



## Exterior Features

1. All residential units will be built to ENERGY STAR standards, and shall be ENERGY STAR qualified.
2. Architecturally selected and colour coordinated clay brick, with brick detailing on side and rear elevations. Stonework and/or stucco as per applicable elevation. Colour, style, materials and elevations are pre-selected and architecturally controlled.
3. Durable, maintenance-free, pre-finished aluminum or vinyl soffits, fascia, eaves trough, down pipes and siding - all colour coordinated.
4. Colour matching self-sealing 20-YEAR shingles.
5. Steel clad insulated entry door with elegant grip set and deadbolt.
6. Premium garage doors with decorative glass window inserts.
7. Durable, semi maintenance-free, vinyl thermo pane casement or single hung windows to all elevations. Grills on front elevations. All operable windows to have screens. All doors and windows to be fully caulked.
8. Covered porches and balconies with decorative stucco columns enhancing selective elevations and provide easy maintenance.
9. Two exterior hose faucets are provided; one at the rear, and one in the garage.
10. Weatherproof exterior electrical outlets, one at rear, and one in the garage. Conveniently located Holiday receptacle located in the soffit switch controlled from the interior of the home.
11. Exterior coach lights, as per elevation.
12. Elegant maintenance-free exterior aluminum railings where required by Building Code.
13. The finishing touches of a fully sodded lot in accordance to the requirements set out by the municipality.

## Structural, Mechanical, Electrical and Plumbing Features

1. 5/8" tongue and groove sub-floor with sanded joints and fastened with screws.
2. 8" block to underside of trusses.
3. Upgraded Engineered Floor joist system.
4. Poured concrete basement floors and foundation walls with damp proofing to walls, and drainage membrane where applicable.
5. The home will be insulated in accordance with the Ontario Building Code Specifications.
6. Rough-in 3 piece washroom at basement, as per plan.
7. Convenient Fruit Cellars with interior light, as per plan.
8. Forced air Hi-efficiency gas furnace with vented hot water tank (rental unit).

9. Ductwork sized to allow for future central air conditioning.
10. 100 amps electrical service with breaker panel and copper wiring throughout. All wiring in accordance with the Ontario Hydro Standards.
11. Heavy-duty receptacle for stove and dryer, with rough-in wiring provided for dishwasher. Dedicated electrical outlet for refrigerator.
12. Ground fault indicator receptacle, as per Building Code.
13. The security of smoke detectors on all floors, including lower level, and one carbon monoxide detector.
14. White decor style switches and receptacles throughout.
15. Quality ceiling fixtures in all bedrooms, hallways, kitchen, breakfast area, study, den, pantry (as per plans), laundry, and walk-in closets.
16. Living room is to receive a switched plug, and the dining room to receive a capped ceiling outlet.
17. Bathrooms to receive center ceiling fixture and a rough-in for future lighting over vanity.
18. Rough-in for future central vacuum system.
19. Complete home security system available with acceptance of a monitoring contract.
20. Air cleaning hood fan (white only) over stove vented to exterior.
21. Door chimes installed.
22. Electrical outlet installed for future garage door opener.
23. Durable, stainless steel double kitchen sink with single lever vegetable spray faucet.
24. Energy efficient water saver shower head, toilet and single lever faucets in all bathrooms.
25. Laundry tub complete with base cabinet and rough-in of hot and cold water supply for laundry fixtures.

## Interior Features

1. Grand 9 ft. ceilings on the first floor and approximately 18 ft. ceilings in open to above areas of selected models.
2. Imported ceramic tile flooring in foyer, kitchen and breakfast area, all bathrooms and laundry rooms (as per plans), from Builder's standard samples.
3. Ceramic wall tiles installed in tub enclosures. Where tub and shower stalls are separate, tub areas are tiles to approximately 2 tiles high above tub deck, and shower stalls are fully tiled including ceilings. White ceramic bathroom accessories including towel bar, toilet tissue roll and soap dish.
4. Surface mounted light in ensuite shower stall.
5. Mirrors over vanities in all bathrooms.
6. Spray textured stippled ceilings with smooth border throughout. Kitchen, breakfast areas, and all bathrooms are to have a smooth painted finish (as per plan).

7. The interior walls are fully decorated in a choice of 1 colour throughout. All paints used are latex finish.
8. All interior trim and Classique series doors are painted white. Decorative columns, as per applicable plans.
9. Quality designed cabinetry in all bathrooms complete with standard grade laminate counter tops, from Builder's samples. White pedestal sink in powder room.
10. Pre-finished 2-1/4" strip hardwood flooring in natural finish to ground floor areas (excluding tiled areas) from Builder's samples.
11. 35 oz. Carpet to 2nd floor areas (excluding tiled areas) from Builder's samples.
12. Upgraded Colonial finished carpentry with 3-1/4" baseboard, 2-1/2" casing and Classique interior doors (as per plan) with lever-type hardware. Main floor openings to be trimmed. Arched openings are drywall finished.
13. Master bedroom walk-in closets complete with wired shelving and hanging spaces. (As per Builder's layouts)
14. Elegant oak stairs with oak handrails and 1-5/16" pickets in natural finish, to finished areas, as per plan. (Oak treads, veneer stringer and risers). Paint grade basement stairs.
15. Direct-vent gas fireplace with pre-finished white lacquer formal cabinet, optional as per plan.
16. Professional home and duct cleaning prior to occupancy.

## Castle Manor Homes' Commitment to Quality

1. Our commitment to provide to you a new home buying experience unsurpassed by any large production Builder.
2. Tarion Certified, providing 7 years of warranty protection for major structural concerns. (Enrollment fee to be paid by purchaser on closing.)

Specifications, terms & conditions are subject to change without notice.  
E. & O. E. May 2014