

FEATURES & FINISHES

GORGEOUS EXTERIOR FINISHES:

- Unmatched architecturally controlled streetscape featuring prominent precast entrances, stylish exterior colours and elevations
- Striking combinations of brick, stone, precast, renaissance stone, and stucco provide prestige as well as aesthetics
- Precast accents, keystones, chimney caps and other fine details
- Quality lifetime asphalt shingles and intricate roof lines for each model
- Maintenance free vinyl and aluminum soffits, fascia eavestrough and downspouts.
- Stylish exterior coach lights as per plan
- Exterior iron railings as per plan
- Oversized 9 x 9 garage doors
- Garage door opener with one control pad
- 8 Foot insulated main entry door
- Exterior hardware package in metal finish from builders samples
- French doors to rear and on loft balcony
- Colour coordinated vinyl casement windows with screens
- Covered front porches as per plan
- Professionally graded, fully sodded lot
- Optional outdoor loggia as per plan at purchaser's expense
- Patterned concrete driveway or interlock driveway at purchaser's expense
- 3 Frost free water taps
- Gas connection for bbq

INTERIOR FEATURES

- 10' Main level ceiling, 9' second floor (excluding low headroom and/or dropped ceilings)
- 9' Basement walls (approximate)
- Coffered, waffle and tray ceilings as indicated on plans
- Upgraded 7 1/4" paint grade baseboard and 4" casing with back bend.
- Upgraded 8 foot series, 1 3/4" doors
- Choice of two premium paint colours from builder's samples

- Main level to second floor open riser natural oak stairs. Closed riser from main to basement and second to loft, as per plan
- Choice of metal or natural oak 1 3/4" pickets, handrails to be 3" with solid oak nosing
- 3" x 3/4" solid wood natural oak prefinished flooring throughout except for tiled areas, as per plan
- Smooth finish ceilings on first and second floor
- Marble, limestone, slate or granite stone flooring in main foyer entry and powder room
- Elevator option available on all models at purchaser's expense
- Gas fireplace(s) as per selected model from builder's sample
- Interior doors and trim to be painted white
- Wire shelving in all closets
- Interior hardware package of satin finish straight levers and steeple-tip hinges

INCREDIBLE KITCHENS

- Exquisite custom kitchen, and bathroom cabinetry, extended length uppers with matching crown moulding and light valence. Choice of granite or Caesarstone countertops from builder's samples.
- Matching servery with wet bar
- Cabinets ready to accept 36" panelled fridge, 30" gas cooktop, 30" built-in wall oven, 24" panelled dishwasher, and premium hood fan
- Free standing island with breakfast bar as per plan
- Walk-in pantries as per plan
- Stainless steel sink with upgraded faucet and vegetable spray
- Imported 12 x 24 and 18 x 18 ceramic or porcelain tile in kitchen, breakfast area, laundry room, hallways
- 4 X 4 tumbled stone backsplash in kitchen.

UNBEATABLE BATHROOMS

- Master ensuite bathrooms in marble or limestone, including flooring, vanity top, shower walls and floor
- His and her separate master ensuite as per plan
- Free standing tubs as per plan
- Frameless, oversized shower enclosures as per plan

- Private water closet with bidet and dedicated make-up counter as per plan
- 9" X 13" ceramic or porcelain in bathrooms
- Remaining bathroom to have choice of marble countertop with undermount sink
- Vanity mirrors in all bathrooms.

LAUNDRY ROOMS

- Generously sized, intelligently arranged mud or laundry room
- Base cabinets with matching uppers as per plan
- Drop in laundry tub

CONVENIENCE AND SECURITY

- Smart home wiring including cable, telephone and data rough-in, in great room, all bedrooms and loft area
- Complete central vacuum system with integrated vac outlets in baseboard and canister in garage
- Alarm system rough-in
- Complete alarm system and security monitoring available through builder, at purchaser's expense
- Cold cellar provided in basement, with door, light and floor drain as per plan.

ELECTRICAL & PLUMBING

- 3 Piece rough-in installed in basement. (At builder's specified location)
- 200 Amp electrical service
- 3 Weatherproofed exterior outlets, at front, rear and balcony
- 2 Electrical outlets in garage
- High efficiency heating system(s) and air conditioner(s)
- 25 Halogen interior pot lights as per purchaser's selected locations
- Carbon monoxide and smoke detectors on every floor
- White decora switches throughout

CONSTRUCTION

- Poured concrete porch and steps as per plan
- Poured concrete garage floor
- 5/8" Spruce sub-flooring glued, sanded and screwed
- 2" X 6" exterior walls

- Spray foam in garage ceiling
- Steel post and wood beam construction with engineered floor system (excluding areas due to structural design)
- All homes to receive a quality assurance assessment by our dedicated sky homes service representatives

WARRANTY

- The TARION warranty corporation honours crestvale holdings (sky homes) 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
- Specifications may change without notice. E. & O. E.