



LaRey Homes (Group) Ltd. - Features and Finishes - The Rockcliffe Hill in Waterdown

Features

- TARION new home warranty, in accordance with the "Tarion Warranty Corporation" specifications
- Architectural design, material and color package to be approved by builder
- Covered front porch as per plan
- 10'-0" ceiling at main floor & 9'-0" upper floor area
- 8'-6" ceiling at lower level
- Custom designed Kitchen and Bathroom Cabinetry
- Cold storage as per plans

Custom Quality Construction

- 10" 15MPA poured concrete foundation w/dampproofing and drainage membrane
- Wire mesh or rebar in garage slab
- Basement area—gravel base with concrete slab
- All floor joists—engineered wood joists
- Subfloor - 5/8" T&G glued and screwed
- 2"x6" framed exterior walls/Insulation as per code
- Trussed roof @ 24" o.c. w/ 3/8" roof plywood
- Blown insulation in attic as per code
- Basement insulation as per code

Exterior Details & Garage

- Maintenance free aluminum soffit, fascia, eaves trough and down spouts
- All porch soffits in aluminum as applicable
- 40 yr. self sealing shingles (manufactures warranty)
- Concrete rock face sills as per elevations
- Brick, stone veneer & wood detail as per elevations
- Garage - Aluminum clad insulated overhead doors w/ openers, key pad and remote
- Garage fully drywall

Doors and Windows

- Vinyl windows throughout as per applicable plans w/ wood interior jambs, colors-white, driftwood, sandlewood & black
- Window grilles on front as per elevations
- Energy efficient Thermopane casement windows w/ screens & cranks (low E argon w/ superspacer and multipoint)
- Weatherstripping on all exterior doors
- Metal slab door and insert as per elevations
- Patio door as per plans
- All exterior door hardware; accent w/grip set on front entry only
- Lock sets w/ dead bolt on all exterior doors

- Basement window 40"x20" window wells as required (all basement windows vinyl sliders- white)

Interior Features

TRIM

- Doors on main 96" hg. and upper floor - 84" hg. 2-panel doors, smooth face
 - 3" combo casings, 7" baseboards on main & upper floor
 - Trimmed flat arches
 - Levered handles or knobs (as per builder samples)
 - 5" moldings in dining room, great room, breakfast, foyer, entry, upper hall, den and in detailed boxes and coffer ceilings
- PAINT & DRYWALL

- Interior paint—choice of x4 colours
- All trim and doors semi gloss white
- Exterior paint as required (as per colour package)
- Stain staircase and handrail (from builder samples)
- Smooth ceilings throughout (flat white)
- Resilient channel on ceilings (truss areas)
- Front door (as per colour package)

STAIRS

- Oak staircase main to upper & main to basement (solid oak treads, oak veneer risers and stringers)
- 3 1/2" x 3 1/2" turned or square oak posts as required
- Oak handrail #4
- Oak 3/4" nosings as required
- Steel black or stainless steel pickets (as per builder samples)

FLOORING

- Entry – 12"x24" tile – Diamond series
- Ceramic tiles as per floor plans and as per builder samples & Diamond series

- Base for tiles
- Vintage 5"x3/4" red oak hand scrapped hardwood main floor and upper floor (as per builder samples) Less powder, foyer, entry, ensuites, bathroom, mudroom and laundry.

MISC.

- All closets to have wire shelving

Kitchen Features

- Custom designed kitchen cabinets - soft close drawers and doors, pot & pan drawers, higher uppers (42"), crown w box detail, valance, x1 full set of bank of drawers, top drawers, hood fan cabinet with fan set in
- Garbage bin pullout
- Kitchen cabinets and Island Maple veneer stain or MDF painted doors and drawer fronts
- Deep upper cabinet at ref.



