

# FEATURES & FINISHES

OAKVILLE  
RAVINE TOWNS

by

# D

DUNPAR  
BETTER BY DESIGN

## ELEGANT EXTERIORS

- Exteriors are architecturally modeled after English Georgian Manors utilizing genuine Custom Natural Indiana Limestone features (as per elevations)
- Exterior planter boxes crafted with ledger rock Kingston Hue stone with professionally graded and landscaped areas (as per elevations)
- Architecturally selected exterior colour packages are pre-determined by Dunpar
- Pin supported residence number
- Aluminum soffits, fascia, eavestroughs and downspouts
- Natural cedar entry canopies and cladding (as per elevations)
- Self-sealing roof shingles with a 25 year warranty
- Wood embossed fiberglass front door including weather stripping, peep hole, tarnish resistant grip set and dead bolt or full pane frosted glass insert in fiberglass front door including weather stripping, tarnish resistant grip set and dead bolt (as per plan)
- Steel insulated garage door with 2 remote openers, exterior key pad and interior programmable lock pad
- Vinyl sliding patio doors with screen, as per plan
- Vinyl casement Energy Star rated low E argon filled energy efficient windows throughout
- Screens and folding cranks on all operating windows
- Exterior doors and windows sealed with spray foam and caulking
- Poured concrete foundations
- Poured concrete on ground(basement) floor and garage slab
- Exterior hose bibs on front porch, main deck and in garage (as per plan)
- Ground level indoor parking for two standard-size cars
- Asphalt paved driveway (where applicable)
- Access to home from garage
- Exterior walkout pressure treated wood decks with oversized sliding patio door from kitchen

## DISTINCTIVE INTERIOR

- Functional open concept design
- Dramatic 9'6" foot ceilings on 1st floor and 9' ceilings on 3rd floor (except where drop ceilings and bulkheads are required)
- Natural oak stair treads and risers basement (ground) to 1st floor with white painted stringers
- Oak posts and handrails with ½" square black steel pickets with shoes and drywall low wall in the living room and master bedroom (as per plan)

- 3 1/8" engineered hardwood flooring in living/dining room and 2nd floor hallway\* from Vendor's standard samples
- Wear resistant Berber carpet on ½" chip foam underpad in all bedrooms, den and stairs (1st floor to Rooftop floor)
- 5 ½" baseboards throughout with quarter round in all tiled and hardwood floor areas
- 3" casing with backband around doors and windows
- 2 panel smooth skin interior doors
- Brushed chrome lever interior door hardware
- Choice of 5 paint colors\* (1 color throughout)
- Trim and doors painted white
- Stippled ceilings throughout excluding bathrooms, laundry and kitchen
- White wire shelving in all closets with solid shelving in linen closets
- Gas rough-in at stove and on deck (as per plan)

## GOURMET KITCHENS

- Custom crafted cabinetry\* from Vendor's standard samples
- Extended height upper cabinets (as per plan)
- Drywall pantry with wood shelving (as per plan)
- Granite kitchen countertop with extending 8" granite backsplash\*
- Choice of 13"x13" ceramic floor tiles\*
- Stainless steel top mount double bowl sink
- Chrome single lever faucet with pull out vegetable spray
- High output energy efficient under-cabinet LED valence lighting

## LUXURY APPLIANCE PACKAGE

- Stainless steel refrigerator
- Stainless steel electric slide-in range
- Stainless steel dishwasher
- Stainless steel over-the-range microwave with integrated exhaust fan (venting to the exterior)
- White front-load washer and dryer, side by side or stacked as per plan

## LAUNDRY ROOM FEATURES

- Choice of vinyl plank flooring\*
- Complete laundry room including freestanding white plastic laundry tub or drop-in sink in cabinet (as per plan)
- Heavy duty receptacles and outside vent for dryer
- White linen cabinet and/or upper cabinets (as per plan)
- All plumbing fixtures fitted with shut off valves

