



quality appointments

signature series - 36' & 43' models

QUALITY CONSTRUCTION

- Elevation "A" 36'/43' features continuous brick plinth with stone sill, additional brick component at front elevation, vertical and/or "board and batten" vinyl siding with accent detailing as per plan. (Bungalow plan features all brick exterior at main level with soldier courses and accent detailing as per plan). End gables & lofts to receive vinyl siding as per plan.
- Elevation "B" 36'/43' features all brick exterior with soldier courses, keystones and accent detailing as per plan (Bungalow plan features all brick and stone exterior at main level with precast surrounds and keystones on front elevations, and accent detailing as per plan) End gables & lofts to receive vinyl siding as per plan.
- Elevation "C" 36'/43' features all brick and stone exterior with precast surrounds on front elevations, and accent detailing as per plan. End gables to receive vinyl siding as per plan.
- Brick construction with colour co-ordinated mortar, where applicable
- Architecturally selected and co-ordinated exterior colour packages.
- Self-sealing asphalt roof shingles with 25 year manufacturer's warranty (including ice and water shield, eave and valley protection).
- 3/8" plywood roof sheathing.
- Pre-finished aluminium soffit, fascia, eaves trough and downspout.
- Pre-cast concrete walks to front porch; rear patio step, where applicable.
- Covered porches and porticos with decorative columns, masonry piers, railings and stone archways as per applicable plan.
- 2-stage asphalt paved driveway (base & top coat). Base coat paving to occur within the first year of occupancy.
- Reinforced concrete garage floors with grade beams.
- Two exterior hose bibs; one in garage and one at rear of home. Location to be determined by Vendor.
- Fully sodded front and back yards. Narrow side yards between houses may be gravelled at Vendor's sole discretion. Lots to be graded to the requirements of the authority having jurisdiction.
- Front entrance landscape package, included is a mix of evergreen trees and shrubs
- Sectional roll up embossed garage doors.
- Poured concrete foundation with weeping tile and damp-proofing. Basement walls wrapped with air gap waterproof drainage layer.
- All services included: asphalt paved roads, concrete curbs, sanitary & storm sewers in roads, water, hydro and gas.
- Water meter supplied and installed by the Vendor.
- Exterior walls to be 2"x 6" stud construction (2x4 stud construction at garages and framed knee walls for W.O.B and L.O.B conditions), as per plan.

LOOK-OUT AND WALK-OUT CONDITIONS

- All walk-out conditions shall include a deck and oversized rear basement window(s) and sliding glass door from basement, as grade permits.
- All look-out conditions shall include a deck with steps to grade and oversized rear basement window(s) as grade permits.

EXQUISITE INTERIOR FEATURES

- Eight foot high ceilings on main and second floor; except in raised or sunken floor areas, stairways, cathedral/vaulted ceilings and bulkheads/dropped ceilings. (where required by mechanical, plumbing and/or structural components).
- Dramatic ceiling treatments with coffered, raised and cathedral features, as per plan
- Direct vent gas fireplace, as per applicable plan
- Choice of two interior wall/trim colours; Alabaster White or Bone White..
- Smooth ceilings in kitchen, powder room, bathroom, & finished laundry room (where applicable). Sprayed stippled ceiling with 4" smooth borders in all other rooms (sloped ceilings to be sprayed stippled where clearance permits).
- Aquapex tubing water pipes throughout.
- Ducts sized for future air conditioning.
- Professionally cleaned ducts prior to closing.

WINDOWS DOORS AND MILLWORK

- Mirrored sliders in front entryway, as per plan.
- Residential "Schlage" exterior door lock set, with custom builder logo key.
- Colonial trim casing +2" with corner blocks and baseboards +3"
- Flat archways to be trimmed, as per applicable plan.
- Newport series passage doors with "Schlage" interior door handle in Satin Chrome finish (Orbit, 626).
- Basement windows consist of structural vinyl thermal panes, as per plan.
- Screens on all operable windows and on sliding doors.
- Metal insulated glazed door(s) & sliding thermal glazed patio door(s) with screen, as per applicable plan.
- Low maintenance operable/non-operable thermal pane vinyl clad casement windows, with internal grills on front elevation. Side and rear elevations to receive sliders, combination and/or fixed windows. Maintenance free-energy efficient vinyl clad casement Low E, Argon windows, with internal grills on front elevation.
- Natural finish oak pickets & railings on main stairs to second floor/loft & to finished basements, oak nosing under pickets on main floor, 35 ounce broadloom on main stairs.

DRAMATIC FLOOR FINISHES

- Ceramic tile in foyer, kitchen/breakfast, powder room, bathrooms and finished laundry room, as per plan.
- 35 ounce broadloom (1 choice of colour) with 10 mm under pad in living room, dining room, great room, family room, study, main floor hallway, on second floor and finish basement areas, as per plan.
- Structurally engineered floor joist system.
- **Tongue and groove structural sub flooring, sanded at seams and screwed.**

GOURMET KITCHEN FEATURES

- Custom designed kitchen cabinetry offered in a variety of finishes, styles and colours (from Vendor's samples).
- Post formed laminate countertops to be selected from Vendor's standard sample
- Movable island, as per applicable plan
- Flush breakfast bars in kitchens, as per applicable plan..
- Double stainless steel sink with single lever **Moen** faucet
- Dishwasher space provided; includes electrical and plumbing rough-in for future hook up. Hook up is not included.
- Two speed exhaust hood fan (white) over stove area, vented to exterior.
- Standard fridge opening to be 36" wide by 71" high (recessed as per plan), standard range opening to be 30" wide.

