

# FEATURES & FINISHES



Luxury living meets modern conveniences: Bayridge offers a unique opportunity for homebuyers seeking the perfect balance of comfort and style.

## **STRIKING ARCHITECTURE: Stunning Exterior Finishes**

- Distinctive, modern streetscape with designer selected mix of masonry, stucco and siding
- Front balcony with tempered glass railings and black posts as per plan
- Premium masonry cladding with choice of stunning cultured stone or brick veneer
- Stucco finishing and maintenance free siding with choice of colours
- Poured concrete front porch
- Asphalt shingles on main roof and high quality membrane roofing with metal flashings for flat roof portions
- Maintenance free aluminum soffits, eaves, fascia and downspouts
- Garage doors with choice of styles and colors including window inserts
- Low maintenance, triple sealed vinyl windows with low-E glass and screens on all operating windows
- Modern, insulated 8' front door with decorative handle and glass inserts as per plan
- Deadbolts on all exterior swing doors
- Fully graded and professionally sodded lot with walkway from driveway to front steps
- Precast concrete steps to front door
- Paved driveway
- 9' ceilings on first floor level, 8' ceilings on second floor

## **SOPHISTICATED DESIGN: Modern Interiors**

- Smooth ceilings throughout
- Contemporary, 5 inch baseboards with shoe mould, choose from multiple profiles
- Minimum 3" window and door casings, choose from multiple profiles
- Smooth skin interior doors with choice of style
- Lever handles with matching hinges
- Spacious storage closets including shelving and hanging rods
- Optional smart storage solutions
- Stained closed riser oak staircase, oak post and handrail with metal pickets from main floor to second floor
- Paint grade closed riser staircase from main floor to basement as per plan

- Walls finished with premium quality primer and two coats of Benjamin Moore paint. Choice of up to 3 wall colors throughout home
- Trim and interior doors spray painted with Benjamin Moore white paint
- Upgraded 12 x 24 inch tile in bathrooms and laundry
- Quality hardwood flooring throughout, except in tiled areas
- Modern ceiling and wall mounted light fixtures

## **HEART OF THE HOME: Gourmet Kitchen**

- Custom crafted cabinetry in a wide variety of styles with choice of colors and hardware from builder samples
- Soft close drawers and doors
- 42" upper cabinets
- Quality polished quartz countertops with tile backsplash
- Modern, double compartment stainless steel undermount sink
- Chrome single lever pull-out faucet
- Pantry as per plan
- Heavy duty receptacles for future electric stove
- Electrical rough-in for future dishwasher and fridge
- GFI outlets on the counter and one outlet in the island
- Venting for future hood fan (over range)

## **PRIVATE OASIS: Luxurious Primary Suite**

- Contemporary vanity cabinets with soft close drawers and doors, choice of color and hardware from builder samples
- Double vanity sinks with single lever chrome faucets
- Quartz countertop with porcelain undermount sinks as per plan
- Mirror above the vanity
- Walk-in shower with a mosaic tile base, marble threshold and tiled walls
- Pressure-balanced chrome shower faucet, matching in style with sink faucet
- Modern acrylic soaking tub as per plan
- Elegant vanity lights over each basin, a ceiling light and a recessed pot light in the shower

#### **REFRESHING RETREAT: Main Bath and Powder Room**

- Contemporary vanity cabinets with soft close doors, in the main bath, with choice of colour and hardware
- Quartz countertops with porcelain undermount sink in main bath
- Single lever chrome faucets on all sinks and showers. All shower faucets are pressure balanced
- Pedestal sink in powder room
- Modern acrylic tub with wall tile to ceiling
- Comfort height toilets in all bathrooms
- Mirrors above vanities in all bathrooms
- Separate shut-off valves for each sink faucet
- Vanity lights in all bathrooms
- Exhaust fans vented to exterior in all bathrooms

#### **FRESH & CLEAN: Efficient Laundry and Mudroom**

- Freestanding laundry tub with faucet as indicated on plan
- Dryer venting to exterior
- Heavy duty receptacle for future dryer
- Wall mount box for hot and cold water and drain connection for future washer

#### **EMBRACE THE FUTURE: Smart Home Features**

- Exhaust fan vented to exterior
- Smart thermostat
- CAT-6 Ethernet wiring and rough-in in family room
- Optional smart home package

#### **COMFORT & RELIABILITY: Home Systems**

- 100 Amp electrical service, with breaker panel and copper wiring throughout

#### **Notes & Conditions**

- All selections are to be made from builder's samples and from builder's preferred supplier
- All plans, elevations and specifications are subject to modification by the builder
- Purchaser(s) may be required to reselect colours and/or materials as a result of unavailability or discontinuation
- The builder is not responsible for shade differences occurring from different dye lots. Colours and materials will be as close as possible to samples but not necessarily identical
- All illustrations / renderings are artist's concepts only and may include some optional extras, fixtures, designs, stone, and style, that may vary from standard samples unless specified to be included in the agreement
- Purchaser(s) acknowledge that all furniture, appliances, appliance installation and accessories shown are not included in the purchase price unless stated otherwise in the agreement
- Room dimensions and window configurations may vary with final construction drawings or if required for building permit approvals
- Prices, specifications, features and finishes are subject to change without notice

- Hard wired smoke detectors and carbon monoxide detectors with strobe light on all levels
- All wiring in accordance with ESA standards
- White decora light switches, receptacles and plates
- LED bulbs in all compatible fixtures
- 2 exterior weatherproof electrical receptacles
- Fully ducted mechanical, including central air conditioning
- High efficiency forced air natural gas furnace
- High efficiency heat recovery ventilator
- Exhaust fans, vented to exterior, in all bathrooms and the laundry room
- High efficiency gas fired rental hot water tank
- 2 exterior frost free hose bibs

#### **BUILT TO LAST: Quality Construction**

- Poured concrete foundation walls with complete weeping tile system
- Foundation protected with drainage membrane
- Sump pump as per municipal requirements
- Tongue and groove subfloor glued, sanded and fastened with screws
- Basement windows designed for optional finished basement
- House wrap for energy efficiency

#### **PEACE OF MIND: Warranty and Delivery**

- All homes built to Ontario Building Code standards
- Thorough, professional cleaning prior to delivery, including duct cleaning
- Pre-delivery inspection prior to closing
- TARION warranty with up to 7 years coverage for certain items
- Courtesy repair of nail pops and settlement cracks after one year