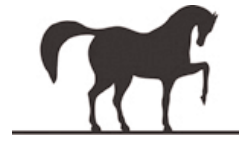


Courtland of Sunningdale



Bridlewood
HOMES

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
Double Car Garage w/ factory prime sectional steel garage doors
Brick - chosen from builder's samples of quality clay in CSR size - \$650/thousand
Maintenance free aluminum siding, eaves, soffit, fascia per elevation
Roof has pre-engineered wood trusses, 3/8" plywood roof sheathing and 30 yr. textured, 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 R22 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 on all floors
Garage to be pre-wired for automatic door openers
Stove & Dryer have separate 220 volt outlets, hooded exhaust fan over stove supplied & installed

Microwave & Dishwasher have separate outlets
Lighting allowance to be \$2000 plus ten (10) pot lights included
Decora light switches throughout
Bathrooms to include high-quality, low noise 2 speed fans vented to exterior
Telephone to be prewired with 5 jacks & 2 TV outlets
Plumbing in bathrooms to include Mansfield Alto 130-160LT low consumption lined toilets, China sinks, Delta 'Saxony' pull-out faucet in kitchen and Delta 'Lahara' faucet series in bathrooms, 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), floor drain & rough-in for future 3-piece bath in basement
Kitchen to have double stainless steel sink with ledge back, Delta leverchrome finish faucet
Laundry to have one piece tub with Duratub cabinet for extra 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 \$14,000.00.
Drywall: walls & ceilings to be 1/2" with angle irons to prevent truss uplifts & visible joints, 1/2" CD (rigid board) drywall in all insulated ceilings
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, dining room & all bedrooms - under pad & carpeting as per builder's sample & allowance
Vinyl in laundry room as per builder's samples & 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 baseboards
Large 6-1/2" crown moulding in great room with standard 4-1/4" crown moulding in dining room, living room and den
Main staircase to be angled or straight with oak treads, oak handrail/spindles as per plan with stain finish. Basement stairs to be closed riser type with handrail & paint finish
Interior Doors to be 800 series doors, paint finish - quality hardware
Paint - 3 Color Selection. Wall paint is latex 'eggshell' finish, trim to be acrylic 'semi-gloss' Premium line.
Stain - where applicable in 3 coat application (stain, sealer, varnish)

