



# NEXUSTOWNS

## FEATURES AND FINISHES

### Interior Finishes

- 10 ft. ceilings on main floor (Kitchen, Living Room, Dining Room). Approx. 9 ft ceilings in all other areas.
- Modern trim package including 4½" flat stock baseboards and 2½" flat stock casings, to be painted white.
- Stained Oak Staircase and Interior Handrail throughout finished areas as per plan.
- Stained Oak Staircase to Finished Landing in the Basement.
- Smooth ceilings on common areas of the main floor. Finished basement (if up-graded), ground and 3rd floor to be sprayed stipple ceilings.
- Wood pickets (Metal as upgrades)
- Architectural entry door w/ hardware and security viewer Individual.
- 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 the wall only, excluding ceiling.
- Architectural entry door w/ hardware and security viewer.
- Individual HVAC system including A/C.
- Interior walls painted with off-white.
- Insulated garage door.

### Kitchen Features

- 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.
- Appliance package completes with range, refrigerator, hood fan and dishwasher supplied and installed.
- Quartz countertops, as per builder's standard sample.
- 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.

### Luxury Bedroom Features

- Designer selected plumbing fixtures & cabinetry.
- Custom-designed vanity with mirror.
- Under-mount sink with quartz countertop, as per builder's standard sample.
- Contemporary water-saving toilet.
- Exterior vented exhaust fan.
- Entry privacy lock.
- Glass shower doors, as per plan.
- 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.

### Laundry Features

- Washer and dryer supplied and installed (stacked where required).
- Dryer vent to the exterior in laundry area.

### Basement Features

- Upgrade to finished basement as an option.

### Bathroom Features

- All bathrooms to receive chrome accessories.
- Single lever faucet with pop-up drain in all bathrooms.
- Porcelain Floor tiles.
- Exhaust Fans in all Bathrooms.
- Bath 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.
- Mirrors over vanities in all bathrooms.
- Undermount sink with Laminated Countertop.

### Electrical Features

- 150 AMP electrical service.
- Decorative exterior light fixtures at front and rear of home.
- 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.
- Garage to have one outlet for each garage door opener.
- White switches and receptacles throughout.
- Electric front door chime.
- 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.

### Builder's Warranty / Coverage

- 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

- Monthly Maintenance includes:
  - Maintenance of all common areas
  - Snow removal from sidewalks and walkways
  - Landscaping
  - Contribution to electricity consumption for all common areas