



MILLCROFT
TOWNS

BRANTHAVEN



FEATURES
AND FINISHES



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Landscaping – A Great First Impression

- Paved driveway (two coats)
- Sodded lot with decorative concrete slabs walkway to the front door
- Rear patio decorative concrete slabs (as per grade condition) as per plan
- Landscaped area at front of home

Exterior Finishes – Authentic Architecture and Enduring Elegance

- Exteriors are handsomely clad in brick and decorative composite material (as per elevation)
- Architecturally coordinated exterior colour packages are pre-selected for Townhomes by Branthaven (renderings are Artist concept and may not reflect actual colour packages)
- Maintenance-free aluminum eaves (as per elevation)
- Double pane, casement-style, coloured vinyl frame windows with architectural grills as per elevation on street side elevation, including thermal break and multi-point locking system. One (1) operable window per room
- Approximately 30” wide x 24” high sliding basement windows with coloured frames (as per plan), egress size window provided for models where finished basement includes bedroom
- Insulated front entry door (as per elevation)
- Exterior patio door(s) complete with screen (as per plan)
- Designer Series composite wood grain garage doors, (as per elevation)
- Metal insulated interior garage access door (if grade permits) complete with door closer
- Modern style pin-mounted address number (as per elevation)
- Cast aluminum rear exterior lamp(s), LED exterior pot light at front porch soffit
- Maintenance-free porch railings (where applicable)
- Exterior of foundation walls below grade finished with a spray applied membrane and drainage wrap to help prevent leaks
- Two (2) exterior hose bibs
- Smooth finish concrete basement and garage floor with grade beam below garage slab (as per plan)
- Standing seam prefinished metal roof (as per elevation)
- 1 Self-Monitored Video doorbell (3 years with monitoring app enabled)

Solid and Soundly “Branthaven-built”

- Three (3) storey Townhomes include approximately 9’ ceilings on the ground and main floor and approximately .8’ second floor except where drop ceilings and bulkheads are required for mechanical
- All floor sheathing is nailed, glued and screwed to minimize floor squeaks
- Structural Engineered floor system (except at landings)
- Finished laundry rooms and laundry closets include sound dampening solid core door(s)

Finished Basements (where applicable – as per plan)

- Approximately 8’10” ceilings except where drop ceilings and bulkheads are required for mechanical and at recessed ground floor areas
- Finished floor area will include choice of premium broadloom carpet in three (3) modern styles (Cut & Loop, Plush), choice of two (2) colours per home from Branthaven’s standard selection with 10mm under pad, includes basement stairs and bedrooms where applicable.
- California knockdown ceiling on all finished areas of finished basement except bathrooms and laundry (as per plan)
- Finished bathroom where applicable will include modern elevated vanity cabinet with offset sink and storage drawers (Drawers where applicable)
- Solid surface vanity countertop with under mount sink in Bathroom (as per plan)

- MOEN premium plumbing package to include:
 - ‘Align’ chrome-finish, single handle vanity faucet in Bathroom (as per plan)
 - ‘Align’ chrome-finish, towel bar and paper holder in Bathroom (as per plan)
 - Stand-alone shower, complete with acrylic base and modern style wall tiles with stacked installation, framed glass shower door and shower pot light on separate switch (as per plan)
 - Chrome finish shower caddy in all tub/showers and stand-alone showers (as per plan)

Drywall, Insulation and Interior Finishes – High End and Tasteful

- R-50 attic insulation at sloped roofs, R-31 roof insulation at flat roofs, R-22 exterior wall insulation and full height R-20 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 ceilings on main floor, California knockdown ceiling on all finished areas of ground and second floor areas except bathrooms and laundry (smooth finish)
- All interiors are painted with purchaser’s choice of two (2) wall paint colours from Branthaven’s six (6) exclusive standard samples
- All interior doors and trim are painted Branthaven semi-gloss designer white
- All garage interior walls and ceilings are drywalled, taped (two coats) and painted

Heating and Cooling – Comfortable and Convenient

- Central Air Conditioning professionally sized and installed
- Heating is distributed through a forced air, high efficiency, natural gas furnace with energy efficient ECM motor
- HRV, whole house fresh air exchanger, interconnected with furnace (simplified installation)
- Homes are equipped with exhaust fans in all finished Bathrooms and finished Laundry Room
- Stainless steel finish kitchen hood fan vented to the exterior
- Built-in wall dryer vent boxes at the dryer in laundry areas to reduce bends and flex in the exhaust hose (Installed on interior walls only, where possible)
- 1 self-monitored programmable smart thermostat. (3 years with monitoring app enabled)

