

QUALITY FEATURES

EXTERIOR BEAUTY

- Pre-selected and architecturally controlled designs with quality clay brick, stone and/or stucco as per plans
- Aluminum soffits, fascia, eavestroughing, downspouts, as per specific elevations
- 25 year self-sealing quality asphalt shingles
- 2x6 exterior wall construction
- 5/8 tongue and groove subfloor on main and second floor
- Poured concrete foundation
- Exterior walls insulated in conformity with OBC
- House Numbers, coach lights and gripsets with dead-bolt on front door(s)
- Vinyl casement windows on main and 2nd floor, one operator per room, where available
- Screens for all operable windows
- White or sandalwood vinyl sliding thermopane windows in basement
- All doors and windows fully caulked
- Steel clad insulated exterior doors
- Garage doors to be raised metal sectional doors with window insert

ELEGANT INTERIORS

- 9' Ceiling height on main floor per plan
- Opening from main floor to second floor ceiling as per plan
- Elegant natural gas fireplace, direct vented with paint grade surround mantle
- Quality latex paint in off white
- Interior woodwork, trim and doors painted semi-gloss white
- Elegant textured ceilings with a 4" smooth border around the edges, excluding kitchen, laundry and bathrooms
- 6' sliding patio door on ground floor leading to backyard from kitchen as per plans
- Vaulted and/or coffered ceilings as per plans
- Bathroom tubs and/or showers to be finished with ceramic tiles to ceiling height
- Large mirrors in all bathrooms with bevelled edges

FLOORING

- Ceramic floor tiles in kitchen, front foyer, powder room, all bathrooms and laundry room (when on first or second floor) from vendor's samples
- Quality 35 oz. broadloom with underpad in all untiled areas. One colour throughout

TRIM AND CABINETRY

- Trimmed archways on main floor as per applicable plans
- Oak staircase to second floor finished with oak railings and pickets, natural finish
- Brushed nickel knob type interior door hardware
- Mirrored slider in main hall, white panel sliders in bedroom closets
- Quality cabinetry with laminate countertops in all bathrooms as per applicable plan
- Bank of drawers in master bathroom (where space permits)
- Pedestal sink in powder room as per plan
- 2 3/4" window casings, doors and 4 1/2" colonial baseboards in all finished areas
- Quality maple kitchen cabinetry with laminate countertops as per plan
- Microwave shelf as per plan

PLUMBING

- Single-lever faucets with pop-up drains in all bathroom basins
- White bathroom fixtures from vendor's samples
- Large soaker tub in ensuite with two rows of ceramic tile and deck mounted faucets where shower stall is separate, per plan
- Double stainless steel sink with single lever faucet in kitchen

ELECTRICAL

- Decora type plugs and switches in all finished areas (excluding basement, garage and fireplaces)
- Rough-in telephone outlets in master bedroom, kitchen and family room
- Rough-in cable TV in family room, master bedroom and office (only where applicable)
- Rough-in security on all first floor operable windows and doors and any finished areas in basement
- Rough-in central vacuum system to underside of first floor
- Cat5E cable in family room
- 100 amp main electrical service
- Exhaust fan vented to exterior
- Four LED potlights in dining room (where applicable)

ENVIRONMENTALLY FRIENDLY

- High efficiency furnace
- Smoke alarms and carbon monoxide detectors as per OBC
- Water efficient water closets
- Rental gas hot water tank

BUILDER'S GUARANTEE

- Louisville Homes Ltd is backed by "TARION"
- Louisville Homes Ltd is a registered member of TARION in good standing, and shall comply with all warranty requirements
- 7 year structural and 2 year warranties and 1 year builder's comprehensive warranty

PURCHASER ACKNOWLEDGMENTS

1. All illustrations are artist's conceptions only.
2. The purchaser acknowledges that the specifications, landscaping, finishes and furnishings etc., in the model homes or sales centre is for display purposes only, and may not be similar grade or type, or not necessarily included in the purchase of the home.
3. The Vendor reserves the right to substitute material that are of equal or better value.
4. The Vendor will not allow the Purchaser to do any work and/or supply any material to finish the dwelling before the closing date.
5. If any item selected by the Purchaser is not available, the Purchaser must re-select from the Vendor's samples within forty-eight (48) hours of notification, failing which the provisions of the Agreement in respect of an original selection shall prevail.
6. Laundry room layout and stairs are particularly susceptible to alteration in order to accommodate building code, municipally approved grading and drainage requirements. Purchasers are notified that the number of steps to front entrance and rear entrance, landing and vestibule may be increased or decreased depending on final grading. Purchasers are notified that jogs in walls of rooms may vary from model to model to accommodate structural requirements and/or venting for the house.
7. Main floor laundry room floor, landing and vestibules, where applicable, may be lowered to accommodate entry door(s) at the Vendor's discretion (unfinished basement ceiling height or cold cellar height shall be lowered accordingly). Some ceiling heights in various rooms, hallways and bulkheads may be lower than 9', as per plan.
8. Purchaser acknowledges that variations from Vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process and any variations in colour or grain in natural wood products or manufactured flooring products including but not limited to manufactured laminate, birch, maple, oak flooring is not the responsibility of the Vendor as the flooring finish may not match the stain or finish of stairs, pickets and railings because of the difference of materials used.
9. Purchaser acknowledges that the Tarion Warranty Corporation (TARION) enrollment fee is not included in the purchase price.
10. HST (Provincial and Federal portions) is included in purchase price. The purchase price has been determined taking into account the HST rebate (if applicable) to which the Purchaser is assigning to the Vendor pursuant to compliance with Schedule "A1" of the Agreement. The Purchaser shall reimburse the Vendor for any loss of this rebate by reason of the Purchaser's default pursuant to Schedule "A1".
11. SELECTIONS ALREADY MADE ON THE ABOVE ITEMS BY THE BUILDER CANNOT BE CHANGED.
12. EXTERIOR ELEVATION, APPEARANCES AND FINISHINGS WILL BE SIMILAR TO PICTURES OR RENDERINGS BUT MAY NOT NECESSARILY BE IDENTICAL.
13. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
14. LOT FRONTAGES ON SITE PLAN REFER TO THE MINIMUM WIDTH OF THE LOT AT THE FRONT BUILDING SETBACK.
15. SOME EXTERIOR DETAILS MAY BE IN COMPLIMENTARY MATERIALS OTHER THAN BRICK INCLUDING BUT NOT LIMITED TO SIDE ROOF GABLES.
16. ACTUAL USEABLE FLOOR AREA MAY VARY FROM STATED FLOOR AREA.