



INTERIOR FEATURES & FINISHES

VISTAS PHASE VIII

1. Kitchen will contain:

- Double stainless steel sink.
- Builder's standard either vented exhaust fan white in colour or electrical outlet and vent rough-in.
- Kitchen cabinets from Vendor's standard samples with post formed laminate.
- Light fixtures over work area and breakfast area.
- Upgraded washerless taps from Vendor's standard samples.
- Electrical outlets for refrigerator, range, counter level plugs for small appliances and pre-wired dishwasher as required by code.
- Choice of ceramic tile from Vendor's standard samples.

2. Bathrooms will contain:

- One electrical outlet for small appliances.
- Vanity mirror.
- Upgraded washerless taps from Vendor's standard samples.
- Bathroom plumbing fixtures white in colour.
- Privacy locks on all bathroom doors.
- Exhaust fan.
- Washerless pressure balanced faucets for showers and tubs.
- Standard soaker tub where applicable.
- Separate acrylic shower unit complete with shower doors or acrylic shower base with tile surround where applicable.
- Vanity cabinets from Vendor's standard samples with post-formed laminate countertops where applicable from builder's standard samples.
- Vinyl flooring from Vendor's standard samples for lower level, otherwise choice of ceramic tile from Vendor's standard samples for all other levels.
- Light fixture over vanity mirror or ceiling.

3. Laundry Room will contain:

- Finished main floor laundry will include base cabinet complete with single compartment laundry sink with faucet and overhead cabinet from Vendor's standard samples (where applicable).
- Unfinished laundry to include single compartment plastic laundry tub with faucet.
- Dryer vent to exterior with back draft damper.
- Vinyl flooring from Vendor's standard samples for lower level, otherwise choice of ceramic tile from Vendor's standard samples for all other levels.
- Electrical outlets for clothes washer and clothes dryer along with outlets in finished laundry as required by code.
- Water and drain connections for clothes washer.

4. Interior Finishing on main levels:

- Choice of ceramic tile in front entrance and foyer as per builder's standard plan, all other rooms builder quality broadloom with builder premium foam underpad (where applicable) from Vendor's standard samples (choice of two colours maximum).
- Builder quality broadloom and premium foam underpad on stairs.
- Oak railings and pickets where applicable.
- Gas fireplace c/w paint grade mantle and marble surround from Vendor's standard sample (where applicable).
- Builder premium colonial trim and doors c/w lever hardware.
- Casing on all windows and door frames in finished rooms.
- Interior walls and ceilings gypsum board, decorated with flat paint one colour throughout, semi-gloss/eggshell for kitchen, bathrooms and trim from Vendor's standard samples.
- Textured ceilings in all finished rooms except kitchen, bathrooms, laundry room and storage room.
- R-50 blown-in insulation in open attic space/ceilings and all other vaulted and sloped attic ceilings as per building code standard or better.
- R-22 exterior wall insulation as per building code standard or better.
- Insulation on exterior basement walls and walk-out basement walls to full height as per building code standard or better.
- 2 x 6 construction.
- Interior garage walls gas sealed and primed.

5. Electrical:

- 100 AMP electrical panel with circuit breaker panel.
- Central vacuum roughed in.
- Wiring throughout as per building and hydro code.
- Door chime with button installed.
- Heavy-duty wiring and receptacles for kitchen range and clothes dryer.
- Kitchen counter receptacles as per building and hydro code.
- Gas hot water heater (rental).
- Interior light fixtures provided, builder's choice.
- Electric smoke and carbon monoxide detector in locations as per code.
- Pre-wired for television and telephone (3 of each)
- Paddle switches and receptacles throughout.
- High efficiency gas forced air furnace meets or exceeds O.B. Code standard and air conditioning.
- HRV System Simplified installation (where applicable) to meet O.B. Code
- Electrical outlet for garage door opener.
- Exterior duplex receptacle front and rear.



EXTERIOR FEATURES & FINISHES

VISTAS PHASE VIII

- All colours and textures are under Architectural Control.
- Lot fully graded with sodded, front and rear.
- Complete landscaping as per master plan.
- Exterior light fixtures at all entrance doors builder's choice.
- Interlocking stone driveways.
- Interlocking stone pedestrian walk from drive to main entrance.
- Brick, stone, stucco and aluminum exterior with tinted mortar joints where applicable.
- Maintenance free aluminum eaves, soffits, fascias, downspouts and cladding where applicable.
- Upgraded self-sealing, coloured co-ordinated, asphalt roof shingles.
- Two frost free hose faucets.
- Weatherproof electrical outlet at front and rear of house.
- Energy efficient thermal windows with insect screens on opening units only.
- Attractive colonial durable well insulated metal front entrance door with magnetic weather seal and dead bolt security lock.
- Weather stripping on all exterior opening windows and doors.
- Thermal pre-finished sliding glass patio doors or glass terrace doors per builders standard plan where applicable.
- Steel insulated embossed raised panel with wood grain sectional overhead garage door.
- Top quality caulking around all exterior doors and windows.
- Interlocking stone patio area at rear of unit where applicable.
- Concrete floor in garage.
- Interior garage walls and ceiling – gas sealed drywall finish and primed.
- Underground services.
- Pressure treated deck where applicable