



Luxury Appointments



CONSTRUCTION & ENERGY SAVING FEATURES

1. The Community of Woodland Creeks that Briarwood Homes is developing is themed from the exceptional Essa Township – Heritage and Culture. The community is specifically designed to contain a wide variety of unique streetscape elevations.
2. Elevations feature a clay brick exterior, stone veneer, accent cladding, exterior trim features, vinyl shakes, vinyl siding, stone sills, (as per plan).
3. Porches are a gracious feature on many homes. Where provided, porches are poured concrete. Decorative pillars and aluminum railings, (as per applicable plan).
4. Steep roof pitches to enhance all elevations.
5. 2" x 6" exterior wall construction.
6. Quality engineered floor joists, (as per plan) with 3/4" flooring sheathing for a Solid Floor System.
7. Designer decorative asphalt roof shingles with 30-year warranty.
8. Wood and steel beam construction, in accordance with architectural specifications.
9. Quality vinyl casement windows throughout, (except basement windows).
10. 5' to 8' wide sliding patio door with screen, (as per applicable plan).
11. High performance Low E argon windows throughout.
12. Taller main floor window height to complement 9' ceilings.
12. All subfloors to be sanded and fastened with screws.
13. Taped ductwork.
14. Foaming around windows & doors.
15. High efficiency hot water heater system or hot water tank installed, (on a rental basis)
16. High efficiency exhaust fans for baths and kitchens.
17. R-31 spray foam to garage ceilings & overhangs.
18. R-50 insulation for attic ceiling area over habitable areas. Weather stripped access.
19. R-22 in exterior habitable walls.
20. All doors, windows, and external openings fully caulked and sealed.
21. High efficiency forced air heating system.
22. Separate switches for all exhaust fans to reduce heat loss.
23. Programmable thermostat.
24. Posi-temp pressure/temperature balance valves for all showers.
25. Municipal water / sewer and underground gas / hydro distribution systems.

QUALITY EXTERIOR DETAILS

26. Prefinished aluminum maintenance free soffits, eaves troughs and fascia, rainwater downspouts.
27. Premium roll up garage doors (8' Height) Sectional with plexiglass inserts, (as per plan).
28. Steel clad insulated front entry door(s) with sidelight or window, with grip set and dead bolt, (as per plan).
29. Two (2) exterior bibs, one at rear and one in the garage.
30. Poured concrete floor on garage and front entry porches.
31. Driveway to be paved.

32. Garage to house door access, (where grade permits).
33. Precast slab walkways to porch at front entry and steps, (as required).
34. Lots to be fully sodded.

DISTINCTIVE INTERIOR DETAILS

35. Ceiling heights are approximately 9 feet on main floor, except bulkhead areas and 8 feet on second floor.
36. Imported ceramic tile flooring in kitchen, breakfast area, main floor laundry room, and all bathrooms, (as per plan).
37. 40 oz. broadloom with standard under pad on main and 2nd floor excluding tiled and laminate areas, (as per plan).
38. Carpet grade staircase with natural oak stringers, handrails, spindles and nosing, (as per plan).
39. Great room to have 3-1/4" natural hardwood flooring.
40. Gas fireplace equipped with electronic ignition gas valve with a painted white mantle surround.
41. Stippled ceilings throughout, (except kitchens, bathrooms & laundry room).
42. Stylish Princeton textured interior doors and upgraded trim throughout.
43. Wood trimmed archways on first floor, (where applicable).
44. Satin nickle lever interior door hardware painted.
45. Interior finished walls painted one color throughout with one prime coat and one finish coat. Trim is to be painted white.
46. Laundry room or laundry closets to include washing machine connections, receptacle for clothes dryer, single compartment tub and dryer vent opening.
47. White Decora light switches and plugs throughout.

GOURMET KITCHEN FEATURES

48. Quality custom finished kitchen cabinets, (from vendor's standard samples) with opening provided for dishwasher.
49. Arborite or Formica post formed rolled edge countertops, (from vendor's standard samples).
50. Double stainless-steel sink with chrome single lever faucet.
51. Breakfast bars and pantries, (as per plan).

LUXURY WASHROOM FEATURES

52. Arborite or Formica post formed rolled edge countertops to washroom vanities, (from vendor's standard samples).
53. Quality vanity cabinets, (from vendor's standard samples).
54. Vanity in powder room, (as per plan).
55. White plumbing fixtures including towel bar, soap dish and toilet paper holder.
56. Wall mounted glass mirror over all vanities.
57. Strip lighting over mirror in all bath and powder rooms.
58. Chrome finish single lever taps for sinks, tubs, and showers, excluding free-standing tubs.
59. Water resistant board on tub and shower enclosures.
60. Ceramic wall tiles installed in tub and showers.
61. Shower with frameless glass enclosures, (as per plan).

62. Free standing tub in master ensuite, (as per model). Tub and separate walk-in shower stall with waterproof pot light in master ensuite, (as per model).
63. Exhaust fans in all washrooms.

ELECTRICAL AND PLUMBING DETAILS

64. 100-amp electrical service with breaker panel and copper wiring throughout.
65. Heavy duty wiring to stove and dryer locations.
66. One exterior electrical outlet on porch and one exterior waterproof electrical outlet at rear of home.
67. Front door chimes.
68. Electronic smoke detector, one per bedroom and one per floor.
69. Carbon monoxide detector per floor.
70. Vendor's standard light fixtures installed in all rooms except living room and family room.
71. PEX water pipes and ABS drains.
72. Taps and drain hook-up for automatic washer connection.
73. Holiday switch for seasonal lighting at exterior front porch and second floor soffit.
74. Complete air conditioning system.
75. Schluter-Keri drain with bonding flange to Schluter waterproofing membrane.
76. Schluter bonded waterproofing membrane sheet protection in all shower stalls with perimeter.
77. Plugs with USB charging station in the kitchen and master bedroom.

ROUGH-INS

75. Pre-wired cable T.V. outlets – great room and master bedroom.
76. Rough-in central vacuum.
77. Rough-in security alarm system.
78. Pre-wired telephone outlets – kitchen, family room, and master bedroom.
79. Finished cover plates installed.
79. Rough-in for dishwasher, connection includes provisions for electrical and plumbing, (as per plan) – breaker not included.
80. Rogers cable rough-in: Ignite Internet Bundle for 12 Months, (options to upgrade to premium bundle package – see sales rep.)

NEW HOME WARRANTY

- One (1) year warranty on all items supported by the Tarion Warranty Protection Program.
- Two (2) year warranty on plumbing, heating electrical systems and building envelope.
- Seven (7) year warranty on major structural defects.
- Purchaser agrees to pay the Tarion Warranty Protection Program enrollment fee as an adjustment upon closing.



All dimensions and specifications are approximate, subject to change without notice. Renderings are artist's concept. Measurements conform to the regulations of the Tarion Warranty Protection Program's official method for the calculation of floor area. Actual floor area may vary from that stated. E.&O.E. **JULY 2020.**