

FIFTH AVENUE HOMES



FEATURES & FINISHES

UNCOMMONLY EXPECTED DETAILS

- Exterior railings on front elevations, decorative or as required by Ontario Building Code to be aluminum railing with glass inserts, as per plan and as per Vendor's standard samples.
- All main floor doors are approximately 8' high, two panel, in a smooth finish as per plan and as per Vendor's standard samples.
- Square decorative wood columns (for half and/or full columns), as per plan and as per Vendor's standard samples.
- Primary bedroom features a walkout balcony, as per plan.
- Primary bedroom complete with grand ensuite and spacious walk-in closets, as per plan and as per Vendor's standard samples.
- Primary bedroom to have walk-in closet organizer one (1) per suite, as per plan and as per Vendor's standard samples.
- Gas ready program to include barbeque line rough-in to rear of home, and two additional gas line tee's in basement, as per plan and as per Vendor's standard samples.
- Steep roof pitches to enhance elevations.
- Elegant municipal address plaque.
- Ten (10) LED main floor pot lights, as per purchaser's selected locations, as per plan and as per Vendor's standard samples.

EXTERIOR

Welcome to uncommon curb-appeal. With chateau-style roof lines and a blend of modern exterior building materials, revel in the beauty of your arrival.

- All exterior colours and materials are architecturally controlled and pre-selected by the Vendor.
- Exterior features may include clay brick, stone, exterior insulated finishing systems, keystones and other complementary details and materials as per plan and per Vendor's standard samples.
- Durable, maintenance free pre-finished aluminum and/or vinyl soffits, fascia, eavestrough and down spouts, as per elevations, all colour coordinated, as per plan and as per Vendor's standard samples.
- Windows to be low E Argon filled energy efficient thermopane fixed vinyl casement windows at front, rear and side elevations, as per plan and as per Vendor's standard samples. Vinyl sliders in lower level. All operable windows to be screened.
- Windows and doors caulked with high quality caulking.
- Approximately 8' High front door assembly with insulated metal – height approximate, as per plan.
- Featuring French Doors and/or Garden Doors at rear of home as per plan and as per Vendor's standard samples.
- Plans featuring a rear covered balcony will receive colour coordinated aluminum railing and pickets, as per Ontario Building Code, as per plan and as per Vendor's standard samples.
- Deadbolt locks for all exterior swinging doors.
- Optional cold storage room in lower level, as per plan and per Vendor's standard samples.
- Self sealing high-grade asphalt shingles, with 25-year warranty, including metal roof details as per plan and as per Vendor's standard samples.
- Two (2) exterior hose bibs (one in garage and one at rear).
- Exterior lighting where applicable.
- Metal insulated sectional roll-up garage doors with heavy duty springs & decorative glazing.
- Paved driveway. Vendor will provide base coat, as well as a second coat on driveway apron, the cost of which is included in the Purchase Price. The Purchaser shall pay \$550.00 (plus HST) as an adjustment on closing which is non-refundable for the second coat of asphalt on the lot portion of the driveway. The Vendor will not be responsible for repairing any tire marks after the second coat. Purchaser acknowledges and agrees that the second coat may not be completed for up to, but no later than, thirty (30) months after Closing Date.
- Fully sodded lot, except for any driveways, walkways, patios and decks, as per plan.
- Patterned precast concrete slab walkways from driveway to front door entry and at rear patio (where applicable as per plan, elevations, and Vendor's standard samples).
- Certain lots including corner lots may have special exterior treatments not depicted on any brochures and/or sales office, in accordance with architectural control provisions and Purchaser accepts same.

ENERGY EFFICIENT FEATURES

- All Homes feature an HRV System (Heat Recovery Ventilator), distributing fresh air throughout the home, as per plan and as per Vendor's standard samples.
- Programmable Electronic Thermostat – to regulate temperature distribution over non-peak time, as per plan and as per Vendor's standard samples.
- Low flow toilet system featured throughout all baths, enhances water conservation, as per plan and as per Vendor's standard samples.
- Sealed basement ducts, this practice significantly reduces heat loss at duct joints.

CONSTRUCTION

- First level ceiling height to be approximately 9', except where construction plans indicate otherwise.
- Main level ceiling height to be approximately 10', except where construction plans indicate otherwise.
- Third level ceiling height to be approximately 9', except where construction plans indicate otherwise.
- Lower level ceiling height to be approximately 7'8" except where construction plans indicate otherwise.
- Basement foundation walls are poured concrete, with heavy duty damp proofing and a superior free draining membrane wrap.
- Reinforced concrete garage floor slab.
- Poured concrete lower level. Lower level is unfinished except as may be shown on construction plan.
- High quality roof trusses with ties to minimize uplift and repairs in the future.
- 2" x 6" exterior wood wall construction.
- All sub-floors are 5/8" plywood tongue and groove.
- Pre-primed structural steel beams and posts.
- Sub-floors constructed using Engineered Floor Joist System.
- Garage walls to be drywalled and taped.
- Garage floor and driveway sloped for drainage.
- Based on site conditions, storm sewers may be drained via sump pump, as per municipal requirements.

