

Luxury Garden Suite Features

East Building - Phase 1

The “extras” you want come standard at FAR HILLS!

The Garden Suites at Far Hills are completed to a “standard” that includes in the purchase price, gracious designer features and luxury finishes normally available as additional cost “upgrades” elsewhere. The following are just some of the “standard” features and construction details per individual model. See Purchase Agreement for a complete Schedule of construction and finishing details.

EXTERIOR FEATURES

1. Architecturally selected colour co-ordinated exterior. Elevations complete with craftsmen installed stone and wood detailing board and batten. Colour, style, materials and elevations are pre-selected and architecturally coordinated.
2. Durable, maintenance free vinyl soffits, fascia, eavestrough, down pipes and siding or comparable - all colour coordinated.
3. Colour matched self-sealing asphalt fiber glass (35 year)
4. Durable, maintenance free thermopane casement windows to all elevations. All operating windows to have screens.
5. Exterior coach lights as per elevations.
6. Solid metal entry door.
7. One reserved underground parking space with storage locker located at designated space.
8. All apartments with patios as per plan.
9. One exterior weatherproof outlet on patio.
10. Call entry box in building.

KITCHENS

1. Kitchen cabinetry includes spacious extended height upper cabinets and granite countertops.
2. Under cabinet lighting.
3. Breakfast bar height countertop where shown on plans.
4. Integrated above range microwave with built in exhaust fan.
5. Double stainless steel sink with single lever faucet and vegetable spray.

BATHROOMS

1. Ceramic wall tiles installed in tub enclosures. Where tub and shower stalls are separate, tub area is tiled to approximately two tiles high above tub deck and shower stalls are fully tiled including ceilings. Colour coordinated ceramic bathroom accessories included.
2. All Bathrooms feature deluxe faucets.
3. Single lever controls with anti-scald and pressure compensating feature in all showers.
4. Upgraded quality crafted wood cabinetry where shown with granite countertops, porcelain sinks and full length vanity mirrors.
5. Upgraded light fixtures and mirrors.

FLOORING

1. Premier grade prefinished engineered hardwood flooring in Halls, Living room and Dining room areas on main floor as per plan from builder's standard samples.
2. Choice of luxurious ceramic tiles for Foyer, Kitchen, Bathrooms and Laundry from Builder's samples.
3. 40oz. broadloom with premium underpad in second floor Halls and all Bedrooms from Builder's samples.

LAUNDRY

1. Heavy-duty receptacle for dryer.

INTERIOR FEATURES

1. Oversized custom casings and baseboards with Classique interior doors with lever type hardware as per plans.
2. Interior walls are fully decorated in a choice of two colours throughout all trim and doors are painted white. All paints used are latex finish.
3. Smooth ceilings. Kitchen, Dining room and all Bathrooms are to have a smooth painted finish as per plan.
4. Sound insulation in all apartments.
5. Separate Utility/Laundry room in each unit.

STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING FIXTURES

1. I.C.F. Poured Concrete and Separation wall, core slab flooring
2. Wall and roof insulation in accordance with Ontario Building Code specifications.
3. Electric forced air furnace.
4. Central air conditioning.
5. 100 amp electrical service with breaker panel and copper wiring throughout.
6. Individual gas, water and hydro metering.
7. Ground fault interrupt receptacle as per Building Code.
8. The security of smoke detectors and one carbon monoxide detector.
9. White switch plates and receptacles throughout.
10. Contractor grade quality ceiling fixtures in all Bedrooms, Hallways, Kitchen and Dinette.
11. Mini halogen lights to main floor formal area as per plan.
12. Smart Wiring Telecommunication Network. Rough in package to include high speed Category 5 and RG-6 co-axial cables in all bedrooms, family room/great room and kitchen.
13. Security System per unit
14. Electric hot water tank (rental unit)

WARRANTY

1. One year builders warranty on items as per Tarion Home Warranty Program.
2. Two year warranty on items as per Tarion Home Warranty Program.

WARRANTY

3. Seven Year Structural Warranty as per Tarion Home Warranty Program.
4. Purchaser agrees to pay the warranty enrollment fee on closing as an adjustment.
5. Home to be finished in a good workmanship like manner.
6. All selections from Vendor's standard samples.

OUR FACILITIES - THE CLUBHOUSE

1. Inground Season pool.
2. Clay tennis court with viewing platform in pavilion.
3. Development completely landscaped.
4. Seasonally maintained flowerbeds, foundation shrub plantings and landscape tree planting,
5. Clubhouses with meeting rooms, verandah, patio, exercise room, change room equipped with lockers and showers, and a bar and outside children's play area.

Specifications may not be available on all units and are subject to change without notice. E. & O.E.

All prices, terms and specifications are subject to change without notice. E. & O.E.

Actual useable floor space may vary from the stated floor areas.

Far Hills
OF THORNBURY

