

LANDSCAPING

- Sodded lot (front and rear) with decorative concrete slabs walkway to the front porch
- Tastefully curated landscaped area at front of home
- Rear concrete patio slab with aluminum rail and tempered glass panel (as per grade condition)
- Paved driveway with decorative border, completed in two coats for enhanced durability

EXTERIOR FINISHES

- Limited lifetime warranty architectural roof shingles
- Standing seam metal roofs (as per plan)
- Exteriors are handsomely clad in brick, stone veneer, prefinished wood siding and aluminum paneling (as per elevation)
- Purchaser’s choice of architecturally coordinated exterior colour packages (renderings are artist concept and may not reflect actual colour packages). Exterior package selection is subject to availability per Architectural Control Guidelines
- Maintenance-free aluminum eaves (as per elevation)
- Double pane, casement-style, architecturally colour coordinated vinyl frame windows, including thermal break and multi-point locking system.
 - One (1) operable window per room (as per plan)
- Approximately 30” wide x 24” high sliding basement windows with coloured frames (as per plan). Colour of basement window frames may differ from upper levels
- Modern style pin-mounted address numbers (as per elevation)
- Sliding patio door(s) complete with screen (as per plan)
 - Insulated steel garage door(s) (as per elevation)
- Garage to house access door complete with door closer (if grade permits)
- Low maintenance composite or fiberglass exterior decorative columns painted or stained (as per elevation)
- Cast aluminum exterior coach lamps (as per plan)
 - Four (4) LED exterior soffit pot lights on (1) switch included. Location of purchaser’s choice
- Maintenance-free porch railings (as per plan, as per grade condition)
- Exterior of foundation walls below grade finished with a spray applied membrane and drainage wrap for leak prevention
- Two (2) exterior hose bibs, one (1) in garage and one (1) at rear of home

ENERGY STAR® CERTIFICATION

- Energy Star Qualified New Home including testing and certification by a third-party evaluator
- Increased exterior wall insulation for improved comfort and reduced energy consumption

- Energy Star Qualified windows
- Increased building airtightness for improved comfort and reduced energy consumption
- Fresh air supplied into the home by an Energy Star Qualified ERV (Energy recovery ventilator)
- Energy efficient condensing hot water heater to reduce energy consumption (on a rental basis)

CEILING HEIGHTS & FLOOR SYSTEMS

- Approx. 10’ ceilings on the Ground floor, except where drop ceilings or bulkheads are required for mechanical or architectural design purposes
- Approx. 9’ ceilings on the Second floor, except where drop ceilings or bulkheads are required for mechanical or architectural design purposes
- Approx. 9’ Basement ceilings, except where drop ceilings or bulkheads are required for mechanical or architectural design purposes (exact height subject to grade and construction conditions)
- All floor sheathing is nailed, screwed and glued to minimize floor squeaks
- High-Performance structural engineered floor system (except at landings)

DRYWALL, INSULATION & INTERIOR FINISHES

- R-60 attic insulation at sloped roof areas, R-31 roof insulation at flat roofs, R22 batt +R5 rigid exterior wall insulation and full height R-20 unfinished basement insulation (as per plan)
- R-31 spray foam insulation to exposed floor above garage
- Ceiling drywall is installed on metal resilient channels on all trussed ceilings for superior ceiling finish
- Smooth ceiling finish throughout all Ground Floor, Second Floor and finished Lower Level of Basement areas (as per plan).
- All interior walls are painted with purchaser’s choice of two (2) wall paint colours from Branthaven’s four (4) exclusive standard samples
- All interior doors and trim are painted Branthaven designer white
- All garage interior walls and ceilings are drywalled, taped and finished with one (1) coat of latex paint

HEATING & COOLING

- Professionally sized and installed, dual fuel hybrid heating/cooling system with air source heat pump and gas furnace back up, to optimize energy efficiency
- Whole house fresh air exchanger (ERV) energy recovery ventilator interconnected with furnace (simplified installation) efficiently exchanges stale indoor air with fresh outdoor air while recovering heat, promoting superior indoor air quality and energy savings
- Bathrooms and finished Laundry Room include exhaust fans on separate switch
- Recessed dryer exhaust receptacle box in laundry areas to reduce bends and