Plumbing and Bathrooms – Fashionable and Functional

- Undermount stainless steel, double compartment sink in kitchen
- MOEN premium plumbing package to include:
 - ‘Align’ chrome-finish, high arc kitchen faucet with pull down spray
 - ‘Align’ chrome-finish, single handle vanity faucet in powder room and all full bathrooms
 - ‘Align’ chrome-finish, rain shower head in all Ensuite standalone showers
 - ‘Align’ chrome-finish, towel bar and paper holder in powder room and all full bathrooms
 - Modern elevated vanity cabinet with offset sink and storage drawers in all full bathrooms (Drawers where applicable)
 - Solid surface vanity countertop with under mount sink in all full Bathrooms
 - Square edge mirror above vanity in all full bathrooms
 - Elongated toilet in powder room and all full bathrooms
 - Acrylic alcove tub/shower with modern style wall tiles with stacked installation and pot light on separate switch
 - Stand-alone shower, complete with acrylic base and modern style wall tiles with stacked installation, glass shower door and shower pot light on separate switch (as per plan)

- Free standing acrylic soaker tub (as per plan)
- Chrome finish shower caddy in all tub/showers and stand-alone showers
- All showers have safety-minded, pressure-balanced faucets
- All bathroom sinks are fitted with mechanical pop-up drains
- Vitreous China pedestal sink with rectangular wall mount mirror in powder room
- Dishwasher rough-in including electrical receptacle, water valve and provision for future drain
- Recessed washing machine box for water supply connections, water shut off valves and drain hose outlet (where a laundry tub is not indicated on plan)
- Gas-fired, tankless hot water heater on a rental basis (monthly term)
- All plumbing fixtures are fitted with shut-off valves
- 1 Self-Monitored water leak sensor (3 years with monitoring app enabled) in specified location

Electrical and Technology – State-of-the-Art, Smart and Safe

- Two (2) finished telephone outlet, two (2) finished cable outlet and two (2) finished data outlet
- Electrical receptacle with (1) one integrated USB charging port in main living area
- Designer wall mounted light fixture above mirror in powder room and all full bathrooms
- Flush mount ceiling fixtures in all bedrooms
- Arc fault protection for all circuits supplying receptacles, with the exception of those outlined in the Canadian Electrical Code
- Exterior light fixture adjacent to all exterior doors
- Electrical ceiling outlet provided for garage door opener (1) outlet per door.
- White Décora style switches and receptacles throughout the home
- Water resistant pot light installed in all tub/showers and stand-alone showers
- 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
- 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
- 100-amp breaker panel installed
- Premium Branthaven interior light fixtures throughout with LED bulbs for energy savings

Woodcrafting Features – Exceptional Craftsmanship and Contemporary Finishes

- Front doors are equipped with a matte black grip set
- Stairs to be carpeted with painted wood composite stringers and stained 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 approx. 1 5/16” spindles are available in modern square style finished in your choice of stain colour from Branthaven’s standard selection
- Interior trim and doors are available in purchaser’s choice of colonial or modern style. Colonial trim package includes approx. 3” casing and 5 1/4” baseboard with 2 panel smooth doors. Modern trim includes approx. 3 1/2” casing and 5 1/2” baseboard with flat slab doors
- Casing included on all windows and doors in finished areas
- Baseboard installed throughout the home with floor stop on all hard surface areas (as per plan)
- Garage to house door (where grade permits), 2 panel smooth finish steel door includes door closer (Style 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
- Bedroom and coat closets include free-slide hanging rails and wire shelves
- Lever style, satin-nickel finish, interior door hardware with privacy locks on all Bathrooms
- Exterior doors are equipped with security dead bolts
- All half walls are capped and cased in painted wood

Cabinetry Features – Furniture Styling by Artisans

- Custom-crafted kitchen cabinetry with extensive choice of styles from Branthaven’s standard selection
- Granite kitchen countertops from Branthaven’s standard selection
- Full height kitchen cabinet doors with bank of drawers for maximum storage
- Approximately 39” tall extended height upper kitchen cabinets
- Approximately 24” deep kitchen pantry, as per plan
- Deep upper cabinet over fridge
- Kitchen backsplash from Branthaven’s standard selection
- One bank of two deep drawers for maximum storage, one (1) with drawer divider
- Cutlery organizer
- Spice drawer
- Large selection of standard door hardware
- High-quality, Imported hinges and drawer tracks

Floor Finishes – Great Selection, The Comfort of Carpet, The Convenience of Ceramic and Hardwood

- Designer selected ceramic tile on all entrance, finished Laundry and Bathroom floors from Branthaven’s standard selection Prefinished oak engineered hardwood 3 1/4” x 3/4” from Branthaven’s standard selection at main floor excluding tiled areas (as per plan)
- Ceramic floors are installed over a latex/concrete base that is reinforced in metal lathe for maximum strength
- Premium broadloom carpet in three (3) modern styles (Cut & Loop, Plush), choice of two (2) colours per home from Branthaven’s standard selection with 10mm under pad at stairs, upper hall and all bedrooms

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 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. E.&O. February 3, 2022.

- Indicates Branthaven Fresh Thinking™ feature.

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