



Floorplan + Features 2



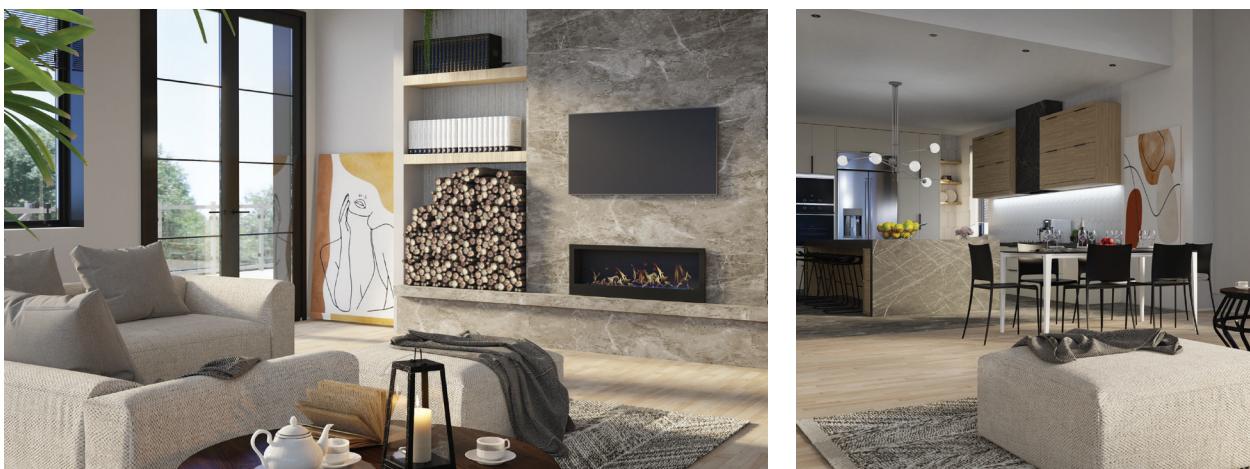
Welcome to the
neighbourhood.