STUNNING BATHROOM FINISHES

- Vanity cabinetry with post formed laminate countertops in main and ensuite bathrooms.
- 4-piece bathroom will include acrylic oval tub, with ceramic tile surround, as per plan.
- 3-piece bathrooms to receive an acrylic soaker tub in white or bone.
- Separate shower stall (where applicable) to include ceramic tile with shower light, marble jambs and curtain rod.
- 3-piece **Moen** faucet for oval tubs.
- **American Standard** pedestal sink in powder room with oval mirror, a selection of white or bone.
- Ceramic wall tile installed at full height at standard bathtub enclosures, with dropped ceiling.
- **American Standard** toilets; a selection of white or bone.
- Decorative ceramic bathroom accessories to co-ordinate; towel bar brackets, soap dish and paper holder in main and ensuite bathrooms; towel bar brackets and paper holder in powder room.
- Mirror treatment over bathroom vanities with strip lighting above.
- Exhaust fans in bathrooms and powder room.
- Single lever **Moen** faucet with pop-up drain in bathrooms and powder room.
- Temperature balance controls in main and ensuite shower.

ELECTRICAL FEATURES

- 100 AMP electrical service, circuit breaker panel, copper wiring throughout.
- Decorative black exterior coach light(s) fixtures at front, and black light fixture at rear of home.
- Exterior weatherproof outlets; one per parking space in garage, one in rear and front of home.
- Electric Front door chime.
- Light fixtures provided throughout finished areas, except living room, family room & great room.
- Switch controlled electrical receptacle in living room, family room & great room, where applicable.
- Heavy-duty wiring and receptacle for clothes dryer and stove.
- Hard wired smoke detector provided on every floor including basement.
- Two carbon monoxide detectors, installed by Vendor.
- Hydro electric connection supplied and installed by the Vendor.

ROUGH-INS FOR FUTURE PLANNING

- Two cable TV outlets rough-in with RG-6 coaxial cable.
- Two telephone outlets rough-in with Category 5 (UTP) cable.
- Rough-in for future central vacuum system on main and second floor.
- Rough-in for air conditioning.
- Provisions for dishwasher.

LAUNDRY FEATURES

- Main floor, basement, or second floor laundry room, as per plan.
- Single basin laundry tub.
- Plumbing for automatic washer.
- Dryer vent to exterior.

HOME ENERGY SAVING FEATURES

- All windows are factory-sealed Low E, Argon.
- Insulated steel front entry doors.
- Weather-stripping on all entry doors.
- High efficiency gas furnace.
- Exterior walls of habitable rooms, attics, unheated floor areas and basement walls to have insulation rating to meet or exceed the Ontario Building Code R-values.
- Exterior walls to receive air/vapour barriers.
- All window and exterior door frames to be caulked.
- Foam insulation at ceiling of unheated spaces below habitable rooms.

INSPIRATION STUDIO

- Purchasers are able to make selections from extras, colours, and materials from Vendor's standard samples of the following areas: ceramic flooring, ceramic wall tiled bathtub, separate shower enclosure where applicable, powder room and front vestibule, custom made kitchen cabinets and countertops and bathroom wall cabinets and counter tops, plush broadloom, wall to wall in the living areas and bedrooms, and quality plumbing fixtures.
- Our décor consultant will assist with the interior colour selection and the selection of upgrades at time of appointment.
- All colour selections and upgrades are to be completed at our Inspiration Studio Our Inspiration Studio is located at 7303 Warden Avenue, Suite 100, Markham Ontario, L3R 5Y6 (south of Hwy. 7 and North of Steeles Ave.), telephone 1-877-DECOR4U (332-6748).
- Browsing is available to purchasers on Saturday between the hours of 10:00AM - 4:00PM (Note: Inspiration Studio is closed Holiday weekends.)

CUSTOMER CONNECTION PROGRAM

This innovative new online program will allow purchasers to access updated information pertaining to their new Brookfield Home. We want you to be informed about the home building process every step of the way. Users will find useful seasonal tips, view construction photos and much more.

Just another way Brookfield Homes is committed to providing the best customer experience in the industry.

BUILDER GUARANTEE

Brookfield Homes (Ontario) Limited has built several thousand homes of the highest quality since 1956. The company is an excellent rated builder and offers a complete Customer Service Program.

TARION WARRANTY PROGRAM COVERAGE

- 7 years for major structural defects.
- 2 years for plumbing, heating and electrical systems and building envelope.
- 1 year for all other items.

Backed by TARION Highest Service Rating, Purchaser agrees to pay the TARION BUILDER THE RIGHT TO SUBSTITUTE MATERIALS OF EQUAL OR BETTER VALUE. A WIDE VARIETY OF UPGRADES AND OPTIONS ARE AVAILABLE E&OE.