

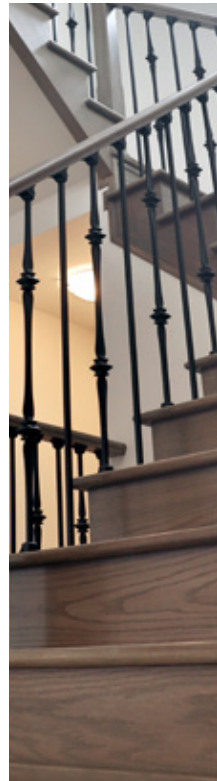
JOSHUA CREEK

MONTAGE



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HOMES

JOSHUA CREEK MONTAGE FEATURES & FINISHES TOWNHOMES



EXTERIOR FINISHES

- Superior architecturally designed elevations with finishes that include clay brick and low maintenance cement board and metal siding, 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.
- Architectural styled fibreglass shingles with a Manufacturer's Lifetime Limited Warranty.
- Structurally sound 2" x 6" exterior wall construction.
- Exterior coach light and plaque-style house number.
- Insulated garage door with window-lites with Liftmaster 1/2H.P. electric operator and one (1) Digital Entry Keypad.
- Insulated entry door from garage with smart lock and self-closing hinges, if grade permits.
- Fiberglass insulated front door and exterior vinyl cladding and interior wood jamb.
- Upgraded exterior door hardware with deadbolt.
- Aluminum maintenance-free soffit, downspouts and eaves-trough.
- Poured concrete foundation walls.
- Party wall construction above grade separating living units.
- 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 folding handles. All windows to be complete with screens.
- Professionally graded and sodded lot and asphalt driveway.
- Poured concrete front porch.
- Walkways, precast slabs and steps at the front area where applicable. The number of steps at the front may vary from that shown according to grading condition and municipal requirements and cannot be guaranteed.
- One (1) exterior water tap in garage.
- Garage floor and driveway sloped for drainage.
- Entire garage to be drywalled, taped and primed including the ceiling (excluding exposed concrete walls).

INTERIOR FINISHES

- 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).
- Stained or natural oak staircase from main floor to second floor 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 Vendor's standard samples.
- Oak posts including handrail and pickets in stained or natural finish with solid oak nosings.
- All knee walls, 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 and windows throughout all finished areas.
- 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 tongue and groove subflooring to be glued, nailed, screwed and sanded.
- 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.
- All rooms to receive sprayed stipple ceilings with 4" smooth borders.
- Kitchen, bathroom(s), powder room and finished laundry room, underside of drywall finished stairwells to receive smooth ceilings.

KITCHEN

- Exclusive customized kitchen with premium cabinetry from a selection of Vendor's standard samples.
- Exquisite choice of granite countertops from vendor's standard samples in kitchen.
- 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 "soft-close" hinges and drawer glides included on all doors and drawers in the kitchen.
- Purchaser's choice of ceramic tile backsplash from Vendor's standard samples.

- Stainless steel double compartment undermount sink with upgraded single lever faucet and pull-down spray.
- Professional-style stainless steel range hood.
- 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

- Full height water-resistant board in shower enclosed areas.
- Choice of 8" x10" ceramic wall tile from Vendor's standard samples for tub/shower enclosure walls and site framed shower enclosure walls up to ceiling.
- Purchaser's selection of premium vanity cabinets and laminate countertops in all ensuites and main baths from the Vendor's standard samples.
- All vanities include Whisper-touch "soft-close" hinges and drawer glides included on all doors and drawers.
- Decorative lighting in all bathrooms and powder rooms.
- Mirrors in all bathroom(s) and powder room.
- White bathroom fixtures from Vendor's standard samples including elongated toilet.
- White acrylic bathtubs in all main and secondary bathrooms as per plan.
- Framed glass enclosure in all primary ensuites with rain head type shower head from Vendor's standard samples.
- 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 rooms.
- Bathroom and powder room accessories to include chrome finish matching towel bar and toilet tissue holder.
- Pressure balance & temperature control valves to all showers.
- Hot and cold shut-off valves at all sinks.

LAUNDRY

- Purchaser's choice of double upper cabinets above washer & dryer location from Vendor's standard samples, as per plan.
- Laminate countertop and base cabinet from Vendor's standard samples with stainless-steel sink with premium single lever laundry faucet in the Vauxhall model (VH02).
- Electrical outlet for washer and dryer, includes dryer vent.

ELECTRICAL

- 100 Amp service with circuit breaker type panel.
- All wiring in accordance with Electrical Safety Authority standards and Ontario Electrical Safety Code.
- 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 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.
- Smoke/Carbon Monoxide Detector(s) as per OBC requirements.
- Electronic door chime.

HEATING/INSULATION FEATURES

- Centrally located programmable thermostat.
- Forced air high-velocity mechanical system.
- Complete central air conditioning.
- HRV (Heat Recovery Ventilator) accompanying furnace to provide fresh air and improve climate control.
- Caulking and weather-stripping on insulated fibreglass and metal entry door(s).
- All windows complete with exterior caulking.

- All windows installed with expandable foam to minimize air leakage.
- Spray foam insulation in garage ceiling where living space exists above garage.
- Energy efficient hot water heating appliance is a rental unit. Purchaser to execute agreement with Vendor.

FLOORING

- Premium vinyl flooring from Vendor's standard selection on ground floor.
- Stained pre-finished engineered Oak hardwood flooring (approximately 3 1/2" wide) in stained finish from Vendor's select samples on second floor, landing and in non-tiled or carpeted areas.
- Choice of 13"x13" ceramic tile flooring from Vendor's standard samples in all wet areas; bathrooms, mudroom, foyer, powder room, laundry room, kitchen (as per plan).
- Purchaser's choice of broadloom in all finished areas on third floor with upgraded foam underpad from Vendor's select samples.
- Concrete slab on grade ground floor.
- Concrete garage floor with reinforced grade beams.

SMART HOME FEATURES

- One (1) smart door lock
- Two (2) smart light switches
- One (1) smart thermostat
- One (1) smart flood sensor
- 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 primary bedroom
- Rough-in RG6 cable T.V. outlet in family room/great room and primary bedroom
- Alarm rough-in including rough-in for one (1) keypad controller on the ground floor, one (1) motion detector on the ground floor, all exterior doors and windows on the ground floor.

BUILDER'S WARRANTY/COVERAGE

- Hallett Homes is a licenced 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:
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 sittings 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. June 2021.