



# quality appointments

## 25' ATTACHED SINGLES\*

### QUALITY CONSTRUCTION

- Elevations feature a combination of vertical/horizontal vinyl siding and a continuous brick plinth with stone sill throughout. Elevations will feature additional brick components on front, as per plan.
- Brick construction features 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
- 3/8" plywood roof sheathing
- Pre-finished aluminum soffit, fascia, eavestrough and downspout
- Pre-cast concrete walks to front porch; rear patio step, where applicable
- 2-stage asphalt paved driveway (base & top coat). Base coat paving to occur within the first year of occupancy
- 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. 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 with sunburst or decorative window, as per elevation
- Poured concrete foundation with weeping tile and damp-proofing. Basement walls wrapped with drainage membrane.
- All services included: asphalt paved roads, concrete curbs, sanitary & storm sewers in roads, water, hydro and gas
- Exterior walls to be 2"x 6" stud construction (2x4 stud construction at framed knee walls for L.O.B conditions and exterior Garage walls), as per plan

### LOOK-OUT AND WALK-OUT CONDITIONS

- All walk-out conditions shall include a deck and walk-out basement condition will include oversized rear basement window(s) and sliding glass door or swing 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 floor 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)
- Choice of one 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

### 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  $\pm 2"$  with mitred corners, and baseboards  $\pm 3"$
- Flat archways to be trimmed, as per applicable plan
- 6 panel passage doors with "**Schlage**" interior door handle in Satin Chrome finish (Plymouth, 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
- **Natural finished oak pickets & railings** on main stairs to second floor & to finished basements, oak nosing under pickets on main floor

### 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 underpad throughout non tiled areas, as per plan.
- $\pm 5/8"$  **tongue and groove structural sub floor**, sanded at seams and screwed

### GOURMET KITCHEN FEATURES

- 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
- 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 approximately 36" wide by approximately 71" high (recessed as per plan), standard range opening to be approximately 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 tub in white
- Separate shower stall (where applicable) to include ceramic tile with shower light, marble jambs and curtain rod
- 3-piece **Moen** faucet for oval tubs.
- Pedestal sink in powder room with oval mirror in white.
- Ceramic wall tile installed at full height at standard bathtub enclosures, with dropped ceiling

- Toilets in white.
- 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 outlets; one per parking space in garage and one in rear 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
- Two cable TV outlets with RG-6 coaxial cable, additional outlet for plans with office/study/den as per plan.
- Two telephone outlets with Category 5 (UTP) cable, additional outlet for plans with office/study/den as per plan.

### ADDITIONAL ROUGH-INS FOR FUTURE FEATURES

- Rough-in for future central vacuum system on main and second floor
- Rough-in for air conditioning
- Provisions for dishwasher

### LAUNDRY FEATURES

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

### HOME ENERGY SAVING FEATURES

- Insulated steel front entry doors
- Weather-stripping on all entry doors
- High efficiency gas furnace
- Exterior walls of habitable rooms, attics, and basement walls to have insulation rating to meet or exceed the current 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 Wednesday and Thursday between the hours of 6:00PM - 9:00PM and 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 warranty enrolment fee on closing as an adjustment.

PRICES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. BUILDER HAS THE RIGHT TO SUBSTITUTE MATERIALS OF EQUAL OR BETTER VALUE. A WIDE VARIETY OF UPGRADES AND OPTIONS ARE AVAILABLE. E.&O.E.  
\*NOTE: ATTACHED SINGLES ARE 25'-FT TOWNHOMES LINKED BY GARAGE ONLY.

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