- crushing of exhaust hose (Installed on interior walls only where possible)
- Intelligent Climate Control: Smart thermostat, allowing precise control over heating and cooling while optimizing energy usage for a more efficient and comfortable home environment
- Gas fireplace with mantle from Branthaven’s standard selection (as per plan)

PLUMBING AND BATHROOMS

- MOEN Premium plumbing package to include:
 - Chrome-finish, single handle vanity faucet in powder room and all full bathrooms
 - Chrome-finish, towel bar and paper holder in powder room and all full bathrooms
- Elevated vanity cabinet with offset sink and storage drawers in powder room and all full bathrooms (Drawers where applicable)
- Quartz solid surface vanity countertop with undermount sink in all bathrooms
- Square edge mirror above vanity in all full bathrooms
- Elongated comfort height toilet in powder room and all full bathrooms
- Acrylic alcove tub/shower and standalone showers will include modern-style wall tiles with stacked installation and LED water-resistant pot light on separate switch
- Stand-alone shower in Primary ensuite, complete with mosaic tile shower base, glass enclosure, swing door, modern-style wall tiles with stacked installation, and LED water-resistant pot light on separate switch (as per plan), all other stand-alone showers will receive a framed sliding glass shower door and acrylic base (as per plan)
- Primary ensuite will include chrome-finish rainfall showerhead with arm (wall mounted) (as per plan)
- Free standing acrylic soaker tub with deck mount faucet (as per plan)
- Shower Niche in Primary Ensuite stand-alone shower (as per plan)
- Chrome shower caddy in all bathrooms excluding primary ensuite
- All showers have safety-minded, pressure-balanced faucets
- All bathroom sinks are fitted with mechanical pop-up drains
- Recessed washing machine box for water supply connections including water shut off valves and drain hose outlet (where laundry tub is not indicated on plan)
- Finished laundry rooms include base cabinet(s) (as per plan) with quartz countertops from Branthaven’s standard selection, Stainless steel undermount laundry sink and chrome finish laundry faucet from Branthaven’s standards selection (as per plan)
- High-efficiency tankless hot water heater, for reliable hot water supply, and water softener to help reduce energy costs, with comprehensive service and repair coverage included in structured monthly rental program
- All plumbing fixtures are fitted with shut-off valves

ELECTRICAL AND TECHNOLOGY

- Four (4) finished data/communication outlets in location of purchaser's choice
- Two (2) electrical receptacles with integrated USB charging port in main living area and primary bedroom in location of purchaser's choice
- Wall mounted light fixture above mirror in powder room and all full bathrooms
- Flush mount ceiling fixtures in all bedrooms
- Ten (10) LED interior pot lights on two (2) switches included on Ground floor ceilings. Location of purchaser's choice
- Arc fault protection for all circuits supplying receptacles, with the exception of those outlined in the Canadian Electrical Code
- Electrical ceiling outlet provided for future installation of garage door opener one (1) outlet per door
- White Décora style switches and receptacles throughout the home
- Exterior porch soffit receptacle and switch
- Smoke alarm hardwired to electrical panel with battery backup and strobe light on each floor and at each bedroom
- Carbon Monoxide detectors installed near bedrooms
- One (1) heat detector installed in the garage, interconnected with homes smoke detector to enhance safety and provide early detection of potential fire hazards
- All electrical receptacles in kitchen counter areas are on dedicated circuits
- Heavy duty wiring and outlet for stove
- Heavy duty wiring and outlet for dryer
- 200-amp circuit breaker panel
- Premium Branthaven interior light fixtures throughout include LED bulbs for energy savings

WOODCRAFTING FEATURES

- Approx. 8' tall fiberglass clad front entry doors at ground floor, equipped with a multipoint lock and pewter finish grip set
- Main Stairs and stairs to basement include oak treads, oak veneer risers and stringers, oak handrail finished in purchasers' choice of stain from Branthaven's standard selection
- Oak railing and approx. 1/2" plain metal square pickets in black finish as per plan
- Solid oak nosing where step down occurs on ground level or where railings are installed
- Interior trim and doors, modern style trim includes approx. 3 1/2" casing and approx. 5 1/2" baseboard with 2 panel smooth doors. Casing included on all windows and doors in finished areas
- Baseboard installed throughout the home with floor stop molding at all hard surface areas (as per plan)
- Approx. 80" tall Garage to house door (where grade permits), 2 panel smooth finish steel door includes door closer (style and height of door may not match front door or interior doors)
- Interior doors including closets are installed and hung on fully cased jambs and fully trimmed inside
- Approx. 96" tall interior doors on ground floor (door height may vary to

