

FEATURES & *finishes*

General Interior Finishes

- 10 ft ceilings on main floor (Kitchen, Living Room, Dining Room).
Approx. 9 ft ceilings in all other areas
- Modern trim interior baseboard to be 4" flat stock painted to match wall color.
- Stained Oak Staircase and Interior Handrail throughout finished areas as per plan.
- Stained Oak Staircase to Finished Landing in the Basement
- Wood pickets (Metal as upgrades)
- Smooth ceilings on common areas of the main floor. Finished basement, ground and 3rd floor to be sprayed stipple ceilings
- 3 ½" Engineered Hardwood on all Floors (Carpet on 3rd Floor as an option)
- Porcelain wall tiles wherever indicated on plan
- Imported ceramic wall tiles installed in combination tub, and shower enclosures except ceiling.
- Glass shower stalls to receive tiles on wall only, excluding ceiling.
- Architectural entry door w/ hardware and security viewer
- Individual HVAC system including A/C
- In-suite smoke detector
- Interior walls painted with off white

Kitchen

- All kitchens feature extended upper cabinets.
- Open concept kitchens with islands, as per plan
- Islands, pantry and extended breakfast bars as per plan with your choice of doors from Builder's standard samples
- Drawers and Cabinets
- Quartz countertops, as per builder's standard sample
- Built-in, integrated appliances, connected and ready for use
- Stainless steel appliance package completes with gas cooktop, refrigerator, hood fan and dishwasher supplied and installed.
- Stainless steel under mount sink with single lever faucet and pull-down sprayer
- Ceiling mounted light fixtures
- 12" x12" or 13" x 13" Ceramic tile flooring
- Designer selected hardware throughout
- 4" LED Pot lights

Master Ensuite (where applicable)

- Designer selected plumbing fixtures & cabinetry
- Undermount sink with quartz countertop, as per builder's standard sample
- Exterior vented exhaust fan
- Glass shower doors, as per plan
- Custom designed vanity with mirror
- Contemporary water saving toilet
- Entry privacy lock
- Chrome framed glass shower in master ensuite shower enclosures.
- Enclosed showers to receive fully tiled except ceilings
- Master ensuite vanities shall receive a bank of drawers where size permits.

Main Bathroom

- Soaker tub with glass shower enclosure, as per plan
- Designer selected plumbing fixtures & cabinetry
- Contemporary water saving toilet
- Entry privacy lock
- Pressure valve for tub and shower
- Undermount sink with Quartz Countertop
- Mirrors over vanities in all bathrooms.

Other Bathrooms Features (where applicable)

- All bathrooms to receive chrome accessories.
- Single lever faucet with pop-up drain in all bathrooms
- Porcelains Floor tiles
- Exhaust Fans in all Bathrooms

Laundry

- Washer and dryer supplied and installed (stacked where required).
- Laundry tub includes hot/cold water connections

Electrical & HVAC

- 200 AMP electrical service
- Decorative exterior light fixtures at front and rear of home.
- The security of hard-wired smoke detectors on all floors, including lower level, and one carbon monoxide detector as per code requirement
- Ceiling mounted light fixture in dining room, bedrooms, and kitchen
- Lighting fixtures in bathrooms
- Lighting fixture in hallway

- Buyers' selection of 2 locations for pre-wired cable TV outlets and telephone outlets in kitchen, living room and master bedroom.
- Garage to have one outlet for each garage door opener.
- White switches and receptacles throughout.
- Rough-in for future central vacuum system on all floors with cover plates on all outlets.
- Dryer vent to exterior in laundry area.
- USB outlet combination electrical receptacle in kitchen, living room and master bedroom.
- Electric front door chime
- Two exterior hose bibs are provided, one at the rear (or side) and one in garage.
- All shower areas to receive the comfort of pressure balance control valves
- All sinks and toilettes to include separate shut-off valves
- Forced air Hi-Efficiency gas furnace (location may vary from plan, and shall be moved to optimize performance at Vendors discretion)
- Flexible water pipe solution using PEX (polyethylene) to reduce noise erosion and eliminate older contaminants within plumbing system
- Exhaust fans installed in all finished bathrooms

Home Automation / Security

- Rough-in for security system (to basement and first floor operable windows and doors).
- As an Upgrade Option to have State of the art integrated smart home structure wiring terminating in the "Family Room". This fully integrated home wiring system will provide the hi-tech infrastructure for today's technological features and expand to give you the ones you may want in the future such as home-office applications, computer local area networks, high speed internet, fax, modem, home entertainment, digital audio/video distribution systems and so much more.
- Including 2 CAT 5 lines for Master Bedroom and Family Room.

Energy Efficient Features

- HRV System (Heat Recovery Ventilator) as an upgrade option for distributing fresh air throughout the home and minimizing poor air contaminants.
- Programmable thermostat (NEST or ECO BEE as upgrade option) to better regulate temperature distribution over non-peak times.
- Low flow toilet system feature throughout all baths – enhances water conversation
- Sealed basement ducts – this practice significantly reduces heat loss at duct joints
- Gas water heater to be supplied on rental basis.
- Steel insulated roll-up garage door, complete with decorative glass panels – aiding in the reduction of lumber usage and assisting to provide an insulated element within the garage area
- Expanding foam insulation applied around all windows and doors – for draft prevention

Warranty

- 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 within the distribution of electrical, plumbing and heating systems
- Defects in workmanship and materials, which result in the detachment, displacement or deterioration of exterior cladding
- Violations of the Ontario Building Code's Health and Safety provisions
- Warranties are limited to the requirements established by the Tarion Corporation Plan Act.
- Seven Year Warranty Protection (Major Structural)

Maintenance

- First year of free maintenance with firm offer.
- Monthly Maintenance includes:
 - Maintenance of all common areas
 - Snow removal from sidewalks and walkways
 - Landscaping
 - Contribution to electricity consumption for all common areas
 - All utilities are individually metered

SUNRISE

Sunrise Group Canada Inc.

Specifications are subject to change without notice. Builder has the right to substitute materials of equal or greater value. A wide variety of upgrades and options are available. E. & O.E.