

Standard Features

EXTERIOR FEATURES

1. Engraved keystone house number
2. Quality clay brick (all brick & stone skirts as per plan) depending on model, there may be some vinyl siding in small roof areas and gables
3. Maintenance free downspouts, soffits, fascia and eavestroughs
4. Fully sodded lots
5. 2x6 exterior wall construction with 7/16" aspenite sheeting
6. Outside venting sleeve for stove and dryer
7. Exterior colours on townhomes to be selected by builder
8. Architectural lifetime roof shingles (pro rated)
9. Reinforced concrete porches and garage floors with 15m rebar (all garage floors are cut)
10. One exterior water hose bib in rear yard, one in garage
11. Garage doors are metal roll up type, insulated and windows
12. Poured concrete foundation wrapped with Delta MS water proof membrane
13. Garage to be fully drywalled, taped and gas proof, garages are not painted
14. House may be reversed from brochure
15. Garage man door (from inside house to garage), only if grade permits
16. Front door gripset pewter handle
17. Asphalt driveways
18. Taupe vinyl clad windows with grills on front window or as per plan

INTERIOR FEATURES

1. Oak handrails and spindles in natural finish
2. 2 3/4" colonial casing and 4 1/8" colonial baseboards
3. Interior stairs carpeted with pine stringers painted white
4. Nine foot ceilings on main floor
5. Smooth 2 panel doors and colonial trim painted white (including entrance doors)
6. Smoke detectors on each level and carbon monoxide detector in bedroom areas (harded wired to electrical panel)
7. Quality Kwikset and hardware throughout-knobs finished in pewter
8. All basement floors cut
9. Rough-in central vacuum (to basement only)
10. Rough-in telephone: all bedrooms and one on main floor-no activation or cover plates by builder
11. Rough-in cable: all bedrooms and one on main floor-outlets to be provided by customer's cable company or phone /network-no activation or cover plates by builder
12. All archways to be fully trimmed and closets fully trimmed
13. Builder's pewter light package and door chime to be installed
14. Quality thermo insulated 5' sliding patio door (if shown on the plan)
15. California sprayed ceiling in all rooms except kitchen, bath and laundry room
16. House will be in a move in condition on the date of closing. Broadloom to be vacuumed, tiled areas to be damp mopped, bathtubs washed, kitchen to be broom swept and mirrors to be cleaned
17. Resilient channel on 2nd floor ceilings, to minimize uplift
18. 2x10 joist construction (over code)

KITCHEN

1. Semi maple kitchen cabinets
2. Arborite countertops in decorator colours
3. Bulkheads above kitchen cabinets only if required
4. Electrical rough-in for future dishwasher (breaker not provided)-homeowner responsible for electrical hook up by certified electrician

BATHROOMS

1. Semi maple vanities
2. Arborite countertops in decorator colours
3. Exhaust fan provided in all bathrooms

ELECTRICAL

1. 100 AMP service, circuit breaker panel
2. 220 V outlet for stove and dryer
3. Ceiling fixtures in all bedrooms
4. Lights provided at all exterior doors
5. All bathrooms are on a ground faulted line
6. Location of hydro meter is determined by the builder, may be reversed from model
7. Receptacle in garage for future garage door opener
8. ARC fault breakers for bedroom outlets
9. Exterior outlets, one in rear and one in front on a ground faulted line

FLOORING

1. 40oz. carpet with 3/8" high density chip pad
2. All sub floors 3/4" thick, nailed, glued and screwed

COLOUR SELECTIONS

1. All selections of colour, flooring, cabinets etc, to be made from builder's samples within 10 days of firm offer
2. Choice of 2 interior paint colours from builder's samples
3. All exterior selections of townhomes are selected by builder

ENERGY SAVING FEATURES

1. Insulation in exterior walls R-24, R-50 in attic and R32 in cathedral areas
2. 2 lb Polyurethane foam insulation over garage and living space bump outs to a minimum R-31 insulation
3. All windows are Energy Star Efficiency
4. Exterior walls and ceilings sealed with vapour barrier
5. All exterior doors are fibre glass insulated and have dead bolt locks
6. 95% high efficiency Lennox ML195 model furnace and high efficiency rental hot water tank
7. All gaps around windows and doors to be spray foamed

NOTE:

1. All purchasers must select only from builder's samples within 10 days of firm offer
2. Purchaser acknowledges that various decorative items such as window treatments, wall coverings, furniture, accessories, upgraded light fixtures, in model homes are not included in the purchase price. Check with realtor
3. Purchaser acknowledges that various upgrades in the model homes will not be installed in home purchased
4. All house renderings and interior drawings are artist's conceptions. All measurements and specifications are approximate and subject to change without notice. Actual construction may not conform to this design concept. Steps may vary at any exterior entrance ways due to grading variance
5. Sodding shall be done anytime after curbs or sidewalks are installed by the developer.
"Subdivision permitting to have sidewalks or curbs."
6. All units are freeholds on condo roadway. Common Element Roadway is designated as a fire route, therefore no parking on the common element roadway is permitted E.&O.E.

