

Features of our Sunlight Heritage Homes homes...

ATTRACTIVE EXTERIOR FEATURES

- Unique elevations. All BRICK and siding (as per elevations).
- Soldier coursing; brick arches, keystones and other masonry detailing as per elevation.
- Maintenance free aluminum soffits, facial, eavestrough, downspouts and (where shown) shutters.
- Poured concrete basement walls with weeping tile where required.
- Fully sodded front, side, and rear yards except treed areas.
- Self-sealing shingles including a manufactures 20 year warranty.
- Premium maintenance free sectional roll-up garage door(s) with heavy duty springs and long life rust resistant hardware.
- Two exterior water taps, one in garage and one at back or side of house (location to be determined by builder).
- All services including paved roads, curbs, sewers, water connections, and sidewalks where applicable.
- All elevations and colour schemes are under strict architectural control to ensure a truly harmonious streetscape.
- Door from the garage into the premises, where shown on the plan. In the event there is a grade difference of more than three (3) risers, the Vendor reserves the right to substitute the door with a wall and not issue a credit to the Purchaser.
- Steel clad insulated entry and exterior door(s) with weather-stripping and deadbolt lock.
- 2x4 exterior wall construction in finished living space.

ELECTRICAL AND LIGHTING

- 100 AMP service with circuit breaker panel.
- Heavy-duty outlets for stove and dryer. Standard outlet for washer. Cooper electric wiring throughout.
- Interiors and exterior light fixtures throughout including bedroom. (Except family room, living room and dining room)
- Two exterior outlets, one in garage.
- Smoke and carbon monoxide detector for family safety.
- Pre-wired for telephone and cable two of each.
- All electrical to Ontario Hydro standard.
- Door chime including, chime and switch.

419 Fountain St. South Cambridge On N3H 1J2
www.sunlighthomes.ca

PLUMBING AND HEATING FEATURES

- Single basin, freestanding laundry tub.
- Dryer vent.
- High efficiency gas heating system with ducting for future air.
- Hot water tank is rented gas unit, power vented to exterior. (Purchaser must execute Rental Agreement with an appropriate rental company.)
- Pressure balancing valves on all showers.
- Exterior walls and ceilings to be full insulated, ceilings R32, walls R12
- Single lever faucets throughout except in oval or corner tubs.

WINDOWS DOORS AND TRIM

- Maintenance free window sliders or casement as per plan.
- Sliding glass patio door(s) where shown.
- Doors and windows fully caulked.

SELECTION OF FINISHES

Purchaser to have the choice of interior colour and materials from available selections. Vendor's decision is final.

SPECTACULAR INTERIOR FEATURES

- Splattered ceilings throughout, including Kitchen, bathroom(s) and laundry room.
- Two (2) coats of paint - one coat of primer and one coat of white paint on walls.
- Interior wood trim accented with white semi gloss paint.
- Solid oak handrails and spindles on stairwells to finished areas as per plans, natural finish.
- Exterior basement walls insulated with R8 blanket.
- All sub-floors screwed down.

KITCHEN

- Double stainless steel kitchen sinks with single lever tap.
- High quality furniture finishes cabinetry with post-formed Arborite or Formica counter tops.
- Exhaust hood fan over stove area with venting to out side.
- Rough-ins for future hook ups provided under sink.
- Heavy duty receptacle for stove installation.
- Dishwasher space provided in kitchen cabinets. Rough-in wiring in basement and rough-in plumbing. (under sink electrical in basement.)



BATHROOM

- Quality ceramic wall tiles in tub(s), two rows around oval tubs.
- Mirrors in all bathrooms.
- White ceramic accessories in all bathrooms.
- Post formed arborite for Formica vanity tops.
- Exhausted fan vented to exterior.

FLOORS

- Luxurious broadloom with under pad to all designated areas as per plan - choice from vender's samples.
- Purchaser's choice of one colour throughout.
- Quality vinyl flooring in kitchen, bathrooms and front entry, main floor hallways and laundry room where applicable n choice of colour from venders samples.

ALSO INCLUDED

- Your home will be in a move-in condition on date of closing Broadloom to be vacuumed; tiled areas to be damp mopped.
- Bathtubs to be washed; kitchen cabinets to be broom swept.

NOTES

Due to grading requirements, the back door access may have a safety block or barrier installed. Due to grading and Ontario Building code standard window wells may be required in some cases. Location of basement windows may be changed to Accommodate heating systems, lot grading and zoning requirements. The Purchaser acknowledges and agrees that there shall be no reduction in the purchase price or credit for any standard features listed herein which is deleted at the Purchaser's request. The Purchaser acknowledges that the Vendor will not allow the Purchaser to do any work and/or supply any material to finish Dwellings before closing date. The Purchaser acknowledges that the framing in of heating and/or plumbing pipes may result in bulkheads and boxed corners not otherwise indicated.

The Purchaser acknowledges that the finishing materials contained in any model home or presentation center including but not limited to broadlooms, furniture, electrical fixtures, drapes, flooring, upgrade kitchen cabinets, staircase and railing, architectural ornamental plaster, acoustic tiled ceiling and luminous lenses, wallpaper, coloured paints etc., may be for display purposes only and may not be of the same grade or type, or may not necessarily be included in the dwelling unit referred to herein.

Variations from the vendor's samples may occur in finishing materials, bathroom fixtures, kitchen and vanity cabinets and floor and wall finishes due to normal production processes. Variations in shading will occur in items provided by different manufacturers for example, but not limited to, pedestal sinks and toilets, flooring, oak stairs, pickets and railing.

Materials, specifications and home plans are subject to change without notice. All house renderings are artist's conceptions. All home plan measurements are approximate. Actual usable floor space may vary from stated floor areas.