

## LORA BAY

# Lora Bay

## The Masters Collection

### Detached Bungalows

Purchase price includes the following:

#### Cabinetry and Storage

- Wire shelving in all bedroom and linen closets
- Walk-in closets (as per plan)

#### Doors and Windows

- Low E Argon maintenance-free vinyl clad windows with split finish (white interior, colour exterior)
- Basement windows will have white interior and exterior finish
- Egress 47 x 35 basement window(s) as per plan
- Screens on all operating windows and patio doors
- 8' insulated stainable fiberglass front entry door
- Signature design insulated garage doors

#### Electrical

- 200 amp service
- 220 volt heavy duty wiring and receptacle for stove and dryer
- Quality interior electrical light fixtures (preselected by Builder). Compact Fluorescent Light bulbs in all compatible fixtures
- 8 interior pot lights as per plan or as specified by Purchaser
- Soffit outlet (as per plan) for seasonal festive lighting
- Smoke detectors and carbon monoxide detectors (as per Ontario Building code)
- 2 exterior weatherproof outlets (1 at front porch and 1 at rear of house)
- Décora light switches and receptacles
- Automatic garage door openers with two remote controls

#### Exterior

- Stone and prefinished wood siding, soffit and fascia. Other materials as per architectural drawings and/ or with Builder's approval.
- Architecturally designed double laminate fiberglass shingles
- Choice of architecturally controlled and coordinated exterior colour packages with Builder's final approval
- Gravel driveway
- Natural gas BBQ hook up at rear of home
- Lot graded and fully sodded

#### Flooring

- Main Staircases feature natural oak handrails stained in medium tones and stringers with carpeted treads and risers. Oak handrails from main floor to loft/2nd storey areas as per plan stained in medium tones.
- Ceramic tile installed in all bathrooms, mudroom, laundry room, kitchen and foyer (as per plan)
- Quality broadloom carpet with high density underpad throughout as indicated on plan and to be selected from Vendor's Standard Samples
- Hardwood flooring in great room and/or dining room as per plan

#### Foundation/Concrete

- 8" thick poured concrete foundations
- Cut stone front porch steps and patio stone walkway
- Foundation protected by Air-gap drainage membrane Complete weeping tile system terminating in sealed sump pail.
- Poly vapour barrier installed under the basement floor

#### Insulation and Drywall

- Highly insulated 2 x 6 wall assembly with R20 batt and 1" rigid insulation (nominal R25)
- Near full height R20 basement blanket wrap insulation
- R50 blown-in attic insulation
- All exposed floors insulated with 4.5" of spray foam insulation R32
- Cathedral ceiling insulated to R31
- Trussed roof systems where applicable
- Cement-based backing board to all bathtub and shower areas if ceramic wall tile installed
- California ceilings throughout except small closets
- Garage common walls with home to be insulated and fume proofed
- Garage to be drywalled and painted

#### Interior trim and Hardware

- Elegant 71/4" step baseboard and 31/2" casing
- Series 800 interior doors (Choice of style)
- Door hardware throughout in your choice of bronze or satin nickel lever handles
- Swing doors on closets (as per plan)
- Mirrors in washrooms

#### Kitchens

- Cabinetry and countertops to be selected from standard samples provided by Vendor
- Under mount double stainless sink with single lever faucet
- Under cabinet lighting with 2 1/2" valance
- Extended height upper cabinets
- Ceramic tile back splash
- Rough-in for dishwasher as per plan
- Granite countertops
- Microwave shelf (as per plan)

#### Laundry / Mudrooms

- Taps and drain for washer
- Undermount stainless steel laundry sink with single lever faucet, base cabinet and granite countertop (as per plan) where laundry sink is located on main floor
- Dryer vent rough-in
- Upper cabinets over washer and dryer (appliances supplied by Purchaser)

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## Mechanical

- Highly efficient natural gas, forced air furnace with ECM motor and modulating gas burner
- Central air conditioning system
- Separate media air filter installed in ductwork. Provides whole home filtration
- Energy Recovery Ventilator with platinum controls(simplified installation)
- Programmable thermostat
- Exhaust fans in all bath and laundry areas vented to exterior
- Upgraded range exhaust fan in kitchen vented to exterior (available in white, black)
- Vent provided for future exhaust in basement bathroom rough-in
- Natural Gas fireplace. Stone hearth to mantel with rustic wood mantel

## Miscellaneous

- 9' main floor ceiling height or as per plan
- Homes are fully cleaned upon completion by the Builder
- All ducts are cleaned prior to occupancy

## Painting

- Elegant trim painted with enduring semi-gloss paint
- Walls to be painted a choice of 3 colours (selected from Vendor's standard samples) 3 coat process (1 prime plus 2 finish coats)

## Plumbing

- Rental gas hot water tank. The Purchaser acknowledges that the hot water tank is a rental/finance unit and agrees to execute a rental/finance agreement on or before closing with local supplier
- Low flow flush toilets
- 5' acrylic bathtub enclosure c/w shower (as per plan)
- Master ensuite to include tiled shower and base with frameless glass enclosure. Shower to include
- pressure/temperature control valve (as per plan)
- Master ensuite to include vanity with under mount basin(s) and granite countertops(as per plan)
- Quality two handle faucets throughout with matching bath accessories
- 2 exterior frost free hose bibs
- Shut-off valves on all sinks and toilets

All plans and specifications are subject to reasonable modifications, as necessary, at the discretion of the Vendor. E & O.E.

**NOTICE TO PURCHASERS:** Due to increasing construction cost, the Vendor commits orders to its suppliers on the date of the Offer to Purchase. Therefore, in some cases the Vendor cannot alter, change or add to the specifications, details or field notes. In order for any change to be implemented, all requests, after the offer becomes firm, must be in writing and accepted by the Vendor.

\* In accordance with standard building practice and TARION rules, the Vendor warrants to make any necessary drywall repairs (due to nail pops and drywall cracks caused by settling) at the one year anniversary of closing subject to scheduling of work. The priming and painting of these repairs will be the full responsibility of the Purchaser, regardless of whether the Builder/Vendor or Purchaser painted the unit initially.

March 17, 2017