



ORCHARDS ON THE CANAL

# QUALITY FEATURES & FINISHES



PINE GLEN  
HOMES

## SUPERIOR CONSTRUCTION

- Clay brick and/or stone construction (as per plan).
- Architectural Designer Siding (as per plan).
- Porches are re-enforced poured concrete.
- Soaring roof pitches enhance all elevations.
- Self-sealing high grade architectural fibreglass shingles.
- 9' ceilings on main floor and 8' ceilings on second floor are standard throughout.
- Superior 2" x 6" exterior wall construction.
- Steel I beam construction.
- Subfloors to be engineered "I" joist system.
- Exterior walls insulated to R22; basement wall insulated to R20 Full Height), with R60 insulation in ceilings.
- Spray foam garage & porch ceilings below living space.
- All subfloors to be glued, fastened with screws & sanded.
- Roof sheathing is 3/8" plywood joined with H clips.
- Maintenance free aluminum soffits, fascia, eavestroughs and downspouts.
- Vinyl clad casement windows on all elevations
- Front elevation windows to have internal grilles, as per plan.
- Basement windows to be vinyl framed sliders.
- All windows are double pane Low E thermal glazing.
- Operating windows have screens.
- All doors and windows and vents to be fully caulked.
- Steel clad insulated front entry door(s).
- Sliding patio door(s) with screen, as per applicable plan.

## ELECTRICAL

- CO2/smoke combo with strobe lights, one per sleeping area, including basement, to receive strobe light with smoke detector.
- 100 AMP electrical service.
- Heavy duty wiring for stove and dryer.
- Two (2) electrical wall outlets and up to two (2) ceiling outlets for future garage door openers.
- Ceiling outlets with builder supplied fixtures for vestibule foyer, hallways, laundry, kitchen and breakfast, dining room, library/den, and all bedrooms (as per plan).
- White Decora switches and receptacles throughout.
- Electrical receptacle above fireplace for television (where applicable).
- Door chimes at front door.
- Recessed waterproof shower pot light at separate tub/shower enclosures.
- Weatherproof exterior electrical outlet in eaves for future festive lights.

## LOW VOLTAGE

- Pre-wired for television in family room, master bedroom, plus 1 network location of choice.
- Telephone rough-in to kitchen.
- USB integrated plugs; One (1) in Kitchen over the counter.
- Security system rough-in provided on main floor.
- Rough-in for central vacuum system piped to garage.

## PLUMBING

- Double stainless steel ledge back sink in kitchen with single lever upgraded MOEN pullout faucet.
- Dishwasher rough-in provided includes electrical and plumbing only with space for dishwasher.
- Single lever MOEN faucets with pop-up drains in all bathrooms.
- Quality white fixtures in all bathrooms.
- Scald guard temperature balance control faucets to all tubs/shower enclosures.
- Laundry tub and faucet provided.
- Curbless laundry room equipped with floor drain.
- Master ensuite to have oversized acrylic oval tub (where applicable) with ceramic tile backsplash to 16" minimum in height, and deck mounted faucets, where tub and shower are separate.
- Separate oversized showers to be fully tiled (as per plan).
- Powder room to have built-in vanity.
- Water saver toilets.

## SPECTACULAR INTERIOR FINISHES

- 13"x13" Ceramic tile flooring (as per builder's samples) in vestibule, main hall, powder room, kitchen, laundry room and all bathrooms (as per plan).
- Main bathroom and ensuite (as per plan) to include fully tiled tub enclosure including ceilings, where applicable.
- Mirrors in all bathrooms.
- Frameless glass showers.
- Pre-finished 2 1/4" Natural Red Oak strip hardwood flooring throughout main floor (excluding tiled areas).
- Choice of one paint colour on walls, and one paint colour on trim throughout, from builder's samples.
- One (1) coat of primer and one (1) coat of quality latex paint on all interior walls.
- One (1) coat of primer and one (1) coat of quality semi gloss paint on all interior doors and trim.
- Textured ceiling with 4" smooth borders throughout main and second floors except for kitchen, bathroom, and laundry room ceilings which are to have smooth finish.
- Trimmed archways throughout (as per plan).
- All closets to have wood shelves.
- 2 panel interior smooth doors with Aristocrat 4" baseboards and 2 3/4" casing, Colonial doorstop.
- Elegant main to second floor (if applicable) oak finished stair, with solid oak handrails, posts and pickets natural finish.
- 35 oz carpet is standard on second floor and stair landings from main floor to second floor with an 8 mm underpad (except in tiled and hardwood area).
- Brushed nickel interior hardware.

## HVAC

- Forced air natural gas heating with high efficiency furnace with ducting sized for future air conditioning.
- Gas fired hot water tank on rental basis. Programmable thermostat for energy conservation of furnace and HWT.
- HRV included.
- Outside vent for dryer.
- Clean faced direct vent gas fireplace in great room or family room (as per plan). Standard finish to be painted wood mantle with marble surround (from builder's standard samples).
- All duct joints in basement to be taped.
- Exhaust hood fan over stove area, vented to exterior.

## GORGEOUS KITCHEN

- Quality custom cabinetry in kitchen with post formed Formica countertop, from builder's samples.
- Extended Upper Cabinetry on 9' ceilings
- Quality custom cabinetry in bathrooms, with post formed Formica countertop, from builder's samples.

## EXTERIOR DETAILS

- Exterior hardware to comprise of decorative black finish exterior lights and house numbers, and brass finish grip set(s), on entry door.
- Two (2) exterior hose bibs, one at the rear and one in garage.
- Roll up garage door with glass inserts.
- Maintenance free aluminum columns, posts and railings (as per plan).
- Walkway to porch at front entry.
- Fully graded to municipal requirements.
- Builder will provide a 2 coat paved asphalt driveway included.
- Fully sodded lot.

## TARION Warranty Corporation Coverage

- 7 years - major structural defects.
- 2 years - plumbing, heating, electrical systems and building envelope.

Specifications subject to change without notice.  
June 2021 E.&O.E.