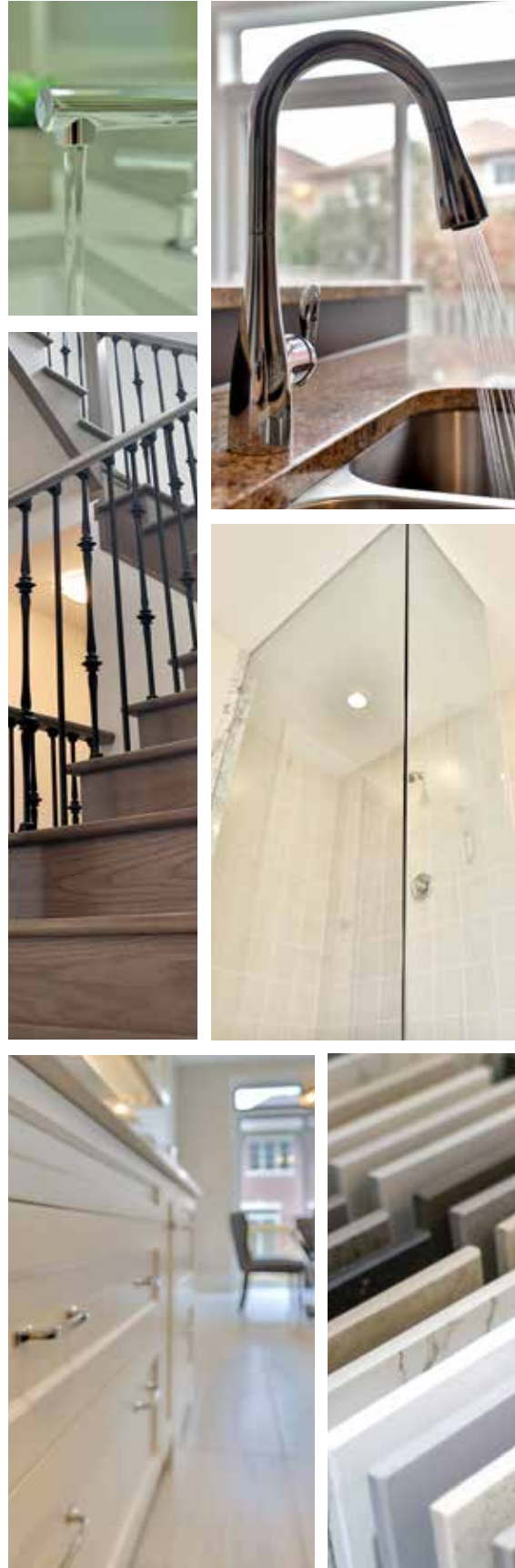


Encore
GLEN ABBEY

HALLETT HOMES
FEATURES & FINISHES

TOWNHOME COLLECTION FEATURES & FINISHES



EXTERIOR FINISHES

- Superior architecturally designed elevations with finishes that include Clay Brick and low maintenance metal board siding, stucco, veneer stone with architectural features in other materials, as per elevations. House sittings and exterior colours will be architecturally coordinated.
- Exterior colour package is pre-determined and cannot be altered.
- High grade 2 ply modified flat roofing system.
- Exterior coach light and plaque-style house number.
- Insulated garage door with window-lites with Liftmaster 1/2 H.P. electric operator and one (1) Digital Entry Keypad.
- Fibreglass insulated front door and exterior vinyl cladding and interior wood jamb.
- Colour coordinated exterior door hardware with deadbolt.
- Aluminum maintenance-free soffit, downspouts and eavestrough.
- All vinyl casement windows or fixed windows throughout with frame colour to reflect applicable elevation and pre-determined exterior colour package.
- All windows to have Low E coating, Argon Gas and Encore folding handles. All windows to be complete with screens.
- Professionally graded and sodded lot except paved areas.
- Two coat asphalt driveway.
- Poured in place step(s) at front door as required.
- One exterior water tap in front (or garage) and one in rear.
- Two exterior weatherproof electrical outlets with ground fault interrupter at front/rear of home.
- Interior door to garage.

KITCHEN

- Exclusive custom-designed Paris Kitchens cabinetry in Slab Euro-laminate woodgrain finishes along with Slab Matte soft-touch solid colour finishes.
- Enhanced height uppers in all kitchens.
- Deep upper and gables to enclose fridge area.
- Contemporary choice of pulls, in polished chrome, brushed nickel, and matte black options as standard.
- Whisper-touch "softclose" hinges and drawer glides included on all doors and drawers
- Woodgrain interior on all cabinetry interiors in lieu of white.
- Purchaser's choice of ceramic tile backsplash from Vendor's standard samples.
- Exquisite choice of granite countertops from builder select samples.
- Stainless steel double compartment undermount sink with upgraded single lever faucet and pull-down spray.
- Stainless steel exhaust fan with 6" exhaust vented to exterior.
- 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.
- Colour coordinated kick plates to complement kitchen cabinets.
- Electrical outlets at counter level for small appliances.
- USB plug at counter level.

