

# FEATURES & FINISHES

## EXTERIOR

1. Contemporary building elevations include masonry and other architectural features as per elevation.
2. Vinyl casement or fixed windows to be low E and argon filled.
3. All opening windows are complete with screens.

## KITCHEN

4. Choice of cabinetry and Quartz countertops from Sierra's standard samples.
5. Stainless steel undermount kitchen sink including a single lever faucet with pull-out spray from Sierra's standard samples.
6. Stainless steel glass top range, refrigerator and dishwasher.
7. Exterior vented over-the-range combination microwave and hood fan.
8. Ceramic subway tile backsplash.
9. Countertop electrical receptacle for small appliances.

## BATHROOM(S)

10. Choice of cabinetry and Quartz countertops, except where pedestal sink is provided, from Sierra's standard samples.
11. Single lever faucet from Sierra's standard specification.
12. Quality white bathroom fixtures.
13. White acrylic bathtubs in all bathrooms as per plan.
14. Exhaust fans vented to exterior in all bathroom(s) and powder room.
15. Privacy locks on all bathroom and powder room doors.

16. Pedestal sink in powder room as per plan.
17. Mirror provided in all bathroom(s) and powder room.
18. Ceramic wall tile for tub and shower enclosure(s) up to the ceiling and separate shower stall (as per plan) including the ceiling, from Sierra's standard samples.
19. Chrome towel bar and tissue holder in bathroom and powder room.

## INTERIOR TRIM

20. Modern trim package throughout including baseboards, door and window casings.
21. Moulded panel interior passage doors.
22. Brushed nickel finish lever style door handles and hinges.
23. Wire shelving installed in all closets.

## LAUNDRY

24. White stacked washer and dryer and vented to the exterior.

## ELECTRICAL

25. Decora style switches and receptacles throughout.
26. 100 Amp service.
27. Smoke detectors and carbon monoxide detectors installed as per Ontario Building Code.
28. Living room and master bedroom roughed-in for cable TV.

## PAINT

29. All interior walls painted with a single

colour of latex paint from Sierra's standard colours.

30. Interior trim and doors to be painted with white semi-gloss paint.
31. Smooth painted ceilings in kitchen area and bathrooms. Stipple ceilings in all other areas.

## FLOORING

32. Choice of ceramic floor tile in foyer, powder room, bathroom(s) and laundry room from Sierra's standard specifications.
33. Laminate flooring in living room, dining room and kitchen area.
34. 35 oz carpet and underpad in all other areas including but not limited to, hallways, bedrooms and stairs.

## ADDITIONAL INFORMATION

35. Approximately 9' ceiling height throughout living areas, except where structure and ducts/venting for mechanical systems are required.
36. High efficiency hot water tank power vented to exterior. Hot water tank, heating system and air conditioner may be rental units. Purchaser would be required to execute agreement with designated supplier prior to closing.

## WARRANTY

37. Your new home will be registered with the Tarion Warranty program.

The details of the warranty can be found at [www.tarion.com](http://www.tarion.com)