INTERIOR

Step inside a well-built luxurious setting. Built with exceptional attention to detail, special touches abound, to make everything feel just right.

HEATING AND INSULATION

- High efficiency gas furnace.
- Thermostat centrally located.
- Exterior walls above grade to have R22 insulation.
- Attic to have both R31 & R60 insulation in specific areas in accordance with the Ontario Building Code.
- Spray foam insulation added in garage ceiling where livable areas above exist, as per plan.

INTERIOR TRIM

- All drywall applied with screws using a minimum number of nails.
- Interior baseboard to be 5¼", as per Vendor's standard samples.
- 3" window casing, doors and archways in all finished areas, as per Vendor's standard samples.
- All main level archways to be trimmed save and except curved archways, as per plan and per Vendor's standard samples.
- Elite lever type hardware in a brushed nickel finish with matching hinges, as per Vendor's standard samples.

STAIRS AND RAILING

- Elegant natural finish staircase from the basement landing to all three floors above. If you must access the staircase to the basement level through a doorway, such stairs and handrails to be unfinished spruce painted in a colour selected by the Vendor.
- Chic interior 3" half round handrail with natural finish square pickets throughout, as per Vendor's standard samples.
- Stair landings to have 4" natural Oak engineered hardwood flooring as per Vendor's standard samples.

FLOORING

- 4" natural Oak engineered hardwood throughout except tiled areas, as per plan as per Vendor's standard samples.
- Imported 12" x 24" porcelain tile in foyer, bathrooms, kitchen, breakfast area and laundry room, as per plan and as per Vendor's standard samples.
- Sub-floor is glued, sanded and screwed down before application of chosen finished floor.
- Quarter-round installed on ceramic and hardwood floor areas.

HOME AUTOMATION

- State of the art integrated smart home structured wiring terminating in the "family room". This fully integrated home wiring system will provide the Hi-tech infrastructure for today's technological features and expand to give you the ones you may want in the future, such as home-office applications, computer local area networks, high speed internet, fax, modem, home entertainment, digital audio/video distribution systems and so much more. Including 1 CAT 5, 1 CAT 3 & 2 RG6 lines.

KITCHEN

- Choice of deluxe cabinets from Vendor's standard samples.
- Granite or quartz countertop with standard bullnose in kitchen, as per Vendor's standard samples.
- Superior chrome single hole pull out spray faucet.
- Dishwasher space provided with rough-in wiring and drains, as per plan (no cabinet supplied).
- Under-mount sink as per Vendor's standard samples.
- Hood fan vented to exterior.
- Shut-off valve to kitchen sink.

BATHS

- Purchaser's choice of deluxe cabinets and granite or quartz countertops with standard bullnose, as per plan and per Vendor's standard samples.
- Powder room to receive mirror, pedestal sink and an elongated toilet as per plan and as per Vendor's standard samples .
- Powder room only to receive Moen accessories, tissue dispenser and towel bar as per Vendor's standard samples.
- All upper-floor baths will receive white ceramic accessories, tissue dispenser, soap dish and towel bar as per Vendor's standard samples.
- Imported wall and ceiling tile for all tub and shower enclosures, as per Vendor's standard samples.
- Chrome single lever faucets for all bathroom sinks, bathtubs and shower stalls, as per Vendor's standard samples.
- Primary ensuite shower to include a framed clear glass shower door and enclosures, chrome trim, mosaic floor tile, one (1) recessed pot light, as per plan and as per Vendor's standard samples.
- Free standing tub in primary ensuite as per plan and as per Vendor's standard samples.
- Flat plate mirrors in all bathroom(s) and powder room(s), as per plan and as per Vendor's standard samples.
- Privacy locks on all bathroom and powder room doors, as per plan and as per Vendor's standard samples.
- Pressure balance valve to all shower stalls and tub/showers, as per plan.
- Shut-off valves for all bathroom and powder room sinks.
- Exhaust fans vented to exterior in all bathroom(s) and powder room(s), as per plan and as per Vendor's standard samples.
- Water resistant board on separate shower stall walls.

LAUNDRY

- Heavy duty electrical outlet and exterior vent for dryer. Electrical outlet for washer.
- Laundry area with tub and connections for water and drain for washing machine, as per plan and as per Vendor's standard samples.
- Upper level laundry room to have 12" x 24" imported floor tile and curb, as per plan and as per Vendor's standard samples.
- Main level laundry room to have 12" x 24" imported floor tile, as per plan and as per Vendor's standard samples

PAINTING

- Walls to be painted one colour from Vendor's standard paint colours using a high quality low VOC paint, as per Vendor's standard samples.
- Smooth ceilings throughout all finished areas.

