

LUXURY  
FEATURES  
& FINISHES

GORGEOUS EXTERIOR FEATURES

1. Architecturally controlled streetscape featuring stylish exterior colours and elevations
2. Striking combinations of brick, stone, precast, Renaissance stone, and stucco, as per elevations
3. Precast accents, keystones, chimney caps and other fine details, as per elevations
4. Quality manufacturer's lifetime asphalt shingles and intricate roof lines for each model
5. Maintenance free vinyl and aluminum soffits, fascia, cavestrough and downspouts
6. Exterior coach lights, as per plan
7. Pre-finished metal railings, as per plan
8. Distinguished upgraded 8 x 8 garage doors
9. Garage door opener with one control pad
10. **8 foot insulated main entry door with glass panel, decorative or side glass panels, as per plan**
11. Metal insulated garage entry door (if grade permits) complete with safety door closure
12. Exterior hardware package in metal finish from builders samples
13. French doors or Garden door to rear
14. **Colour coordinated low maintenance vinyl casement, thermopane or single hung LOW "E" windows with screens**
15. Covered front porches, as per elevation
16. Professionally graded, fully sodded lot
17. Walk out basements and decks, as per plan
18. **Semi permeable interlock driveway**
19. **Gas connection to BBQ**
20. Poured concrete porch and steps as per grading requirements and elevations
21. All main floor doors (from garage to house and rear garden/french doors) to be 8' as per plan
22. Dead bolt locks on all exterior doors
23. **Steep roof pitches to enhance elevations**
24. Tasteful municipal address plaque
25. Pressure treated wood decks, as per plan
26. **All garage walls to be drywalled and primed**

INTERIOR FEATURES

27. **10' high ceiling on main floor, 9' second floor (excluding low headroom and/or dropped ceilings)**
28. **9' high basement walls (approximate)**
29. Coffered, waffle, cathedral and tray ceilings, as per plans
30. Decorative columns, knee walls, half walls & ledges as per plan
31. **Upgraded 7 1/4" paint grade baseboard throughout and 4" paint grade casing with backbend**
32. Upgraded 8 foot doors on main floor
33. Choice of two (2) premium paint colours from builder's samples
34. Natural finish OAK staircases from main to second floor and loft if applicable
35. **Choice of metal or natural oak 1 3/4" pickets, handrails to be 3", 3 1/2" post with solid oak nosing**
36. **4 5/8" by 3/4" engineered oak hardwood flooring in living, dining, family rooms, second floor hallway and bedrooms, as per plan**
37. **Smooth finish ceilings on first and second floor**
38. **Marble, limestone, slate or granite stone flooring in main foyer entry and powder room and Upgrade 4 tile in kitchen/servery. First upgrade tile in Laundry Room**
39. **Elevator option available, as per plan, at Purchaser's expense**
40. Gas fireplace(s) as per selected model from builder's samples
41. Upgraded 7 foot doors on second floor
42. Interior doors and trim to be painted white
43. Wire shelving in all closets
44. Interior hardware package of satin finish straight levers and steeple-tip hinges
45. **Separate extra staircase to basement, as per plan**

INCREDIBLE KITCHENS

46. **Custom designed third upgrade kitchen cabinetry, extended length uppers with matching crown moulding and light valence**
47. **Choice of first upgrade granite or caesarstone countertops from builder's samples**
48. **Matching servery with wet bar, as per plan**
49. Cabinets ready to accept 36" paneled fridge, 36" gas cooktop, 30" built-in wall oven, 24" paneled dishwasher and premium hood fan
50. Free standing island with breakfast bar, as per plan
51. **Walk-in pantries, as per plan**
52. Stainless steel undermount sink with upgraded faucet and vegetable spray
53. **Third upgrade tile for kitchen backsplash**

