



## Meadowlands of Sunningdale

### Your New Home Exterior

Lot is fully graded, sodded & serviced.  
Foundation is 9" poured concrete walls.  
Framing to be 2" x 6" wall construction at 24" centres.  
Garage doors to be Amarr, Oak Summit, non-insulated.  
Brick as per elevation. Allowance to be \$600.00 per thousand. Stone to be Arriscraft or Shouldice as per builders selection.  
Dry-vit stucco as per elevation.  
Maintenance free aluminum siding, eaves, soffit, fascia per elevation.  
Roof has pre-engineered wood trusses, 3/8" plywood roof sheathing and 30 yr. self-seal asphalt shingles.  
Windows are energy efficient, maintenance free double-glazed casement, screens for all operational windows. Choice of 3 colours.  
Exterior doors are steel insulated with dead-bolts, patio doors clad in aluminum.  
Walkway & Driveway to be 12x12" handypaver.  
Weatherproofing with premium high quality elasticity caulking.

### Your New Home Interior

Furnace to be high-efficiency with high-low wall returns.  
Air Conditioning includes a central air unit to be sized.  
Fireplace to be 1, 2 or 3-sided in great room - as per plan.  
Heat Recovery Ventilation (HRV) unit - simplified version Programmable thermostat.  
Insulation to be R20 in all exterior walls, R40 in ceilings, R12 blanket in unfinished basement.  
Gas Meter installed by Union Gas to standard policy.  
Central Vacuum rough-in and Security System rough-in.  
Electrical Service to be 200 amp with circuit breaker panel.  
Wiring is in accordance to Ontario Hydro's building code.  
Electrical Boxes to be sealed on all exterior walls & ceilings.  
Smoke Detectors and Co2 detectors to be located as per code requirements.  
Garage to be pre-wired for automatic door openers.  
Stove & Dryer have separate 220 volt outlets.  
Homeowner to supply range hood and Bridlewood will install.

## Features / Specifications

Lighting allowance to be \$2000 plus ten (10) pot lights included.  
Decora light switches throughout.  
Microwave & Dishwasher have separate outlets.  
Bathrooms to include high-quality, low noise fans vented to exterior.  
Telephone to be prewired with 3 jacks & 2 TV outlets.  
Plumbing in bathrooms to include Mansfield Alto 130-160LT low consumption lined toilets, china sinks, Delta 'Lahara' faucet series, towel bars, paper holders, plate glass mirrors, pressure balancing, Mirolin/Aqua Glass FG60 fiberglass tub & shower unit or 36"x48 acrylic unit (as per plan) in main bathroom, Mirolin 6' x 42" soaker tub with full surround tile, double vanity in Ensuite Bath (as per plan) with tiled shower and tempered glass door. Floor drain & rough-in for future 3-piece bath in basement.  
Kitchen to have double stainless steel sink with ledge back, Delta lever chrome finish faucet.  
Laundry to have drop-in stainless steel sink or one piece tub with Duratub cabinet for storage.  
Water Heater to be 50 gal. high efficiency rental from Union Energy.  
Waterlines to be Wirsbo plastic tubing.  
Kitchen cabinets, bathroom vanities, and laundry room cabinets allowance to be \$18,000.00.  
All interior walls to be 1/2" drywall with all insulated ceilings to be 1/2" CD (rigid board) drywall.  
Garage interior walls to be 1/2" with one coat compound & lightly sanded.  
Floors to be TJI Engineered floor system with 5/8" T&G plywood, nailed, glued, & screwed down.  
Carpeting in great room, study, dining room & all bedrooms - under pad & carpeting as per builder's sample & allowance.  
Ceramic Tile/Pre-finished Hardwood in front foyer, powder room, kitchen/dinette and all bathrooms.  
Trim to be painted 3" colonial casings w/ 5-1/4" colonial base boards.  
Large 6-1/2" crown moulding in great room with standard 4-1/4" crown moulding in dining room or den.  
Basement staircase to be angled or straight with oak closed riser type stringers, oak handrail/spindles as per plan with stain finish.  
Interior Doors to be 800 series doors, paint finish and quality hardware.  
Paint - 3 Color Selection. Wall paint is latex flat finish, trim to be acrylic 'semi-gloss' Premium line.  
Stain - where applicable in 3 coat application (stain, sealer, varnish).