1234



Kitchen and greatroom

Architect renderings

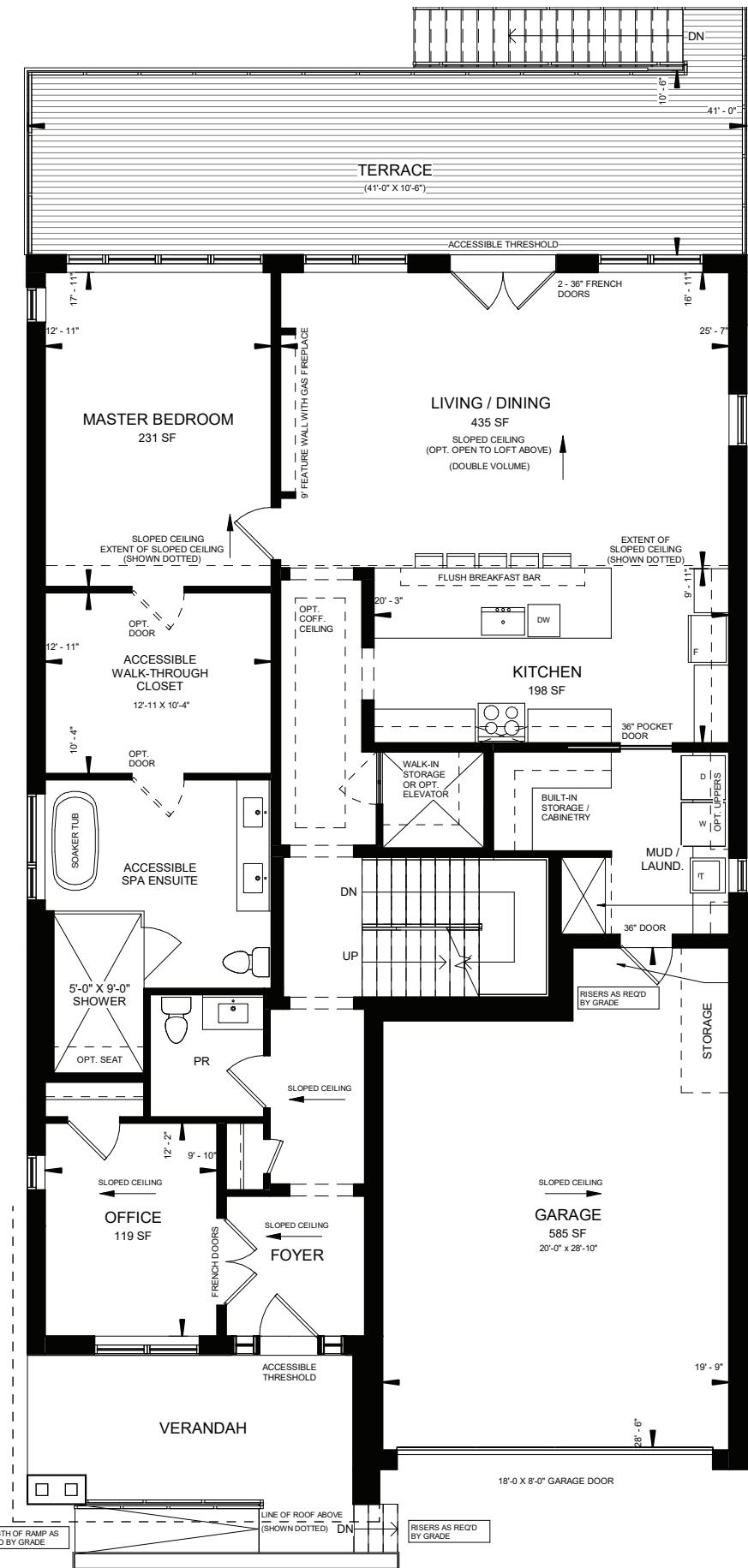




Sizes and layout may be subject to change without notice

Main floor

Thoughtfully designed with
livable space





Master bedroom and walk-through closet

Architect renderings





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Basement

Thoughtfully designed with livable space.

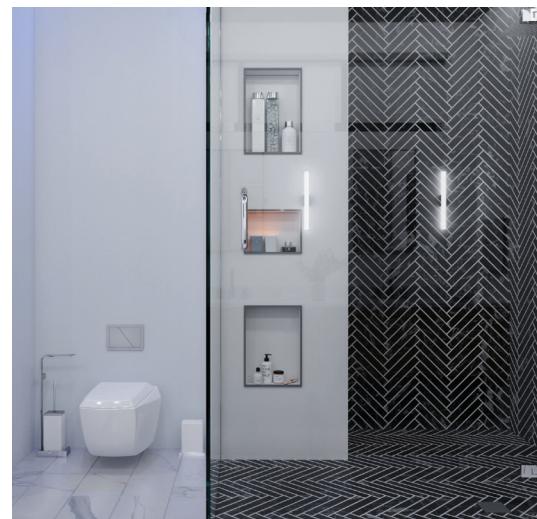
This proposed basement plan is optional and comes unfinished.





