



KINGSCREST CUSTOM QUALITY FEATURES & FINISHES

DISTINCTIVE EXTERIOR FEATURES

1. UNIQUE ELEVATIONS UTILIZING STONE, STUCCO, BRICK AND PRECAST SURROUNDS and other ACCENT FEATURES as per applicable plans, including a signature block on the dwelling containing the name Fernbrook Homes.
2. Low maintenance aluminum soffit, fascia, eavestrough and downspouts from vendor's samples.
3. Approximately 9'0" basement ceiling height with 10" thick concrete basement walls (except exterior garage walls), with heavy-duty damp proofing and waterproof membrane.
4. Fully sodded lot.
5. Cladwood sectional wood garage doors complete with Automatic Openers.
6. Two exterior hose bibs, one at rear and one in the garage.
7. Self-sealing asphalt shingles, which includes a 50-YEAR LIMITED TRANSFERABLE MANUFACTURER'S WARRANTY.
8. PAVED DRIVEWAYS with two separate layers of asphalt.
9. All elevations and colour schemes are under STRICT ARCHITECTURAL CONTROL to ensure a truly harmonious streetscape.
10. ELEGANT & SOPHISTICATED, 8' "MAHOGANY" or "OAK" FIBREGLASS FRONT ENTRY DOOR complete with solid wood edges, sturdy full length lock stile and solid polyurethane foam core with 5 times insulating value of wood with Brushed Chrome package including gripset with deadbolt lock, from vendor's samples.
11. French patio door(s) with screens as per applicable plans.
12. Vinyl casement Low-E Argon-Filled Energy-Efficient windows throughout, choice of colour from vendor's samples.
13. TWO COMPLETE CENTRAL AIR-CONDITIONING UNITS.

SPECTACULAR INTERIOR FEATURES

14. All homes to include ONE ELEVATOR TO ACCESS ALL FLOORS (approximately 5'x5' exterior cab dimension) with the following features: automatic bi-fold door(s), recessed LED lighting, rough-in for future telephone, round chrome handrail, hardwood floor, recessed wall and ceiling panels painted same colour as interior doors and trim. (Elevator can be designed so that it's accessible from the interior of garage for extra convenience and wheelchair accessibility)
15. 10' CEILING HEIGHTS on main floor, 9' ceiling heights to 2nd floor and approximate 9' ceiling heights to basement, as per plan.

16. Smooth ceilings throughout finished areas.
17. 6" plaster crown mouldings on main floor and second floor hallway (excluding laundry, mudroom, closets, and areas with waffle ceilings), choices from vendor's samples.
18. One room on main floor to have waffle ceiling, including 5" plaster moulding and 1 recessed potlight per section as per plan.
19. Choice of three (3) interior quality paint colours from vendor's samples. All millwork and doors to be painted accent white.
20. Elegant decorative steel spindles on all stained oak staircases and handrails (no carpet runners).
21. Complete CENTRAL VACUUM SYSTEM with powerhead and attachments.
22. 5/8" tongue and groove spruce plywood subfloor glued and screwed to floor joists. 3/8" plywood roof sheeting.
23. Two single-faced Gas Fireplaces with multi-cast surround and hearth (as per applicable plan).

PREMIUM FINISHED LOWER LEVEL

24. Vendor to provide finished basement area up to 1,500 sq. ft. to include such features as: home theatre room, exercise room, recreational room, games room, and/or office with closet.
25. Finished home theatre room to include hardwood or leather floors with raised platform for seating area. All wiring for theatre equipment and speakers, wall lighting, wainscoting and leather-tufted theatre door. (Furniture, electronic equipment and speakers not included.)
26. Rough-in plumbing for wet bar, location as per plan.
27. One fully complete 4-piece washroom (bathtub or shower as per plan).

GOURMET KITCHEN & POWDER ROOM FEATURES

28. "DOWNSVIEW KITCHENS" Custom Design 'Series 400' kitchen cabinets. Extended uppers (48") complete with built-in for microwave, upper crown mouldings & lower valance board. Lower cabinets include pots & pans drawer(s) and corner unit or lazy-susan. All door(s) & drawer(s) complete with "Soft Close Hinges" as per applicable plan. Choice of colour & door style from vendor's samples.
29. DOWNSVIEW freestanding vanity (where possible) in powder room complete with marble countertop, undermount sink and 8" spread "HANSGROHE" faucet, from vendor's samples.
30. All kitchens to include stainless steel or wood paneled 42" SUB-ZERO refrigerator doors and stainless steel or wood panel "ASKO" dishwasher door.
31. "WOLF" 36" Gas Cooktop, electric "WOLF" wall oven and built-in "WOLF" microwave, supplied & installed as per vendor's samples.
32. Two speed "Sirius" hood fan enclosed with wood canopy and 8" vent to exterior.
33. CHOICE OF GRANITE OR QUARTZ KITCHEN COUNTERTOPS with double compartment undermount stainless steel sink and "HANSGROHE" pullout faucet (from vendor's samples).

LUXURY BATHROOM & LAUNDRY FEATURES

34. " MARBLE COUNTERTOPS with undermount sinks(s) and 8" spread "HANSGROHE" faucet(s) "Aya" Series 3 bathroom vanities, including bank of drawers (where possible) in all bathrooms (excluding powder room), from vendor's samples.
35. MARBLE COUNTERTOP with undermount stainless steel single compartment sink in laundry room, with 4" spread "HANSGROHE" faucet and "Aya" Series 2 base and upper cabinetry.
36. Freestanding tub in master ensuite bathroom (from vendor's samples) as per plan.
37. Frameless glass showers complete with glass doors and recessed waterproof light fixture (as per plan).

