

WEST BROOKLIN



CENTURION
HOMES

Fernbrook
HOMES

Zancor

FEATURES & FINISHES

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IMPRESSIVE EXTERIOR FEATURES

- 01

Superior architecturally designed homes with inspired combinations of brick, stone¹, vinyl siding, Hardie Board and/or smartside siding and exterior trim in select locations per elevation (location to be determined by Vendor).
- Note:

Corner lots may require side and rear upgraded elevations. Materials may vary depending on architectural designs.
- 02

Gratifying streetscapes with architecturally controlled exterior colour schemes, elevations, sitings and materials. Townhome blocks and semi-detached product exterior colour packages will be determined by the vendor.
- 03

Detailed masonry work with striking stone¹ or pre-cast concrete accents including keystones and windowsills per elevation. Coloured mortar and recessed masonry joints on front elevations for a refined finished look as per exterior colour packages.
- 04

Gracious covered porches, charming balconies and porticos (as per plan).
- 05

Spacious garages with stylish insulated garage doors with beautiful inserts (as per plan).
- 06

Garage walls and ceilings to be drywalled and primed.
- 07

Fully sodded yards. Narrow side yards between houses may be graveled at vendor's sole discretion.
- 08

Main entries featuring impressive single or double metal insulated doors with glass window inserts (as per plan).
- 09

Poured concrete basement walls, wrapped with heavy duty damp-proofing and drainage layer and weeping tiles for extended protection (where required by Building Code). Sump pumps as required by municipality.
- 10

Pre-cast and/or poured concrete steps at front, side and rear entrances as required by grade (as per plan). Pre-cast concrete walks to front entries (where applicable).
- 11

Low Maintenance aluminum soffits, fascias, eavestroughs and downspouts.
- 12

Two exterior water taps; one in garage and one in the rear yard (location to be determined by vendor).
- 13

Door hardware package including grip-set and deadbolt lock, plus gorgeous exterior coach lamps (as per plan).
- 14

Self-sealing asphalt shingles with a 30-year limited manufacturer's warranty and/or metal roof (as per plan).
- 15

Complimentary fully paved driveways.²
- 16

Customized builder address plaque and a signature block on the dwelling containing the builder name logo. Location to be determined by vendor.
- 17

Reinforced concrete garage floor with grade beams.

SUPERIOR INTERIOR FEATURES

- 01

25' semi-detached, 30' singles*, 32' and 38' detached homes

feature (+/-) 8' basement ceilings, (+/-) 9' main floor ceilings and (+/-) 9' second floor and loft ceilings (where applicable).

2-storey townhomes

feature (+/-) 8' basement ceilings, (+/-) 9' main floor ceilings and (+/-) 8' second floor and loft ceilings (where applicable).

3-storey townhomes

feature (+/-) 8' basement ceilings, (+/-) 9' ground floor and main floor ceilings and (+/-) 8' upper floor ceilings (where applicable). (Except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings).
- 02

Easy maintenance smooth ceilings in kitchen, laundry room, powder room and all bathrooms. Stippled ceilings with +/- 4" smooth border throughout finished areas on main, second and third floor (where applicable).
- 03

Natural finish oak veneer stairs to finished areas with oak handrail and oak pickets (as per plan, from builder's standard samples).
- 04

Choice of one interior quality paint colour from vendor's samples with all kitchen, laundry and all bathrooms finished in eggshell.
- 05

Vented Cellar with light, door and floor drain (as per plan, grade permitting).
- 06

Dropped ceilings and bulkheads (where required).
- 07

Professional duct cleaning before occupancy.

GOURMET KITCHEN FEATURES

- 01

Custom designed deluxe kitchen cabinets with taller upper cabinets, soft close doors and drawers, and cutlery divider, from builder's standard samples, as per plan.
- 02

Detached homes include stone countertops in the kitchen. Townhomes, semi-detached and linked homes include laminate countertops in the kitchen. From builder's standard samples, as per plan.
- 03

Breakfast Bar in Kitchen with extended flush bar top (as per applicable plan).
- 04

Stainless steel double bowl kitchen sink with single lever pullout faucet.
- 05

Space for dishwasher including plumbing and electrical rough-ins for future installation provided (does not include installation).
- 06

Convenient split electrical outlets at counter level for small appliances.
- 07

Efficient two-speed exhaust white hood fan vented to exterior over stove area.
- 08

Heavy-duty wiring and outlet for stove and electrical outlet for refrigerator.

LUXURIOUS BATHROOM FINISHES

- 01

Primary Ensuite bathroom shower stall (as per plan) to include stone surround, pot light and framed glass enclosure.
- 02

Stunning freestanding soaker bathtub with Roman tub filler in Primary Ensuite bathroom (as per plan). Drop-in tub in tiled enclosure to secondary bathrooms (as per plan).
- 03

Choice of quality bathroom cabinets. Secondary bathrooms feature laminate countertop from vendor's standard samples.
- 04

Primary Ensuite features choice of quality comfort height bathroom cabinets with laminate countertop with oval sink(s) (as per plan).
- 05

Upgraded chrome finish faucets for all vanities and showers. Primary Ensuite includes rain shower head on wall mounted shower arm. All other tub/showers include handheld shower on shower arm bracket (as per plan, from builder's standard samples).
- 06

Bathtub and shower curtain rods included (where applicable).
- 07

Quality porcelain wall tiles in tub and shower enclosure to ceiling height (where applicable).
- 08

Pedestal sink in powder room with single lever faucet (as per plan).
- 09

Mirrors included in all bathrooms and powder room approx. 42" high.
- 10

White plumbing fixtures.
- 11

Elongated toilets with soft close seats in all finished bathrooms.
- 12

Efficient exhaust fans in all bathrooms.
- 13

Privacy locks on all bathroom doors.
- 14

Shut off valve for each sink.