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- Cabinets back side of island with doors
- Inside white or hard rock maple finish (Melamine)
- Built in servery with uppers as per plan
- Deep upper in pantry above appliances as per plan
- B/I bench at front foyer as per plan
- B/I shelves with base cabinet with doors on each side of the fireplace as per plan
- Granite kitchen top w/standard edge (as per builder samples Group 3)
- Double bowl stainless steel under mount sink and Grohe Lady Lux single lever pull out faucet (as per builder sample)
- R/I dishwasher plumbing and electrical
- Kitchen back splash from the Stone Glass Mosaic (as per builder samples)
- Adjustable pantry shelves (White Melamine) as per plan
- Mud room built in bench with cubbies with hooks
In Melamine -choice of colors as per plan

Bathroom, Ensuite & Powder Room

- Vanity w/ one bank of drawers in all bathroom & ensuite's as per plan
- Powder room cabinet as per plan
- Marble countertops with standard edge in ensuite, bathroom and powder room with 3" splash to match counter (as per builder samples Group 3)
- White undermount oval sinks
- 8" centers faucet (as per builder -Riobel Edge series)
- All other fixtures to match Edge series for plumbing
- Handheld unit with rain head on a bar at showers and tub alcove
- All fixtures in powder, bathroom & ensuite in chrome
- Toilets elongated with slow closing seats, one piece as per plans
- Mirolin freestanding tub - 60x32 with deck mount faucet
- Mirolin white standard tub as per plans
- Frameless glass shower enclosure as per plan's
- 48" beveled mirrors
- Lighting above mirrors or ceiling (ensuite, main bath and powder)
- Shower - marble ledge & jambs in shower or tile to outer edges (as per builder samples)
- Tiled shower walls & bath tub alcove walls and clgs. (as per builder samples-Diamond series)
- Rough in drains for 3pcs bath in bsmt
- Shut off valves under all sinks

Laundry

- Laundry cabinet , 36" high uppers wall to wall, laminate top across cabinet and machines with gables as per plan
- Large Laundry as per plan
- Base cabinet with plastic tub sink set into the counter

- Laundry pull out faucet

Plumbing & Electrical & Vac/Alarm & Mechanical

- 200 AMP Service, breaker panel
- 40 halogen pot lights with LED bulbs
- Security spot light at rear wall on 3-way switch
- 2 plugs for garage door openers
- 2 soffit plugs for holiday lights
- 2 weather plugs (x1 rear, x1 front wall)
- Exterior wall lights as required
- Décor plugs and switches throughout
- Builder fixtures throughout house \$2500.00 Allowance
- Door chime
- Smoke alarm and carbon monoxide detectors as per building code
- R/I electrical for future ceiling fan – rear porch
- R/I electrical for lower vallance lighting
- R/I vac, 5 phone, 5 cable, 1 cat 5 cable
- R/I alarm system at main floor windows, doors and motions on main floor and R/I keypads
- Sump pump pit & pump as required
- 2 stage high efficiency furnace
- Hose bibs: 1 garage, 1 rear wall location
- 50 gallon hot water tank unit (rental)
- Central Air conditioner sized as per code
- 42" Napoleon clean face gas fireplace in great room (marble surround with paint grade mantel- 2 choices of mantel design)

Notes

- Patio slab walkway to front door
- Landscape front walkway and driveway not included (builder not responsible for settlement)
- Professionally graded lot
- Sodded lot as season permitting, except where trees or hard landscape are placed
- Not included carpet runner on the stairs
- Appliance's not included

E. & O.E.

Vendor reserves the right to control exterior colour selections for the purpose of providing a pleasing and consistent streetscape and to comply with the Builder's Guidelines. Variations from Vendor's samples may occur in finished materials for kitchen, vanity cabinets, floor and wall colours. Prices and specifications are subject to change without notice. Measurements may vary due to mechanicals. Builder/Vendor has the right to substitute materials of equal or better value. An extensive and impressive variety of upgrade materials, features and options are available. Furniture and appliances not included – for layout purpose only. Bulkheads and corner boxes may occur do to mechanicals, all dimensions may vary.

