

# Luxury Town Home Features

## Phase 1

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

The Town Homes 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 controlled exterior finishes featuring a variety of materials and details including stone, prefinished board and batten or stucco, columns and renaissance shingles.
2. Poured concrete basement walls with heavy duty basement damp proofing system with exterior drainage membrane provided on basement walls - Nodura System - I.C.F.
3. High roof pitches enhance all elevations. Roof shingles to be self-sealing high grade asphalt fiber glass with 35 year manufacturer’s warranty.
4. Pre-finished, maintenance free soffits, fascia, eaves troughs and downspout to co-ordinate with exterior elevations.
5. Maintenance free garage door(s) with remote opener.
6. Concrete garage floor with reinforcing grade beams, garage floor and driveway to be slightly sloped for proper drainage.
7. Poured concrete front verandas.
8. Front patio pavers’ walkways and rear wood deck as per plan.
9. Main floor patio rear access to rear deck as per plan.
10. Professionally sodded front and rear lot.
11. 9’0” ceiling on 1st floor with vaulted ceiling in family room, and 8’0” ceiling on 2nd floor.
12. All sub floors are 5/8 spruce tongue and groove plywood. Plywood to be glued, sanded and screwed.
13. All exterior walls of habitable area constructed with 2 x 6 framing.
14. All framing members to be placed not more than 16” apart (excluding roof trusses)
15. Two exterior water hose outlets with internal shut off one at rear and one in garage.
16. Access garage door to home as per plan.
17. Elegant front entrances featuring columns and covered verandas as per plan.
18. All Basement walls and separation walls – Nodura System-I.C.F.

### **DOORS AND WINDOWS**

1. Elegant front entry doors with insulated metal door featuring sidelights, as per elevation, Hardware Brush nickel finish
2. Maintenance free energy efficient vinyl fixed and operable casement windows throughout. Front window to have decorative internal grilles as per elevation. Thermo pane vinyl windows in basement.
3. All operating windows and patio doors to be completed with screens.
4. All windows and doors are sealed with high quality caulking in accordance with the Ontario Building Code.

## MECHANICAL, ELECTRICAL AND HEATING FEATURES

1. All insulation to be in full conformity with the Ontario Building Code featuring R-20 exterior walls, R-32 roof, R-28 for vaulted ceiling and R-12 basement walls.
2. Natural gas-fired forced air High-Efficiency furnace, power vented to the exterior.
3. Power vented hot water tank vented to the exterior (rental).
4. Complete Central Air-Conditioning unit.
5. Quality smoke and carbon monoxide detectors.
6. Six (6) interior pot lights in family room or kitchen as per plan. Location will be determined by builder.
7. 100 amp service panel with circuit breakers.
8. Decorative front entry coach lamp(s), as per elevation.
9. Heavy duty receptacle provided for stove.
10. Dedicated electrical outlet for refrigerator.
11. Counter level, receptacles in kitchen.
12. Front entry door chime.
13. Decora style switches and plugs in all finished areas.
14. Interior light fixtures to be provided in kitchen, breakfast, hallways, bedroom and bathrooms, as per plan.
15. Smart Wiring Telecommunications 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.
16. Individual gas and hydro meters.
17. Rough-in Central Vacuum System to garage.
18. Rough-in Security System, as per builder's specifications, including door and window contacts, motions and two (2) key pads (one in foyer and one at entry from house to garage).
19. One exterior manual gas hook up for BBQ at rear deck as per plan.

## ELEGANT INTERIORS

1. All ceiling to be white stipples throughout areas except kitchen, laundry and bathrooms, which shall have a smooth finish. A smooth border is created around stippled area, where applicable.
2. Electric fireplace complete with black trim glassed panel featuring decorative painted mantle and marble surround, as per plan.
3. Elegant Classique or Claremont interior doors with brush nickel single lever handles.
4. Coordinating Tudor style trim to features 7" baseboards on main floor, 5½ " baseboards on second floor with 2½ " casing throughout.
5. All archways to be trimmed.
6. Oak staircase with over sized oak pickets and hand rails in a natural finish.
7. Interior walls are fully decorated in a choice of three (3) colors throughout, all trim and doors are painted white with a semi-gloss finish, all paint on walls are finished with latex paint.
8. Ceramic or slate tile in the foyer as per plan from builders samples.
9. Main floor, excluding bedrooms and tiled areas, to feature prefinished ¾" strip hardwood flooring in a natural finish, to be selected from Vendor's samples.
10. Luxurious 40 oz plush broadloom, in master bedroom and second floor bedrooms to be selected from Vendor's samples.

## INNOVATIVE KITCHENS

1. Open concept kitchens, featuring custom quality cabinets, high uppers, and valance light moulding.
2. Granite counter top with double stainless steel sink, lever faucet and vegetable spray.
3. Ceramic tiles on kitchen floor 12" x 12" or 13" x 13".

## LUXURIOUS BATHROOM AND LAUNDRY

1. Quality crafted vanities, as chosen from Vendor's samples.
2. White pedestal sink provided in powder room.
3. Vanity and pedestal features mirrors and lighting above mirrors.
4. White fixtures, including tub, toilet, basin, soap, paper holder and towel bar.
5. Privacy locks for all bathrooms.
6. Exterior exhaust fans for all bathrooms.
7. Main bathroom to have fiberglass corner soaker tub as per plan.
8. Ceramic tiles 12" x 12" or 13" x 13" on bathroom floor, wall tiles 8" x 10" in tub area and shower stall walls to ceiling height. Step up tubs to have 8" x 10" wall tile two rows in height around tub.
9. Master Ensuite bath to feature a framed clear glass shower with door, floor to ceiling tiles, waterproof light and waterproof board behind tiles.
10. Deluxe faucets from Moen's Collection in chrome.
11. Single shower controls with temperature and pressure balance valve in all tubs and showers.
12. Conveniently located laundry area featuring full capacity white washer and dryer (side by side or stacked) and vented to exterior as per plan.
13. Utility tub complete with hot and cold water supply in basement as per plan.

## 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.
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.
7. Purchaser acknowledges that basement and garage areas are unfinished areas.

## OUR FACILITIES - THE CLUBHOUSE

1. In ground 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.