LAUNDRY ROOM ACCENTS

- 01

Convenient laundry tub with separate drain and base cabinet with laminate countertop (as per plan).
- 02

Hot and cold laundry taps for washer with heavy duty wiring and venting for dryer.
- 03

Laundry room floors may be sunken to accommodate entry door(s) in laundry (if required). Laundry areas on 2nd floor will come with a floor drain (as per plan).

EXQUISITE FLOORING FINISHES

- 01

2-storey homes

include 3 ¼" x ¾" natural prefinished engineered hardwood on main floor and upper hall (excluding tiled areas and bedrooms; from builder's standard samples).

3-storey homes

include 3 ¼" x ¾" natural prefinished engineered hardwood on ground floor, main floor and upper hall (excluding tiled areas and bedrooms; from builder's standard samples).
- 02

Quality 12" x 24" porcelain tile flooring in entry, powder room, bathrooms, kitchen, breakfast areas, laundry room and open to below basement finished area (as per plan, from builder's standard samples).
- 03

Luxurious premium quality 40 oz. broadloom with foam underpad in bedrooms, loft areas and finished basement rooms (as per plan). Your choice of one colour from builder's standard samples.
- 04

Transition strip to be used between different floor materials (due to different flooring materials that may be selected, transition heights between floor surfaces may occur).

BREATHTAKING WINDOWS, DOORS AND MILLWORK

- 01

Striking (+/-) 4¼" baseboard, painted white throughout with doorstop to tiled and hardwood floor areas. (+/-) 2¾" casing painted white on all doors windows and flat/returned archways throughout finished areas (as per plan).
- 02

Two panel smooth style interior doors, except where indicated as sliding doors.
- 03

Satin nickel levers to all interior doors. Privacy locks on all bathroom and powder room doors.
- 04

Doors, windows and full archways to be trimmed (as per plan). Taller archways on main floor where applicable.
- 05

Vinyl casement Low E thermopane windows (as per plan).
- 06

Low maintenance structural vinyl Low E thermopane larger basement windows (as per plan).
- 07

Sliding thermal-glazed patio door or garden door (as per plan).
- 08

Extensive caulking for improved energy conservation and to minimize drafts.
- 09

Mirrored sliders or two panel door(s) at front entry closet (as per plan).

LIGHTING & ELECTRICAL

- All wiring will be in accordance with the Ontario Building Code and the Electrical Safety Authority.
- 01

Decorative black coach lamps on exterior elevations (where applicable).
- 02

Fully installed exterior light fixtures.
- 03

Two exterior waterproof electrical outlets (one at the front porch and one at rear yard). Holiday plug in front elevation soffit. Plugs for future garage door openers.
- 04

Heavy duty 220V electrical outlet for stove and dryer.
- 05

Light fixtures provided throughout finished areas with white decora style switches and receptacles.
- 06

One automatic smoke/strobe detector installed on every floor and in every bedroom for home and family safety.
- 07

Electric door chime with doorbell at front entry.
- 08

Ground fault interrupter protection for all bathroom(s) and powder room.
- 09

Carbon monoxide detector.
- 10

200 amp electrical service with circuit breaker panel.
- 11

Provisions for rough-in electric car charger in garage.

INCREDIBLE ENERGY SAVING FEATURES

- 01

Gas fired, forced air high-efficiency natural gas furnace complete with ECM motor for super efficiency and comfort controlled by an electronic programmable thermostat.
- 02

Heat Recovery Ventilator (HRV) for improved indoor air quality.
- 03

Exterior walls and top floor ceilings fully insulated – ceiling to R-60 walls to R-22. All insulated areas are to be covered by poly vapour barriers (all as per Ontario Building Code).
- 04

Spray foam insulation in garage ceilings.
- 05

Spray foam around windows and exterior doors for increased air tightness.
- 06

Basement walls insulated full height per Ontario Building Code.
- 07

Ducting sized for future air conditioning.
- 08

Water saving aerators on all faucets.
- 09

Water saving toilets.
- 10

Water saving shower heads on all showers with temperature control valves.

SECURITY FEATURES FOR YOUR PEACE OF MIND

- 01

Exterior hinges and striker plates reinforced with extra long screws.
- 02

Additional blocking at all exterior doors jams.
- 03

High quality deadbolt locks on all hinged exterior doors.
- 04

Additional screws at patio door to prevent lifting.

ADDITIONAL SUPERIOR CONSTRUCTION FEATURES

- 01

Steel beam construction in basement (as per applicable plan).
- 02

Engineered floor joists & 5/8" subfloor glued to achieve outstanding structural strength.
- 03

All sub-floors will be re-fastened with screws prior to floor finishes. All joints to be sanded.
- 04

2" x 6" exterior wall construction.

CUSTOMER FRIENDLY UPGRADE PROGRAM

- 01

Purchasers will have the opportunity to make upgraded interior selections when they attend their decor appointment to choose their colours and materials (when schedules permit).

LOOKOUT AND WALKOUT CONDITIONS

- 01

Lookout lot conditions shall include a standard deck with steps to grade and larger rear windows as per plan and as grade permits.
- 02

Walkout lot conditions shall include a sliding patio door or garden door in basement and larger rear basement windows as per applicable plan, a railing will be installed at the door on main floor level.

HELPFUL ROUGH-INS FOR YOUR GROWING FAMILY

- 01

Rough-in for central vacuum system piped to garage.
- 02

3-piece rough-in to basement (as per plans), location to be determined by vendor.
- 03

Rough-in gas line to BBQ, location to be determined by vendor.

¹ 'Stone' refers to distinctively crafted stone products.
² Driveways will be completed after approximately two full seasonal cycles.
* 30' singles are linked below grade.