



## Riverstone Towns Features & Finishes

Purchase Price Includes the Following:

### Warranty

- 7 year Tarion, in accordance with the “Ontario New Home Warranties Plan Act” specifications\*

### Concrete

- Poured concrete basement walls and floor
- Poured concrete front porch and garage floors (where applicable)
- Pre-cast concrete walk and steps to front entrance

### Doors and Windows

- Double pane windows maintenance free vinyl clad
- Split finish windows on all elevations
- Sliding, insulated Low E argon glass patio doors as indicated
- Metal clad insulated front door (and door from house to garage, if applicable)
- Insulated garage door with Vertical Windows
- Screens on all operating windows and patio doors

### Mechanical

- High Efficiency Gas Furnace
- All trunk ducts and take-offs within heated boundary are sealed
- Programmable thermostat
- ERV
- Exhaust fan in kitchen vented to exterior, 2 speed ducted hood fan
- Vent to exterior for dryer
- Vent provided for future exhaust fan in rough in basement bathroom

### Plumbing

- Rental gas hot water tank. The Purchaser acknowledges that the hot water tank is a rental/finance unit and agrees to execute a rental/finance agreement on or before closing with Third Party Vendor
- Double stainless-steel undermount sink in kitchen
- Two exterior hose faucets
- Posi-temp pressure/temperature control valve in tub/shower units
- Taps for automatic washer
- One-piece acrylic tub/shower unit complete with cap

- Single lever faucets throughout
- Drain water heat recovery pipe installed in waste water stack in basement
- Bathroom fixtures with chrome faucets
- Single laundry tub with 2 handle faucet
- Shut off valves on all sinks and toilets

### Electrical

- 200 Amp. Electrical service with breaker panel
- LED bulbs in all compatible fixtures
- Quality electrical light fixtures, interior & exterior
- Ceiling lights in all bedrooms
- Smoke detector on each level, as per fire code
- CO detector as per building code
- Heavy duty cable outlet for electric dryer and stove
- Doorbell
- Hardwire standard range hood
- Decora switches and plugs
- Hydro services to be located as per Public Utilities Commission specifications
- Conduit for electric car charger in garage

### Rough-ins

- Rough-in for Rogers Home Automation
- Rough-in for 3 cat6 and 2 RG6
- Rough-in for future 3 piece bathroom in basement (waste pipes only) (as per plan)
- Rough-in for water softener (water lines only)

### Insulation and Drywall

- House fully insulated to values established by the Ontario Building Code for Zone #1 (exterior walls above grade - R-24, attics - R-60, cathedral ceilings - R-31, exposed floor insulation – R-31)
- Exterior basement wall R-20 near full height fiberglass blanket wrap insulation, covered with poly vapor barrier
- R-31 spray foam insulation in exposed floor areas
- California ceilings throughout, except small closets and bathrooms

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# RIVERSTONE

## Interior Trim/Hardware

- Vanity mirrors in all bath and powder rooms,
- All exterior and interior hardware pre-selected by vendor
- Satin nickel interior levers
- All exterior passage doors with deadbolts
- Oak handrails in main staircase with spindles, where indicated
- Upgraded chrome towel bars and paper holders in bathroom(s)
- Trim is 3 1/2" step casing and 5 1/2" MDF step baseboard
- Masonite "Heritage" style door (or as per Builder selection)

## Painting

- All finished walls and trim to be painted (3 coats; 1 coat primer, 2 coat paint)
- All Bathroom and closet ceilings to be painted (2 coats; 1 coat primer, 1 coat paint)

## Cabinetry

- Kitchen and vanity cabinets to be selected from samples provided by the Vendor
- Granite countertops in kitchen and bathrooms to be selected from samples provided by the Vendor

## Flooring

- Tongue & groove sub floors, glued and fastened to floor joists
- Vinyl plank flooring throughout as indicated on plan to be selected from Vendor's samples
- Quality broadloom carpet with high density underpad on stairs and bedrooms to be selected from Vendor's samples
- Vinyl plank flooring in laundry closet to be selected from Vendor's samples

## Exterior

- Architecturally designed double laminate fiberglass shingles
- Maintenance free soffits, fascia, eaves trough and downspouts
- All windows and exterior door frames caulked
- Brick and stone as per architectural drawings.
- Exterior colour is pre-determined by the Vendor
- Basement exterior walls wrapped with drainage membrane

## Landscaping/Driveway

- Asphalt paved driveway
- Lot graded and fully sodded
- Privacy fencing between units
- 3'x4' deck with stairs on terrace units; 10'x10' deck without stairs for walkout units
- 10'x10' patio stones for all non-terrace and walkout units

## Miscellaneous

- Premises cleaned at completion
- 2" x 6" exterior wall construction
- All ducts are cleaned prior to occupancy
- All underground utilities are fully paid for by the developer, except if modified by the purchaser

## Appliances

- Vendor's line-fridge, stove, dishwasher, washer and dryer
- Upgrades available from Vendors selection only

All plans and specifications are subject to reasonable modifications, as necessary, at the discretion of the Vendor  
**NOTICE TO PURCHASERS-** Due to increasing construction cost, the Vendor commits orders to its suppliers on the date of the Offer to Purchase. Therefore, in some cases the Vendor cannot alter, change or add to the specifications, details or field notes. In order for any change to be implemented, all requests, after the offer becomes firm, must be in writing and accepted by the Vendor.

\* In accordance with standard building practice and TARION rules, the Vendor warrants to make any necessary drywall repairs (due to nail pops and drywall cracks caused by settling) at the one year anniversary of closing subject to scheduling of work. The priming and painting of these repairs will be the full responsibility of the Purchaser, regardless of whether the Builder/Vendor or Purchaser painted the unit initially

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