ELECTRICAL

- 100 Amp service labelled with circuit breaker panel to utility authority standards.
- Decora switches and plugs in white, as per Vendor's standard samples.
- An exterior weather proof electrical receptacle in the rear yard and front porch (as per Ontario Hydro specification).
- One electrical outlet and one ceiling electrical outlet in garage for future garage door opener.
- Light fixtures where applicable, as per plan.
- Switch controlled receptacle in living room.
- Electrical outlet(s) in all bathroom(s) and powder room(s) include ground fault interrupter.
- Tamper-resistant receptacles throughout, to ensure child safety.
- Water resistant light fixtures in all shower stalls.
- Electric door chime at front door.
- Interconnected Smoke Detector(s) installed in all bedrooms and one on every level in main hall as per Ontario Building Code.
- Carbon Monoxide Detector on all levels where a finished bedroom is located.
- Electrical copper wiring.
- Heavy duty receptacle for stove and dedicated electrical for fridge.
- Electrical outlet(s) at counter level for small appliances.
- Pre-wire for cable TV outlet in living room or family room and all bedrooms.
- Pre-wire telephone outlet in kitchen and all bedrooms.
- Rough-in for future central vacuum system.
- Rough-in for future central air conditioning.

PLUMBING

- Flexible water pipe solution using PEX pipe to reduce noise and eliminate solder contaminants within plumbing system.
- All sink basins and plumbing fixtures to include shut-off valves.
- Water supply and drain provisions for future dishwasher in kitchen.
- All laundry rooms have hot and cold water with drain provisions for future washing machine.
- Exterior water taps have inside shut off valves, located at the rear of the house and in the garage.

ADDITIONAL FEATURES

- All closets have pre-finished melamine shelving and metal dowels, as per Vendors standard samples.
- All upper-floor interior doors to be approximately 7' high, two panel in a smooth finish.
- Duct cleaning to be completed by Vendor prior to closing (heat runs only).
- Elegant electric fireplace with pre-cast limestone mantel (single sided), as per plan and as per Vendor's standard samples.

WARRANTY

- Fifth Avenue Homes Guarantee.
- Backed by “TARION” (Ontario New Home Warranty Program). Fifth Avenue Homes Inc. is a registered member of TARION, and shall comply with all warranty requirements.
- 7-year structural warranty, 2-year warranty and 1 year Builder’s comprehensive warranty.

** NOTE: • Purchaser acknowledges being advised that hardwood flooring may shrink and expand as a result of changes in temperature and humidity in the house and accepts this as a natural characteristic of the flooring, and is advised to keep humidity levels constant to reduce this tendency.

• Purchaser acknowledges being advised that the windows may experience condensation as a result of changes in temperature and humidity in the house and accepts this as a natural characteristic of the windows, and is advised to keep humidity level constant to reduce this tendency.

• In an effort to continuously improve its product, the Vendor reserves the right to alter floor plans, exteriors, specifications and prices without notice. All renderings, floor plans and maps in brochures and sales displays are artists’ conceptions and are not necessarily to scale and the dimensions are approximate and may vary due to continuous improvements by the Vendor.

• The Purchaser acknowledges that the floor plan may be reversed.

• The Vendor reserves the right to substitute materials that are of equal or better quality. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor whose determination shall be final and binding.

• The Purchaser acknowledges that the water heating system (which may be a tank or tankless system) will be installed on a lease or lease to own basis by a supplier designated by the Vendor, and the Purchaser shall assume such contract on the Closing Date without the need for further documentation unless requested by the supplier.

• The ceiling height is measured from the top of the unfinished subfloor to the underside of the unfinished ceiling above before finishes and excluding bulkheads and drop ceilings, as per plan.

• All finishes herein are selected by the Vendor from its standard samples. In the event of multiple standard samples for any item herein, the Vendor’s determination of same is final.

• Purchasers are notified that exit doors from the interior to garage of the dwelling or to side or rear yards (where applicable) may require stairs to grade level or may be lowered or eliminated, at the Vendors sole discretion, due to grading or municipality requirements. Stairs required to be constructed inside the garage may restrict area available for vehicular parking.

• The Purchaser acknowledges that colour, texture, appearance, grains, veining, natural variations in appearance etc. of features and finishes installed in the Dwelling may vary from the Vendor’s samples as a result of normal manufacturing and installation processes and as a result of any such finishes being of natural products and the Purchaser agrees that the Vendor is not responsible for same. The Vendor is not responsible for shade difference occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes, nor shall the Vendor be responsible for the shade difference in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by the Purchaser. The Purchaser acknowledges and agrees that carpeting may be seamed in certain circumstances and said seams may be visible. The Purchaser acknowledges that marble (if any) is a very soft stone which will require a substantial amount of maintenance by the Purchaser and is very easily scratched and damaged. E.&O.E.

* Specifications may change without notice. E. & O.E. JUNE 2021.