## LUXURY BATHROOM FEATURES

- Oversized-designer selected framed mirrors in all bathrooms
- Custom vanity with 3 storage drawers and 2 set of hinged doors in master ensuite\* from Vendor's standard samples
- Marble countertop with top mount oval sink including 8" wide spread faucets in master ensuite
- Marble countertop with top mount oval sink including centre set faucet in main bathroom
- Pedestal sink with center set faucet in ground (basement) or 1st floor bathroom (as per plan)
- Free standing tub in master ensuite
- 5' acrylic soaker tub in main bathroom
- Choice of vinyl plank flooring or 13"x13" ceramic floor tiles in master ensuite and main bathroom
- Choice of 3"x6" or 8"x10" ceramic wall tiles for shower walls (as per plan)\* from Vendor's standard samples
- Tempered glass shower enclosure in master ensuite (as per plan)
- Privacy locks on all bathroom doors
- Exhaust fans in all bathrooms
- All plumbing fixtures are fitted with shut off valves

## LIGHTING AND ELECTRICAL FEATURES

- 100 AMP electrical service (circuit breaker panel)
- White Decora switched and receptacles throughout
- 8 high performance soft white LED pot lights included (as per Vendor's pre-determined locations)
- Switched ceiling light fixtures provided in all rooms except kitchen and living/dining
- Switched wall sconce light fixtures in all bathrooms
- Switched wall outlet in living room, capped ceiling fixture on breakfast area and dining room
- Exterior venting for stove, dryer and all bathrooms
- Exterior weatherproof electrical outlet on front porch and deck (as per plan)
- Hard wired, interconnected smoke detectors on all floors and bedrooms
- Carbon monoxide detectors on bedroom floors
- Rough in for future central vacuum including main line to garage

## SECURITY/MEDIA/COMMUNICATIONS

- Rough in for Cable TV in living room, den and all bedrooms (both RG6 and CAT5e line)
- Rough in CAT5e line for telephone/data in living room and master bedroom
- Rough in for surround sound in living room ceiling

## TECHNOLOGY CONSERVATION

- Hi-Velocity forced air-handler for heating and cooling (rental unit)
- Dual-Zone climate control system with separate programmable thermostats on 1st floor and 3rd floor\*
- Air ducts cleaned prior to occupancy
- Energy efficient domestic hot water and heating boiler (rental unit)
- Individual hydro and gas meters
- 1-piece low flow toilet in each bathroom
- Pressure balancing fixtures in all showers

## QUALITY CONSTRUCTION

- ABS drains and vents with non-toxic polyethylene waterlines
- Steel beam and post structural supports (as per plan)
- 2'x6' exterior wood frame wall construction with sealed house wrap or rigid board air barrier
- Acoustically engineered double stud demising walls with fire-rated drywall and acoustic batt insulation between all units

## YOUR NEW HOME IS PROTECTED BY FOUR LEVELS OF WARRANTY

- One-year guarantee on the workmanship and materials of your new home, a guarantee backed up by TARION New Home Warranty Program (the new name for the trusted Ontario New Home Warranty Program)
- Full-two year coverage on electrical, plumbing, heating delivery and distribution system
- The TARION New Home Warranty Program 7 Year Structure Guarantee on major structural components of your new home
- The terms and conditions of the above warranties are provided in the Ontario New Home Warranties Act and regulations thereunder
- Individual components in your new home are guaranteed by the manufacturer. Warranties provided by those reputable brand-name manufacturers are all passed onto you

**\*The Vendor shall have the right to substitute other products and materials for those listed in this schedule or provided for in the plans and specifications provided that the substituted materials are of an equal value to, or better than, the products and materials so listed or provided. Colours and specific finishes will depend on Vendor's standard package as selected. All specifications, dimensions and materials are subject to change without notice. E. & O.E.**

**Tarion Warranty Corporation  
All Homes protected under Tarion.**