

ISLAND LAKE FEATURES

of your new Sunvale Home

Exterior Features

- * Limited time Purchaser's choice custom designed exteriors with architectural pre-selected color package.
- * Unique low maintenance Clay Brick elevations with architectural features with detailing as per plan.
- * Decorative shutters as per elevation.
- * White aluminum rails (if grade dictates).
- * Poured concrete basement walls with heavy duty damp proofing foundation wrap and weeping tiles.
- * Pre-finished maintenance free aluminum fascia, soffits, eavestroughs and downspouts as per elevation.
- * Thermopane 6' sliding patio door as per plan.
- * Quality all vinyl casement thermopane windows on main levels as per plan with decorative grills on front elevation only.
- * Self sealing asphalt shingles. Manufacturers 30 year warranty.
- * Metal insulated non-warp entry doors with designer glass light.
- * Deadbolt lock in all entry doors to the exterior.
- * Raised panel sectional steel garage doors.
- * Two exterior water taps (one at the side or rear and one in garage).
- * Entire lot hydro seeded. Clear stone walkway.
- * Precast concrete step(s) at front door.
- * Landscaping package included.

Interior Features

- * 2 x 6 exterior wall construction.
- * 9 foot ceilings on main level and 8 foot on upper level.
- * 5/8 sub floors glued, sanded & screwed to the floor joists.
- * Cold cellar with vent and light.
- * 800 series classique interior passage & closet doors with colonial style 4^{1/4}" baseboards & 2^{3/4}" casing on all windows & doors.
- * Brushed chrome knobs on all interior doors.
- * All archways to be trimmed with colonial trim.
- * Elegant solid oak handrail & pickets from main floor to 2nd floor, including solid oak posts as per plans, natural finish.
- * Natural Oak hardwood on main staircase.
- * One quality light interior paint color throughout. Painted with one coat primer and one coat finish.
- * California textured ceilings throughout (baths to have smooth ceilings, as per plan).
- * Closets feature vinyl coated wire shelving.
- * Gas fireplace in gathering area.

Luxury Flooring

- * Ceramic floor tiles in entry foyer.
- * Ceramic floor tiles in kitchen, bathrooms, mudroom and main floor laundry room.
- * Luxurious broadloom available in a wide range of decorator colors with soft step foam under pad throughout.
- * Hardwood floors in dining room.

Heating & Energy Efficient Features

- * High efficiency forced air natural gas furnace.
- * High efficiency natural gas water heater (60 gallons on rental basis).
- * Heat recovery ventilation system.
- * Carbon monoxide detectors hard wired.
- * All insulation conforms or exceeds the Ontario Building Code.
- * R20 insulation on exterior walls. R40 ceiling insulation.
- * Exterior basement walls fully strapped and insulated to R12
- * All exterior walls sealed with vapor barrier system.
- * Water saving toilets and shower heads throughout.

Kitchen Features

- * Quality kitchen cabinets with a wide selection of styles and finishes. Includes a microwave shelf as per plan.
- * Pantries & breakfast bars included as per plan.
- * Angled corner upper and piano hinge lower cabinets.
- * Double stainless steel spillway sink with single lever faucet.
- * Window over kitchen sink for light & ventilation as per plan.
- * Exhaust hood fan with ventilation to the outside.
- * Provision for rough-in & opening for future dishwasher.

Bathroom Features

- * Luxurious easy clean, one piece acrylic tub/shower enclosures.
- * Ceramic towel bars and paper holders.
- * Luxurious pedestal sink in powder room.
- * Single lever washerless faucets. Pop up drains in vanities.
- * White plumbing features.
- * Temperature balance shower controls.
- * Quality vanity cabinetry in ensuite & main bathrooms. Post formed Arborite or Formica countertops from samples.
- * Make up bar lighting over bathroom mirrors.
- * Mirrors with dressed edges in all bathrooms, full width of vanities.
- * Privacy locks on all bathroom doors.

Electrical & Lighting

- * 100 amp electrical service. Circuit breakers & copper wiring.
- * 10 interior recessed pot lights.
- * Two exterior waterproof electrical outlets, one ground fault, to protect both.
- * Extra plug(s) in garage for future garage door opener.
- * Soffit plug on front porch.
- * Wired in smoke detectors on each floor of the home.
- * Ground fault interrupter located in one bathroom protects all bathrooms.
- * Ceiling lights in kitchen, dining, family room and all bedrooms. Interior light fixtures selected by the builder. Coach lights on front elevations.
- * All plugs and switches to be white. All switches Decora style.
- * All bathrooms ventilated to the outside with mechanical fan.
- * Satellite & telephone ready for exterior hook-up (four locations each)
- * Central vacuum system roughed in.
- * Electric door chimes at front door.

Warranties

- * All homes covered by the TARION Warranty Corporation includes a comprehensive one year warranty plus a two year warranty covering electrical, plumbing & heating systems & water penetration of the building envelope. Seven year structural warranty backed by TARION.
- * TARION enrollment fee to be paid by the Purchaser as an adjustment on closing.
- * Water meters paid for by the Purchaser on closing.
- * Sunvale Homes carefully selects components, suppliers for roofing, hardware, electrical, plumbing, heating, cooling & mechanical systems including other key elements & the warranties provided by these reputable brand name suppliers are all passed on to you, the Purchaser.
- * Your new Sunvale Home will be in move-in condition on the date of closing. Broadloom to be vacuumed, tiled areas to be damp mopped, bathrooms to be washed, kitchen cabinets and vanities to be dusted, mirrors to be cleaned, basement to be broom swept and front porch and garage pressure washed.

Purchase Incentives

- * Low maintenance landscape package with every home.
- * Survey paid for by the builder.
- * TARION excellent rated builder.



Materials and specifications may vary due to site or supply issues. Substitutions will be made, at the discretion of the builder, with materials, products and specifications of equal or superior quality. All features do not appear in all plans. See Agreement of Purchase & Sale for details on features included in purchase price. E. & O. E.

January 4, 2009.