Master ensuite

Architect renderings

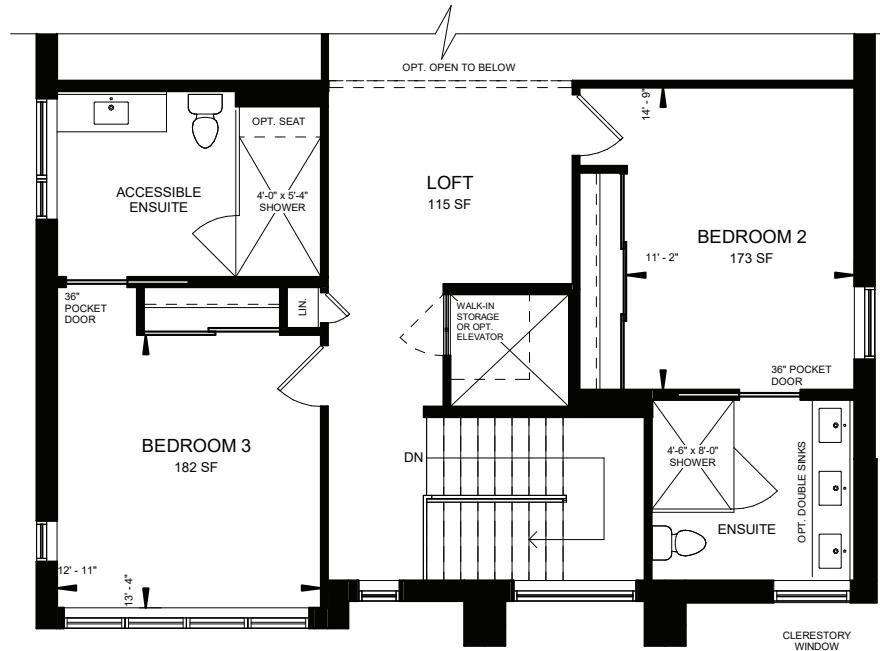




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Loft

Thoughtfully designed with
livable space





NetZero Ready

A Net Zero Ready home is a very energy efficient home that when equipped with the correct number of solar panels, can essentially produce the amount of energy an average home consumes in a given year. Bear in mind that results will vary depending on lifestyle, family size, habits etc. Whether you opt to equip your home with solar panels or not, purchasing a Net Zero Ready home is a superior home in terms of occupant comfort and environmental impact. This construction style is very airtight and therefore heat in the summer doesn't penetrate the home as quickly and likewise in winter, warm inside air doesn't escape as quickly to the outdoors. This results in drastically lower heating and air conditioning bills throughout the year. To avoid stale air, a high efficiency ERV is installed with a HEPA filter to constantly exchange and filter air. For people who are very sensitive to air quality this system is ideal to minimize the level air pollutants. We have actively sought materials that have low to zero Volatile Organic Compounds (VOC's) to also assist in delivering high air quality.

Accessible Home

Beyond our commitment to the environment, our mission on this project is to offer an Accessible Ready home. The design choices have been made with accessibility in mind and have not been limited to one section of the home. From a concealed ramp entry to zero threshold showers, to a roughed-in elevator shaft, to lever handle doors, every decision has been made with the goal to deliver a high-end custom home that does not look retrofitted. It will give the purchaser an opportunity to age-in-place without compromising their enjoyment of the home.

Interior Designer

- Each home's interior finishes have been selected by local designer Erin Interiors to bring a cohesive contemporary design throughout the entire home



Exterior Features

- Mid-Century modern design
- Colours and styles vary by elevations approved through architectural control
- Versetta Stone as per plan–50 year limited transferable warranty (varies by elevation)
- Metal wood grain and solid colour LUX siding and soffit–25 year warranty
- Full-width walk-out composite deck with aluminum railing
- Custom colour triple glaze, Argon filled, fiberglass windows throughout (limited lifetime warranty)
- Zero threshold, 8-foot-tall fiberglass contemporary entry door, 42 inches wide with sidelight, 1 model with custom double door
- Premium quality full view satin glass roll up garage door
- Custom colour aluminum eavestrough and downspouts
- Front porch aluminum railings as required by grade
- Quality asphalt shingles (30 year warranty) with accenting metal details as per plan
- Poured concrete porch at front
- Poured concrete ramp walkway as required by grade
- Frost free hot and cold water taps in garage and 1 frost free cold water tap at side or rear of house
- Contemporary exterior lighting
- Paved driveway
- Entire lot sodded except for paved areas; some side yards may require gravel due to grade
- Cedar good neighbour fencing with 6x6 pressure treated posts (as per Heritage Impact Assessment)
- Cedar hedging to be planted along southern and western fence line
- Insulated Concrete Form (ICF) basement construction with thermally broken basement slab
- Walk-out basement

Interiors and Trim

- Approximately 10' mains, 9' basement and 9' lofts standard as per applicable plan
- Custom oak contemporary staircase with tempered glass railing. Finished stair colour may vary from pre-finished hardwood flooring and not match exactly
- Contemporary baseboard trim throughout
- Contemporary casing on all interior doors throughout
- Shaker single panel paint grade solid core doors with lever handles throughout
- All windows to receive a drywall return
- All interior trim to be painted in the wall colour
- House to be painted in 1 wall colour
- All ceilings to be smooth finish
- All drywall to be installed with screws and a minimum amount of nails



Contemporary Kitchens

- Custom contemporary styled kitchen cabinets as selected by Interior Designer with extended height upper cabinets standard
- Kitchen lowers to be comprised mainly of drawers
- Quartz countertop including island standard as selected by Interior Designer
- Appliance openings customized to homeowner appliance selections
- Large stainless steel undermount sink with upgraded single lever faucet
- Kitchen backsplash selected by Interior Designer, excluded behind fridge and behind range
- Plumbing and electrical provided for all appliances where applicable, hook up not included
- 6" rough in exhaust for exhaust fan
- Split electrical outlets at counter level for small appliances
- Porcelain tile throughout kitchen area as per Interior Designer selections

