

# Features & Finishes



Edgewood Greens

A Master Planned Community by FLATO®

## QUALITY CONSTRUCTION AND OTHER FEATURES

25. Architecturally controlled Clay Brick exteriors with quality trim details. As per applicable model and elevation.
26. Masonry details in brick and/or pre-cast per elevation.
27. DECORATIVE WOOD COLUMNS per applicable exterior plans (EXTERIOR)
28. paneled sectional roll-up garage doors as per elevation.
29. MAINTENANCE FREE VINYL CASEMENT WINDOWS throughout.
30. All exterior doors and windows to be fully caulked.
31. Steel, insulated front entrance door with coach lamp, grip set, dead bolt, weather-stripping, and insert windows – as per model.
32. SELF-SEALING ASPHALT ROOF SHINGLES in blended colours with a 25 YEAR MANUFACTURER'S WARRANTY.
33. Pre-Finished MAINTENANCE FREE soffits, fascia and downspouts.
34. Two exterior hose bibs, one at rear and one in garage.
35. PAVED DRIVEWAY (as per Purchase and Sale Agreement).
36. Precast concrete patio slab walkway from driveway to front porch, including precast steps at front or rear where applicable.
37. Lot sodded and graded to requirement of the Municipality.
38. 2" x 6" EXTERIOR FRAMED WALL construction.
39. Tongue and Groove Sub-flooring throughout, nailed, screwed down, and joints sanded prior to finish flooring installation.
40. Engineered roof truss system and 3/8 inch roof sheathing.
41. Poured concrete basement walls with DRAINAGE MEMBRANE BLANKET WRAP TO ALL INTERIOR BASEMENT LIVING AREAS, and weeping tile drain pipe at footings where applicable.
42. Covered front entry porches with railings where required by grade.
43. Poured concrete basement floors and garage floors.

## LIVING AREAS

44. 8 FOOT CEILINGS on Main Floor and 8 FOOT CEILINGS on second floor.
45. Imported CERAMIC TILES, as per applicable plans, from vendor's samples.
46. Quality 35 oz. BROADLOOM with foam underpad to all living areas, except where tiled indicated on plans and unfinished areas.
47. OAK RAILINGS AND PICKETS, in Natural Finish, from first floor to second floor stairway where indicated on plans.
48. COLONIAL STYLE INTERIOR DOORS and COLONIAL STYLE TRIM throughout finished areas, quarter round trim to tiled areas where indicated on plans.
49. SATIN FINISH LEVER interior hardware for all doors.
50. All doors and windows to be trimmed throughout in finished areas.
51. MELAMINE SHELVING to all closets, including linen.
52. Interior walls finished in quality LATEX PAINT in all areas.
53. Stipple-sprayed ceilings throughout, except kitchens, bath rooms, laundry and unfinished areas.

## FAMILY KITCHEN

54. Purchaser's choice of Furniture Finish Kitchen Cabinets from vendor samples.
55. STAINLESS STEEL DOUBLE COMPARTMENT SINK
56. QUALITY IMPORTED FLOOR TILES from vendor samples.

1. Exhaust hood fan over stove vented to the outside.
2. Heavy duty electrical receptacle for stove.
3. Split electrical outlets at counter level for small appliances.
4. Choice of Laminated Counter Tops from vendor's samples.

## BATHROOMS

5. MASTER ENSUITE BATH with sink as per applicable model type.
6. SINGLE LEVER FAUCET WITH TEMPERATURE CONTROL in bathtub and shower.
7. PEDESTAL SINKS in all POWDER ROOMS. Other bathrooms with VANITY CABINETS and laminate countertops from vendor samples. (As per plan)
8. SINGLE LEVER FAUCETS to all vanity and pedestal sinks
9. QUALITY IMPORTED CERAMIC TILES from vendor samples to floors and bathtub enclosure, two rows of tile where ensuite oval tubs with separate shower stall.
10. TILED SHOWERS (where indicated on plans) with MARBLE JAMBS.
11. CERAMIC BATHROOM ACCESSORIES includes towel rack, soap dish, and toilet tissue dispenser.
12. Exhaust fans vented to exterior in all bathrooms. As per model.

## LAUNDRY AREAS

13. Single laundry tub with hot and cold water faucet, depending on model.
14. Heavy duty electrical outlet for dryer and electrical outlet for washer.
15. Dryer vent connection to exterior.

## ELECTRICAL & HEATING

16. 100 AMP SERVICE with Circuit-breaker type panel.
17. LIGHT FIXTURES installed throughout, except living area with switch activated wall outlet, and capped ceiling outlet in dining area.
18. SMOKE & CARBON MONOXIDE DETECTORS on Main Floor, Upper Hall, Basement and all bedrooms.
19. Two electrical outlets in garage (one in wall, one in ceiling).
20. DECORA electrical switches and receptacles.
21. Ground fault interrupter protection on bathrooms.
22. HIGH EFFICIENCY GAS FURNACE & ROUGH-IN FOR

## CENTRAL AIR, SECURITY & CENTRAL VAC.

23. ROUGH-IN SECURITY SYSTEM
24. ROUGH-IN CENTRAL VAC SYSTEM OUTLETS. One per floor level.

PRICES, TERMS AND CONDITIONS SUBJECT TO CHANGE WITHOUT NOTICE THE VENDOR HAS THE RIGHT TO SUBSTITUTE MATERIALS WITH MATERIALS OF EQUAL OR BETTER QUALITY. E & O.E.

