



BRANTHAVEN BY THE LAKE

BRANTHAVEN
HOMES

LUXURY FEATURES

EXPERIENCE THE DESIGN DIFFERENCE AT BRAVO! BY THE LAKE WITH BRANTHAVEN HOMES

Exceptional Standards that are other builder's upgrades

LANDSCAPING – A GREAT FIRST IMPRESSION ENJOY INSTANT COLOUR AND CHARACTER WITH FOUNDATION LANDSCAPING

- Paved driveway (1 coat)
- Covered porches as per plan
- Decorative exposed aggregate slab walkways to the front porch.
- **Approximately 20" x 20" decorative exposed aggregate slabs rear patios, as per plan**
- **Entire community will be landscaped**

EXTERIOR FINISHES – “CLASSIC”, “CHARACTER” AND “CURB APPEAL” ARE HALLMARKS OF BRANTHAVEN’S AUTHENTIC ARCHITECTURE AND ENDURING ELEGANCE.

- Exteriors are handsomely clad in clay brick, siding and stone (as per plan)
- **Maintenance-free** aluminum soffits, fascia, eaves trough and downspouts
- **Maintenance-free** vinyl casement windows with split finish with elegant taupe exterior and bright white interior and colonial grills
- All windows to be Low E Argon with insulated spacers (except basement sliders). Removable screens on all operating windows
- Transom windows as per plan
- Exterior patio doors to allow an **abundance of natural light** into your home, as per plan
- Insulated metal exterior doors with dead bolts and weather-stripping. Door from garage to house optional, available subject to grade
- Upgraded Craftsman-style sectional **low-maintenance** roll up garage doors with transom lites, as per plan
- Decorative **engraved stone** address number provided on each dwelling
- Exterior columns made of **Low-Maintenance** painted vinyl
- Exterior coach lamps made of **Low-Maintenance cast aluminum**
- Maintenance-free porch railings (where applicable)
- Exterior of basement walls are wrapped in a **drainage membrane to help prevent leaks**
- Saw cut concrete garage floors with grade beam and wire mesh to control cracks
- Self-sealing asphalt shingles (25-year limited warranty)
- Roof lines may vary. Elevation changes occur from lot to lot

SOLID AND SOUNDLY “BRANTHAVEN-BUILT”!

- **9' ceilings on the ground and main floors of the 21' and 16' 3-storey and main floor of the 20' 2-storey towns**
- All floors are **nailed, glued and screwed** to minimize floor squeaks
- Branthaven Exterior **Sturdy Wall System** utilizes 2" x 6" wall studs sheathed in water-resistant rigid exterior sheathing
- Upgraded party wall system: **STC rating above O.B.C. standards**
- Spruce plywood sheathing is used on all roofs
- All two-storey walls use superior **microlam stud technology** to resist movement and shrinkage. This is particularly needed with the use of high vaulted areas and two-storey open rooms

DRYWALL, INSULATION & INTERIORS FINISHES ARE TOP NOTCH AND TASTEFUL

- R-40 ceiling insulation, R-20 to exterior walls and full height R-12 basement insulation
- Ceiling drywall is installed over **floating metal resilient channels** on all trussed ceilings for **straighter ceiling finishes**
- All drywall corner beads are metal with paper covering to minimize cracking
- Stipple ceiling finishes throughout except bathrooms, kitchen and laundry room which are smooth
- All interiors are painted with **purchaser's choice of two (2) wall paint colours** from Branthaven's **12 exclusive standard samples**
- All interior doors and trim are painted Branthaven semi-gloss designer white
- All garage interior walls are drywalled and garage interior finished (1 coat taped, 1 coat primer)

HEATING AND COOLING – COMFORTABLE AND CONVENIENT

- **All homes include air conditioning**
- Heating is distributed through **high efficiency furnaces**
- Rental Water heaters are **high efficiency direct vent** water heaters (some homes require power venting)
- Homes are equipped with exhaust fans in all bathrooms and laundry rooms
- There is a power exhaust override switch by the main floor thermostat to allow for **humidity control**
- Kitchen hood fans are vented to the exterior
- All **furnaces are installed on rubber pads** and not directly on concrete floors to reduce vibration for a quieter furnace and to prevent corrosion

PLUMBING AND BATHROOMS – RELAX WITH FASHIONABLE AND FUNCTIONAL FIXTURES AND FAUCETS

- **MOEN Premium Plumbing Package to include:**
 - ‘Integra’ kitchen faucet with pull out spray
 - ‘Level’ single handle chrome powder room faucet with matching chrome towel bar and paper holder
- **Sterling by Kohler** spacious tub with tile walls in all full bathrooms
- Acrylic **soaker tubs** in luxury ensuite
- Showers complete with **acrylic base, tile walls and ceiling light** to have clear glass with chrome shower door
- All showers have safety-minded **pressure balanced faucets**
- All bathroom sinks are fitted with mechanical pop up drains
- **Premium china sinks** used in all bathroom vanities with single lever washerless taps
- **Sterling by Kohler** water saver elongated toilets with insulated tanks
- Powder rooms feature **Sterling by Kohler premium China pedestal sinks**
- Mirrors above vanities to within 2" of vanity length
- Ceramic accessories in all baths except powder room
- Kitchen features a stainless steel double sink complete with ledgeback
- Each kitchen features a complete rough-in for dishwasher hook-up