BATHS

- Full height water resistant board in shower enclosed areas.
- Choice of 8" x10" ceramic wall tile from Vendor's select samples for tub/shower enclosure walls and site framed shower enclosure walls up to ceiling.
- All vanities feature "Comfort height" Paris Kitchens cabinetry in Slab Euro-laminate woodgrain finishes along with Slab Matte soft-touch solid colour finishes.
- Whisper-touch "softclose" hinges and drawer glides included on all doors and drawers
- Woodgrain interior on all cabinetry interiors in lieu of white.
- Pencil-edge "D" laminate tops available in an array of captivating colours.
- Decorative lighting in all bathrooms and powder rooms.
- Mirrors in all bathroom(s) and powder room.
- White bathroom fixtures from Vendor's Standard Selections including elongated toilet.
- White acrylic bathtubs in all main and secondary bathrooms as per plan.
- Frameless glass enclosure in all Master Ensuities with rain head type shower head from Vendor's Standard Selection.
- Exhaust fan(s) vented to exterior in all bathroom(s) and powder room.
- Privacy locks on all bathroom and powder room doors.
- Chrome upgraded faucets with pop up drains in all bathrooms and powder room sinks from Vendor's standard samples.
- Pedestal sink in powder room, as per plan.

- Bathroom and powder room accessories to include chrome finish matching towel bar and toilet tissue holder.
- Pressure balance and temperature control valves to all showers.
- Hot and cold shut off valves at all sinks.

LAUNDRY

- Third floor washer and dryer location on all models.
- Heavy-duty electrical outlet for dryer and electrical outlet for washer.
- Washer box for laundry room connections as per plan.

INTERIOR TRIM

- 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.
- All kneewalls, ledges and window seats to be capped with MDF.
- 2 panel smooth interior passage doors and closet doors.
- Choice of 5 1/2" Colonial baseboard and 2 3/4" Colonial casing or 5 1/2" Flatstock Baseboard and 2 3/4" casing.
- Trim casing on all swing doors, flat archways up to 7" deep, and windows throughout all finished areas.
- Satin nickel finish hinges and lever style handles on all interior doors in finished areas.
- Prefinished melamine shelves and metal hanging rods in all closets.

ELECTRICAL

- 200 Amp service with circuit breaker type panel.
- Electric car charger rough-in in garage.
- All copper wiring throughout the home.
- All wiring in accordance with Electrical Safety Authority standards and Ontario Electrical Safety Code.
- White decora switches and plugs throughout the home.
- 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 at front porch (where applicable)
- Light fixtures located in every room throughout predetermined as per plan.
- Recessed shower pot light in all separate shower stalls.
- Automatic light with hinge switch in linen closets.
- Smoke/Carbon Monoxide Detector(s) as per OBC requirements.
- Electronic door chime.

HEATING/INSULATION

- Centrally located programmable thermostat.
- Forced air High-Efficiency gas furnace.
- Complete central air conditioning.
- All seams of heating ducts located in the lower level will be taped.
- HRV (Heat Recovery Ventilator) accompanying furnace to provide fresh air and improve climate control.
- Spray foam insulation in garage ceiling where living space exists above garage and fully insulated exterior walls.
- Energy efficient hot water heating appliance is a rental unit. Purchaser to execute agreement with vendor.

PAINTING

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

FLOORING

- Pre-finished engineered hardwood flooring (approximately 3" wide) in stained finish from vendor's standard samples on ground and second floors in non-ceramic areas as per plan.
- Choice of ceramic tile flooring from Vendor's standard samples in all wet areas; Bathrooms, Mud room, Foyer, Powder room, Laundry room.

- Purchaser's choice of luxurious broadloom in all non-ceramic finished areas on third floor with upgraded foam underpad from Vendor's select samples.
- Concrete basement floor in all finished areas.

SMART HOME FEATURES

- One (1) smart door lock
- Two (2) smart light switches
- One (1) smart thermostat
- One (1) smart flood sensors
- One (1) year free of smart home remote access provided by builder
- One (1) Pre-construction design consultation from Built In Technology Inc.
- On-site system configuration, test, enrolment, and demo with purchaser
- Rough in telephone wiring in the kitchen and master bedroom
- Rough in RG6 cable TV outlet in family room, great room and master bedroom
- Rough in central vacuum outlets in finished areas of home.
- 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.

ADDITIONAL FEATURES

- Structurally sound 2" x 6" exterior wall construction.
- Engineered floor system throughout with tongue and groove subflooring to be glued, nailed, screwed and sanded.
- 9'0" high ceiling on third floor, 9'0" high ceiling on second floor and 9'0" ceiling on ground floor. (excluding bulkheads and dropped ceilings where required for mechanical).
- Caulking and weather-stripping on insulated fibreglass and metal entry door(s).
- All windows complete with exterior caulking.
- All air ducts to be professionally cleaned.
- Entire garage to be drywalled, taped and primed including the ceiling (excluding exposed concrete walls).
- Garage floor and driveway sloped for drainage.
- Concrete garage floor with reinforced grade beams.
- Poured concrete front porch.
- All drywall to be installed with screws, using minimal nails.
- All windows installed with expandable foam to minimize air leakage.
- Poured concrete foundation walls with drainage membrane and weeping tile.
- Party wall construction above grade separating living units.

WARRANTY

- Hallett Homes is a registered TARIION homebuilder and every new home is enrolled in TARIION 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.

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. Contact a sales representative for further details. E.&O.E. All rights reserved. ©Hallett Homes 2020.