Luxury Bathroom

- Master Ensuite features include: freestanding acrylic tub with contemporary tub filler, vanity cabinet with double sink, Quartz countertop (restricted to builder's selections), standard top mounted sinks and lever handle faucets, ensuite shower to include zero threshold entry, rain head shower faucet with handheld unit, frameless glass doors and tough drain. Builder's selection porcelain tile throughout with in-floor radiant heat. Single piece white porcelain toilet
- Recessed water-resistant lighting in shower area
- Ensuite bathrooms to include: vanity with Quartz countertop per builder's selections, top mount sink with single lever faucet. Showers to be tiled in porcelain as per builder's selection with frameless glass as per plan and include a shower faucet as selected by builder. Single piece white porcelain toilet
- Powder Room to include pedestal sink, Moen single lever faucet and strip light. Single piece white porcelain toilet



Floor Finish

- 5/8th inch subflooring glued, nailed and screwed throughout
- In tiled areas as per plan, porcelain tile as per builder's standard selections
- In all non-tiled areas engineered hardwood with matte oil finish as per Interior Designer selections

Electrical

- Electrical outlets in bathrooms, powder room, and where required by code connected to ground fault interrupter
- White Decora style switches and receptacles throughout
- 200-amp service panel and required circuit breakers
- Interior pot lights standard in locations predetermined by the builder as per plan
- Pre-wiring RG6 cable TV rough in for Family Room and Bedrooms
- Cat-5 telephone rough in for Kitchen and Bedrooms only
- 3 electric outlets in garage, one in garage for automatic opener, one at exterior front, one at exterior rear, and one switched outlet in the soffit for Xmas lights standard. Garage opener and Xmas lights not included
- One Electrical outlet near electrical panel provided
- Smoke/Carbon Monoxide detectors hardwired and located as per OBC requirements
- Home Automation rough-ins for in ceiling (or in-wall) speakers on main floor, data connection, security camera connection, all directed to media cabinet in mechanical room as per Builder
- Central vacuum roughed into garage, vacuum and hook-up not included

Laundry Room

- Appropriate plumbing, electrical and venting to be supplied as per customer washer and dryer selection (appliances not included)
- Laundry cabinets to be complimentary to kitchen selection and include quartz countertop (from builder's selection) and undermount stainless utility sink
- Pet/Boot wash to be tiled in porcelain tile (as per builder's selections) and equipped with handheld faucet

Fireplace

- Zero clearance, direct vent, natural gas fireplace with fixed glass pane as per plan

Additional Features

- Rough in 3-Piece bathroom and Kitchen area in basement as per plan
- Drywalled and insulated garage (not sanded or painted, concrete and block areas excluded)
- Zero threshold entry door from garage to Mud Room
- House Professionally Cleaned
- Survey provided on closing



Warranty

- Lauker Homes are warranted for 1 year to be free of defects. This does not include wear and tear, abuse, misuse, or any matters covered by Manufacturers separate warranties
- Additionally, the Tarion Warranty Corporation coverage applies to the home for 1, 2 and 7 years. The details of coverage are supplied in the closing package and are available on the Tarion website

Materials, specifications and floor plans are subject to change without notice. All renderings are artist's conceptions. All floor plans are approximate dimensions. Locations of furnace and hot water tank may vary from plan. Actual usable floor space may vary from stated floor area. Exterior elevation, appearances and finishing will be similar to pictures, but may not be necessarily identical.

- 1) The Builder will not allow the Purchaser to do any work or supply any material for work to finish the dwelling before closing.
- 2) Variations from Builder's samples may occur in finishing materials., kitchen and vanity cabinets, floor and wall finishes etc. due to normal production processes.
- 3) Purchaser is advised that the Tarion Warranty Corporation enrollment fee is not included in the purchase price.
- 4) Number of steps on front and rear may vary according to grade conditions and municipal requirements and cannot be guaranteed.
- 5) Landing or vestibule lowered for entry door(s), at the Builder's discretion
- 6) Some ceiling heights in various rooms, hallways, and bulkheads may be lower than the indicated heights.
- 7) Purchaser is notified that jogs in walls of rooms and boxing may vary from model to model and house to house to accommodate structural and mechanical requirements for the house.
- 8) Marble, granite and wood are subject to natural variations in colour and grain. Ceramic and porcelain tile, laminate and carpet are subject to pattern, shade and colour variations.
- 9) Installed natural stone may not be exactly like the showroom sample. Quarried stone is a product of nature and is not subject to the rules of consistency that apply to manufactured materials. Pits and fissures as well as variations in tonal qualities, veining and shading are all natural characteristics and generally desirable.
- 10) Wood is a natural product and variations in colour and grain pattern from one piece to another is normal. The open grain in some wood surfaces tends to show a rough appearance, however, this is a natural property of wood and is acceptable.