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ELECTRICAL AND TECHNOLOGY – STATE-OF-THE-ART, SMART AND SAFE

- Each home comes equipped with **5 telephone outlets** that are fully wired **complete to connectors**
- Each home comes equipped with **3 cable and 2 data outlets** that are fully wired **complete to connectors**
- **1 year free digital cable, hi-speed internet and phone service**
- Homes are equipped with **roughed-in system for central vacuum** setup (to basement or garage where applicable)
- All bedroom receptacles are **non-arcing type** for maximum safety
- Electrical ceiling outlets are provided for future garage door openers
- White **Décor switches** throughout the home
- Upgrade ceiling fixtures throughout except capped outlet in dining room
- Exterior soffit complete with **1 holiday receptacle and switch**
- Two outside weather proof electrical outlets installed, one at the rear and one at the front porch. Garages receive duplex outlet
- Smoke detectors on every floor and directly connected to the electrical panel
- Carbon monoxide detector
- All electrical receptacles in kitchen counter areas are on dedicated circuits
- Heavy duty wiring and receptacle for stove
- Heavy duty wiring and outlet for dryer
- 100-amp breaker panel and service installed
- Quality door chime installed

WOODCRAFTING FEATURES – OLD WORLD CRAFTSMANSHIP AND NEW WORLD STYLING

- Main stairs to be carpeted with oak railing and spindles stained or trimmed half wall, as per plan
- Solid oak nosing where step down occurs on main level or where railings are installed
- 3-1/4" oak handrails and 1-5/16" oak spindles are available in **Modern square or Colonial style** finished in your **choice of stain**
- Interior doors are **purchaser's choice of Colonial style 3 or 6 panel** doors from Branthaven samples
- Interior doors including closets are installed and hung on fully cased jambs and fully trimmed inside
- Closets are completed using **top quality easy glide** shelves and hanger rails
- **Colonial style wood trim** is 2-3/4" colonial casing on all windows and doors and 4-1/8" colonial baseboards throughout with **"floor stop" on all tiled and hardwood areas**
- **Satin nickel-finish interior lever** door hardware throughout, privacy locks on all bathroom and master bedroom doors
- Front doors are equipped with **satin nickel finish Schlage** grip sets and security dead bolts
- All half walls are capped and cased in wood

CABINETRY FEATURES – FURNITURE STYLING BY ARTISANS

- Custom-crafted kitchen cabinetry with extensive choice of styles and colours from Branthaven's **standard combinations in MDF, Oak, or Maple**
- Top drawer construction or bank of drawers for maximum storage
- Post-formed laminate countertops from Branthaven extensive standard samples
- **Breakfast bars as per plan**

FLOOR FINISHES – GREAT SELECTION, THE COMFORT OF CARPET, THE CONVENIENCE OF CERAMIC... WE'VE GOT YOU COVERED!

- Imported ceramic tile on all entrance, kitchen, breakfast area, finished laundry and bathroom floors from Branthaven's standard selection of **over 50** samples
- Ceramic is also featured on separate shower walls, bathtub walls and soaker tub surround, deck and skirt as per plan
- Ceramic floors are installed over a latex/concrete base that is reinforced in metal lathe for maximum strength
- **Quality 36 oz plush broadloom**, in purchaser's **choice of two (2) colours** from Branthaven's **over 12 designer colour samples**, with 10mm underpad

ABOVE STANDARD SERVICE AND WARRANTIES – PEACE-OF-MIND TODAY AND TOMORROW

You'll always enjoy peace-of-mind when you buy a Branthaven Home. Our outstanding service history has been acknowledged as an industry leader by TARION - we are the recipients of the coveted Ernest Assaly Award, the highest award for customer service by a homebuilder. We want your home buying experience to be stress-free. From product and construction warranties to courteous customer service you will experience satisfaction and enduring value through every step of the home buying process.

THE DESIGN STUDIO – THE BRANTHAVEN DIFFERENCE

You will feel the difference that Branthaven Homes offers when you visit our stylish Design Studio. Step inside and our in-house designers will open up a world of possibilities to help you personalize your home to suit your taste and lifestyle needs. Feel the difference of our custom-crafted quality features and finishes. Notice our better than industry standard chic styling. Experience the classic materials and details that Branthaven Homes are renowned for. With our design savvy and your flare – your Branthaven dream home will become a reality!

*Please note: The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the dwelling may vary from Vendor's samples as a result of normal manufacturing and installation processes. **Natural materials may vary in colour.** E&OE September 26, 2011*