UNBEATABLE BATHROOMS

54. **HIS AND HER separate master ensuites, as per plan**
55. **Bidet in master ensuite**
56. Free standing tub in master ensuite, as per plan
57. Frameless, oversized shower enclosures, as per plan
58. Private water closet and dedicated make-up counter, as per plan
59. **Master ensuite bathrooms in marble or limestone including flooring, vanity top, shower walls and floor, tub deck and surround. First upgrade ceramic or porcelain tiles in bathrooms, with marble tops.**
60. Vanity mirrors in all bathrooms
61. Ground fault interrupter protection in all bathrooms and powder room
62. Ceramic wall tiles in all tub/shower combo units including ceilings
63. All showers to receive cement board with tiled walls including ceilings
64. **Master ensuite and powder room to receive upgraded elongated toilet bowls**

LAUNDRY ROOMS

65. Generously sized, intelligently arranged mud or laundry room
66. **Base cabinets with matching uppers, as per plan**
67. Drop in laundry tub

CONVENIENCE & SECURITY

68. **Smart home wiring on first and second floor. Cable and telephone rough-in, in great room, all bedrooms and loft area**
69. Central Vacuum system rough-in
70. Alarm system rough-in
71. Complete alarm system and security monitoring available through builder, at Purchaser's expense
72. Cold cellar provided in basement, with door, light and floor drain, as per plan
73. **Rogers certificate providing 12 months of free HDTV, internet and home phone**

ELECTRICAL & PLUMBING

74. Rough-in plumbing for 3 piece bathroom in basement, as per plan
75. **200 amp electrical service**
76. 3 weatherproofed exterior outlets, at front, rear and balcony (GFI protected)
77. 2 electrical outlets in garage
78. **High efficiency heating system with ECM motor, power vented to exterior**
79. **15 halogen interior pot lights on first floor only as per Purchaser's selected locations**
80. Carbon monoxide detectors on every floor. Smoke detectors on every floor and in all bedrooms as per code
81. Interior Light Fixtures throughout including all bedrooms (except family room and living room to have one controlled wall outlet)
82. Light Fixtures throughout upper, main and lower hall areas
83. Copper wiring throughout the home
84. **Water proof shower light in all separate shower stalls**
85. White Decora switches throughout
86. Front door electric door chime
87. Two holiday receptacles in exterior soffit. One at front porch, one at second level
88. Exhaust fan in all bathrooms
89. **Heat recovery ventilation system (HRV)**
90. Ducting sized for future central air conditioning
91. Centrally located ENERGY STAR® thermostat
92. Stainless steel hood fan over stove, vented to exterior
93. Flexible "PEX" water pipe to reduce noise and eliminate solder contaminants in plumbing system
94. All sink basins and plumbing fixtures to include shut off valves
95. **2 exterior water taps, one in garage, one at rear of the house**

CONSTRUCTION

96. Poured concrete garage floor
97. **5/8" spruce sub-flooring glued, sanded and screwed**
98. **2" x 6" exterior wall construction with R22 insulation**
99. Spray foam in garage ceiling with finished rooms above
100. Steel beam construction in basement
101. **Poured concrete basement walls with heavy duty damp proofing and leak resistant air gap membrane**
102. R50 blown insulation in roof and R12 full height basement wall
103. **Steel post and wood beam construction with engineered floor system**
104. All homes to receive a quality assurance assessment by our dedicated SkyHomes service representatives
105. Gas fired hot water heater on a rental basis power vented to exterior

WARRANTY

The TARIION Warranty Corporation honours SkyHomes with the following warranty:

The home is free from defects in workmanship and materials for a period of one year. Defects in workmanship and materials for a period of two years on electrical, plumbing and heating distribution systems. Any water penetration through exterior cladding, windows, doors and exterior caulking. Major structural defects for a period of seven years. Please refer to your home owner information package and/or visit tarion.com for further details.

GENERAL NOTES:

- All references to size, measurements, materials, construction styles, trade/brand/industry name or terms may be subject to change or variation within generally accepted industry standards and tolerances. Measurements may be converted from imperial to metric or vice versa and actual product guide may vary slightly as a result.
- All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home.
- All features and finishes where purchasers are given the option to select the style and/or colour shall be from the predetermined standard selections.
- The Vendor reserves the right to substitute alternative materials and fixtures of equal or better quality.
- All illustrations are artist's concepts.
- The Purchaser acknowledges that the floor plan may be reversed.
- Specifications may change without notice. E. & O.E. February 2016