- accommodate drop ceiling areas) 80" tall interior door on second floor and basement finished area (per plan)
- Finished laundry rooms and laundry closets include sound dampening solid core door(s)
- Bedroom and coat closets include free-slide hanging rails and wire shelves
- Sleek wire shoe rack installed in all coat closets
- Lever-style, satin-nickel finish, interior door hardware with privacy locks on all bathrooms. Exterior doors are equipped with security dead bolts

KITCHEN FEATURES

- Quartz solid surface kitchen countertops from Branthaven's standard selection (as per plan)
- Quality-crafted kitchen cabinetry with extensive choice of styles from Branthaven's standard selection
- Soft close cabinet doors and drawers throughout
- Full height kitchen cabinet doors with bank of drawers for maximum storage
- Approximately 42" tall extended height upper kitchen cabinets
- Approximately 24" deep kitchen pantry as per plan
- Full depth upper cabinet over fridge with four (4) tray dividers
- Subway-style ceramic tile kitchen backsplash from Branthaven's standard selection includes servery if applicable
- One (1) bank of two (2) deep drawers for maximum storage, one (1) with drawer divider
- Crown molding and frieze included on upper cabinets of kitchen from Branthaven's standard selection (as per plan)
- Valance molding and LED valance light included on upper cabinets of kitchen (as per plan)
- Garbage pull-out included in kitchen as per plan
- In-drawer cutlery organizer
- Large selection of included cabinetry hardware
- High-quality, imported hinges and drawer tracks
- MOEN chrome-finish, high arc kitchen faucet with pull down spray
- 36" stainless steel finish kitchen hood fan with LED light, vented to the exterior
- Undermount stainless steel single bowl rectangular kitchen sink
- Dishwasher electrical receptacle and rough-in connection for drain and water supply in kitchen

FLOOR FINISHES

- Approx. 12"x24" Designer selected ceramic tile as indicated on drawings in stacked pattern installation from Branthaven's standard selection
- Tile floors are installed over a latex/concrete base that is reinforced in metal lathe for maximum strength
- Prefinished oak engineered hardwood approx. (3 1/2" x 1/2") at main floor, second floor, upper hall and lower finished stair landing excluding tiled areas (as per plan) from Branthaven's standard selection

- Premium 40oz broadloom carpet with choice of one (1) colour per home from Branthaven's standard selection includes 10mm under pad, all bedrooms on second floor (as per plan)

OPTIONAL ELEVATOR FEATURES

- The optional elevator is only available for models that are designed to include this feature and where this optional feature is selected
- Smooth, reliable operation powered by a hydraulic cylinder
- Stylish Cab Interior finished with painted MDF recessed shaker single panel for a modern look
- Solid aluminum accordion-style door for a sleek and space-saving solution
- Sound-dampening solid core swing door at each floor
- Two (2) interior LED pot lights ensure ample lighting inside the elevator cab
- Convenient Call Stations located on each floor for easy access
- User-Friendly Controls include dual-color LED operating panel with dedicated phone line and floor indicator for simple, intuitive operation (phone system requires an active phone line. It is the responsibility of the Purchaser to ensure that this phone line is installed and maintained)
- Enhanced Safety: Includes in-car emergency stop switch and alarm for added peace of mind
- Cab floors will be finished with standard engineered hardwood from Branthaven's selection, with matching trim and wall paint
- Elevator rated to 1,000 lb. capacity and operates at a comfortable speed of up to 40 feet per minute
- Stay connected with on-demand elevator monitoring and real-time notifications

- Indicates Branthaven Fresh Thinking™ feature.
- Indicates Energy Star® feature.

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 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 and this 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. February 4, 2025 E.&O.E.

