



LUXURY FEATURES

EXPERIENCE THE DESIGN DIFFERENCE AT NESTINGS AT RIVER RIDGE WITH BRANTHAVEN HOMES

Exceptional Standards that are other builders upgrades

LANDSCAPING – A GREAT FIRST IMPRESSION

ENJOY INSTANT COLOUR AND CHARACTER WITH FOUNDATION LANDSCAPING

- Paved driveway (base coat), fully sodded lot with decorative pebble finish concrete slab walkways to the front door
- Each home will either have a rear 8' x 8' decorative pebble finish concrete slab patio or a 4' x 8' rear deck with stairs depending on rear grade
- Landscaped feature area at the front of the home
- Tree in front boulevard area where applicable

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

- Exteriors are handsomely clad in clay brick, stucco, stone, cedar-like maintenance-free shakes and siding (as per plan)
- All brick sides and rear on 50' models only.
- Maintenance-free siding and aluminum eaves (where shown on plan)
- Maintenance-free vinyl casement windows featuring architecturally designed grills on all front elevations
- Large exterior patio doors to allow an abundance of natural light into your home, as per plan
- Upgraded Craftsman-style sectional low-maintenance roll up garage doors with transom lites, as per plan
- Decorative engraved stone or plaque municipal number provided on each dwelling
- Exterior columns made of Maintenance-free vinyl
- Exterior coach lamps made of rust free cast aluminum
- Maintenance-free porch railings (where applicable)
- Exterior of foundation walls have a spray tar sealant applied and are wrapped in a solid plastic drainage membrane to help prevent leaks
- Saw cut garage floors to control cracks
- 25 year warranty shingles

SOLID AND SOUNDLY “BRANTHAVEN-BUILT”!

- 9' ceilings on main floor
- Branthaven’s Superior Floor System exceeds Building Code requirements by up to 25% through the use of stronger floor systems bridging smaller spans of floor
- 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
- 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
- Master bedrooms, ensuites and laundry closets to have sound dampening including insulated walls and “safe and sound” solid core doors

DRYWALL, INSULATION & INTERIORS FINISHES ARE TOP NOTCH AND TASTEFUL

- R-50 ceiling insulation, R-22 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
- Design niches as shown on plans
- California knockdown ceiling finishes throughout except bathrooms, kitchen and laundry room
- 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 taped (one coat)



HEATING AND COOLING – COMFORTABLE AND CONVENIENT

- All homes have ductwork sized for future installation of air conditioning systems
- Heating is distributed through forced air 94% high efficiency furnaces
- Rental Water heaters are high efficiency power vented water heaters
- Homes are designed to allow for cold air returns to be installed in all bedrooms if possible to create a proper flow of air throughout the home
- Homes are equipped with exhaust fans in all finished bathrooms and finished laundry rooms
- There is a power exhaust override 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
- Built-in wall dryer vent boxes are to be installed behind the clothes dryer in laundry areas to eliminate bends and flex in the exhaust hose (on interior walls only where possible)
- Energy efficient programmable thermostats
- 60% efficient heat recovery ventilator (HRV) installed on the “return air” portion of the heating system (simple loop installation)

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

- MOEN Premium Plumbing Package to include:
 - ‘Integra’ kitchen faucet with pull out spray
 - ‘Eva’ two handle chrome powder room faucet with matching chrome towel bar and paper holder
 - Moen 4 function shower head to Master Ensuite
- Extra deep soaker tub with tile walls in all full bathrooms complete with the MOEN space-saving crescent-shaped shower rod (where applicable)
- Acrylic Roman and corner tubs where indicated on plans
- Showers complete with acrylic base, tile walls and ceiling light (neo angle showers if applicable, to have chrome, clear glass shower enclosure)
- 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
- Powder rooms feature premium China pedestal sinks
- Mirrors above vanities to within 4” of vanity length Page 1 of 2
- Kitchen features a stainless steel double sink complete with ledgeback
- Each kitchen features a complete rough-in for dishwasher hook-up including outlet for electrical connection
- Where a laundry area is located on the second floor, the washer area will have a fiberglass basin complete with drain
- Where a laundry tub is not indicated on plan, there will be an in-wall housing unit that allows for hot and cold water supply and waste outlet
- All plumbing fixtures are fitted with shut-off valves

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

- Network smart panel in basement area for organization of all communications, cable, multi-media, networking and security needs
- 1 set-up for CAT 6 network connections
- Each home comes equipped with 5 telephone outlets that are fully wired complete to connectors
- Each home comes equipped with 2 cable outlets that are wired to connectors
- 1 year free digital cable, hi-speed internet and phone service
- Homes are roughed-in for security systems (all exterior doors, two motion detectors and two keypad locations)
- Homes are equipped with roughed-in system for central vacuum setup (to basement)
- All bedroom receptacles are non-arcing type for maximum safety
- All exterior doors feature exterior lights
- Electrical ceiling outlets are provided for future garage door openers
- White Décor switches throughout the home
- Ceiling fixtures in all bedrooms
- Exterior soffit complete with 1 holiday receptacle and switch
- Smoke detectors on every floor and directly connected to the electrical panel
- 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
- Premium Branthaven interior light fixtures throughout to have CFL bulbs for energy savings

WOODCRAFTING FEATURES – OLD WORLD CRAFTSMANSHIP AND NEW WORLD STYLING

- Main stairs to be carpeted with oak railing and spindles or trimmed half wall, as per plan
- Solid oak nosing where step down occurs on main level or where railings are installed
- All handrails and 1-5/16" spindles are available in Modern square or Colonial style finished in your choice of stain
- Interior doors are purchaser's choice of 3, 4 or 6 panel doors
- 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
- Fireplaces are finished with choice of Branthaven's own custom crafted Modern or Colonial fireplace mantle in oak or painted wood with marble or slate hearth and surround (where designated on plans)
- Upgraded 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 areas
- Satin nickel-finish interior lever door hardware
- Exterior doors are equipped with security dead bolts
- Front doors are equipped with satin nickel finish Schlage grip sets
- All half walls are capped and cased in wood
- All half and full column details are smooth columns as per plan

CABINERY FEATURES – FURNITURE STYLING BY ARTISANS

- Custom-crafted kitchen cabinetry by Barzotti with extensive choice of styles from Branthaven's 250 standard combinations in MDF, Oak, Maple, or Cherry
- Top drawer or drawer bank construction for maximum access to cabinetry shelving
- 7/16" solid panel construction of cabinet backs
- Step back gable construction
- Post-formed laminate countertops from Branthaven's extensive standard samples.
- Optional breakfast bars, where shown

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 Roman 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
- Premium 40 oz plush or Berber broadloom, in purchaser's choice of two (2) colours from Branthaven's over 35 standard samples, on 3/8" chip foam underpad, as per plan

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 January 31, 2012*