38. All plumbing fixtures to be white.
39. Full width vanity mirror (42" high complete with one light fixture above each sink included in all bathrooms and washrooms.)
40. Cement-board to all shower and bathtub enclosure walls and ceilings.

FLOOR FINISH FEATURES

41. Choice of GRANITE, MARBLE OR PORCELAIN tiles at front vestibule (from vendor's samples).
42. Imported 4TH UPGRADE ceramic floor tiles in kitchen, breakfast, powder room, laundry, mudroom and all other bathrooms (from vendor's samples). 4TH UPGRADE ceramic tiles on walls and ceilings in all shower and bathtub enclosures as well as ceramic kitchen backsplash to countertop areas (from vendor's samples).
43. 3/4"x5" SOLID SAWN STAINED PRE-FINISHED HANDSCRAPED HARDWOOD FLOORING (choice of MAPLE, HICKORY OR OAK) on first floor, second floor and finished basement area(s) (except tiled areas), from vendor's samples.

INTERIOR MILLWORK & DOORS

44. Solid, Poplar style and rail with MDF panels 1 3/4" thick doors, including: 96" high doors on the main floor, 90" high doors on the second floor and basement.
45. Poplar, solid 4 1/4" casing, including separate back-band and solid door jams.
46. Poplar, solid 7 1/4" baseboards with 1 1/2" shoe mould.
47. Custom built-in closet organizer in master walk-in closet(s), all bedroom closets, and front foyer closet (colour and style from vendor's samples).

LIGHTING & ELECTRICAL

48. Standard light fixtures to front doors, rear door(s) and garage(s) (where applicable) from vendor's samples.
49. Exterior waterproof electrical outlets, one in front and one in rear of home.
50. Standard light fixtures provided throughout finished areas except in living room and family room. (Switch-controlled outlet in living room & family room). Ceiling light fixtures included in all bedrooms from vendor's samples.
51. White coloured decor light switches and receptacles.
52. Ground fault interrupter protection for all bathroom(s) and powder room.
53. 200 amp breaker panel complete with copper wiring.
54. A complete structured wire program consisting of two ports, one separate phone and one separate cable TV outlet. Each port has two widebands with RG6 lines and two high speed, high capacity Category 5 voice/data lines. The individual phone and cable outlet will also be Category 5 and RG6 installations, respectively.
55. Seasonal duplex receptacle located in soffit area with interior switch. Location to be determined by vendor.
56. FORTY LOW-VOLTAGE LED RECESSED POTLIGHTS from vendor's samples. Purchaser to submit drawing indicating approximate location of potlights 90 days after date of Agreement of Purchase and Sale. Drawing is approximate only and subject to joist location. (Vendor to locate potlights if drawing not submitted). Potlight locations to be confirmed at time of electrical walk-through, as per construction schedules. (Potlights to be located at vendor's discretion if purchaser cannot attend walk-through.)

BUILDER & CONSTRUCTION FEATURES

57. DRAINAGE MEMBRANE ON ALL BASEMENT EXTERIOR WALL SURFACES TO ENSURE HYDROSTATIC WATER PROTECTION.
58. "TOTO" WATER EFFICIENT TOILETS THROUGHOUT, from vendor's samples.
59. "HANSGROHE" WATER EFFICIENT LAVATORY FAUCETS AND SHOWER HEADS.

60. R20 FULL HEIGHT BASEMENT INSULATION ON ALL EXTERIOR BASEMENT WALLS, AND R60 BLOW-IN ATTIC INSULATION.
61. R50 SPRAYED FOAM INSULATION IN GARAGE CEILINGS WITH LIVING AREAS ABOVE.
62. TWO HIGH EFFICIENCY FURNACES WITH HRV AS REQUIRED, ECM MOTOR TO BE PLACED ON FURNACE
63. HOT WATER TANK (GAS) HEATER ON A RENTAL BASIS.
64. TWO-STAGE PROGRAMMABLE THERMOSTATS.
65. GARAGE INTERIORS TO BE FULLY-DRYWALLED, PRIMED AND GAS-PROOFED.
66. ALL INTERIOR PAINT TO BE CERTIFIED LOW VOC.

ROUGH-INS

67. Rough-in two separate locations (Great Room and Master Bedroom) a Smart Home structured wiring multi-media bundled cable: each consisting of (2) RG6 digital TV coaxial cables and (2) High Speed Category 5 cables for intended purpose of advanced telephone and/or high speed computer Ethernet access.
68. Rough-in Category 5 telecommunication cable in all bedrooms, kitchen and family/great rooms. Location to be determined by vendor.
69. Rough-in RG6 Digital TV coaxial cables in all bedrooms, family/great rooms and study. Location to be determined by vendor.

SECURITY FEATURES FOR ADDED FAMILY COMFORT

70. High quality locks with deadbolts on all exterior swing door(s).
71. Hinges and striker plates reinforced with extra long screws.
72. Rough-in wiring for security system. Upon purchase of 3 years of security monitoring, purchaser shall receive a fully installed security system including contacts to all exterior opening doors and windows on the main floor, plus rear opening windows and doors for "Lookout"and "Walkout" basements, two motion detectors, one keypad, one siren and a DSC1550 six zone control panel or equivalent, with associated hardware, programming and client demonstration.

ADDITIONAL SUPERIOR CONSTRUCTION FEATURES

73. Steel beam construction in basement.
74. GLUED subfloors to be REFASTENED WITH SCREWS prior to floor finishes.
75. Architecturally predetermined siting and choice of exterior colours from vendor's samples.
76. Survey provided on closing.

TARION NEW HOME WARRANTY PROGRAM COVERAGE

77. 7 years - major structural defects.
78. 2 years - plumbing, heating & electrical systems and envelope.
79. 1 year - all other items.
80. Purchaser agrees to pay the TARION enrollment fee on closing as an adjustment.