PROMOTION

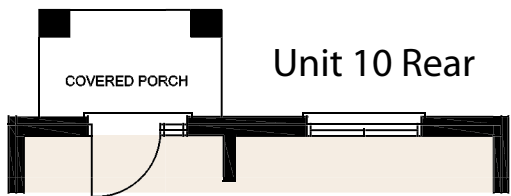
- 3/4"x 3 1/4" engineered oak hardwood on main floor in non tiled areas

UPGRADES INCLUDED IN YOUR HOME

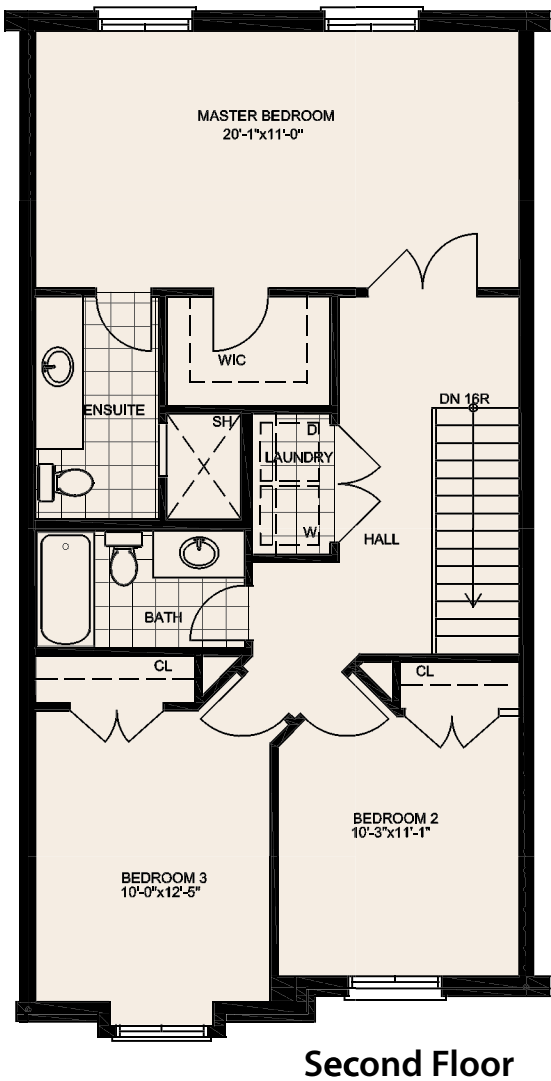
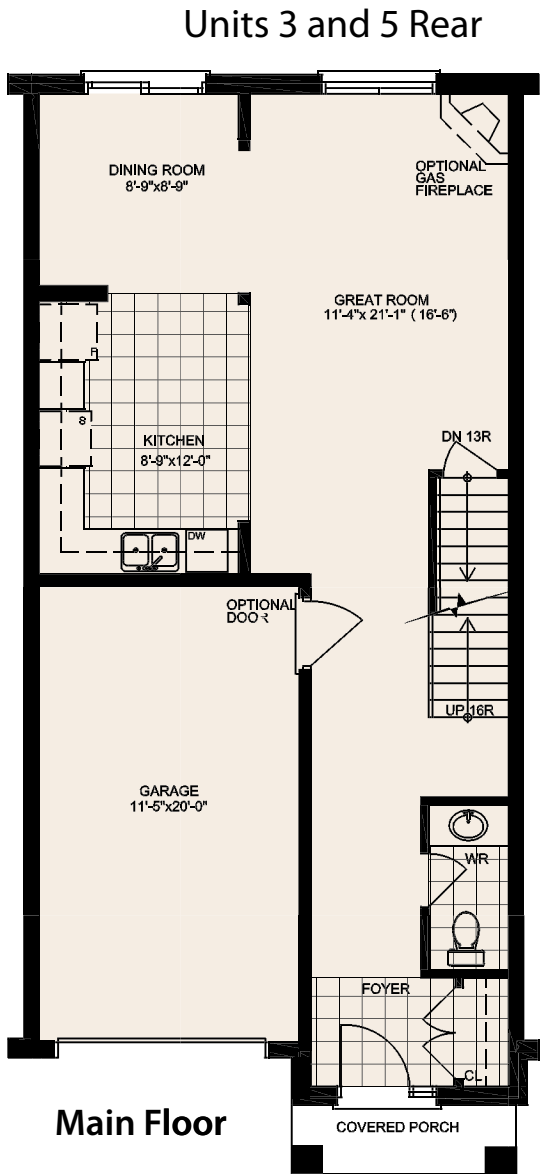
- 9 foot ceilings on main floor
- All casement windows except for basement (slider window)
- 9 foot wide insulated garage doors
- Townhomes are all brick

Kerman at Livingston

Executive Townhomes, Grimsby
by Silvestri Homes



The Aspen 1603 SF Units 3, 5 & 10



All illustrations are artist's concept only. Materials, specifications, floor plans, terms and conditions are subject to change without notice at the builder's discretion. All room sizes are approximate dimensions. Actual square footage may vary slightly from those stated. Ceilings and walls may be modified to accommodate the mechanical and electrical systems. The unit shown may be the reverse of the unit built. E. & O. E.