



COUNTRYWIDE

LUXURY COMES STANDARD

Over **\$150,000**
IN ADDED VALUE!



9' Ceilings on the Main
and 2nd Floors **\$40,000**

Smooth Ceilings
Throughout **\$10,000**

20 LED Pot Lights
Throughout **\$7,500**

4" wide plank engineered
hardwood flooring
throughout **\$20,000**

12" x 24" Imported Tile
Flooring in all tiled areas **\$10,000**

Two coats of finish paint **\$10,000**

Primary Ensuite
Executive Spa Retreat **\$6,500**

Upgraded Exterior
Elevations Materials **\$16,000**



Quartz Countertops
throughout Kitchen and
Primary Ensuite **\$10,000**

Additional Ensuite
Bathrooms **\$10,000**

Plywood Sub-floors (glued,
screwed and sanded) **\$10,000**



April 2023 Queensville Phase 4/6. Specifications are subject to change without notice. Vendor may substitute materials for those shown in the Plans and Specifications, provided such materials in the sole opinion of the Vendor's consultant are of at least comparable quality. Model homes, displays, marketing materials and Schedule "B"s may include finishes that are upgrades and are not included in the purchase price. These upgrades may be offered at extra cost at time of colour selection or may not be made available. Where brand names are specified, the Vendor, in its sole discretion, may substitute with similar product of at least equal quality from another manufacturer. Colour, texture, appearance, etc. of features and finishes installed in the house may vary from Vendor's samples as a result of normal manufacturing and installation processes. Appliance locations shown on Schedule "B"s may vary. All dimensions stated herein are nominal and approximate only, including ceiling heights. Presentation Centre display furnishings and decorations are not included.

LUXURY STANDARD

FEATURES & FINISHES

TOWNHOMES, 38'S & 45'S



- Energy Star designed homes.
- Fully paved driveways, base and topcoat.
- 9 ft ceilings on main and second floors.
- Smooth ceilings throughout.
- Two coats of finish paint.
- Stained finish Oak staircase (veneered stringer, oak treads, and risers) with square plain black metal pickets.
- Electric linear fireplace for all standard fireplaces (as per plan).
- Imported 12-inch x 24-inch tile flooring in foyer, kitchen, breakfast area, powder room, laundry room, all bathrooms, lower finished foyer (as per plan).
- 4-inch stained finish hardwood flooring throughout.
- Quality designed cabinetry with extended height upper cabinets and matching crown molding on upper cabinets and light valance trim.



- Quartz countertops in kitchen/servery.
- Quality crafted cabinetry with quartz countertops, undermount vanity sink(s) in Primary Ensuite.
- Primary Ensuite shower with frameless glass enclosure, 2 recessed pot lights and one RAIN shower head from the ceiling and separate handheld fixture.
- Primary Ensuite to include free standing tub.
- Control switch located on interior of home near garage to power off your future garage door opener when you are on vacation, or in bed.
- Capped gas line at rear of home for future BBQ hook up.
- Rough-in central vacuum system with all runs collected and terminated in the garage.
- ENERGY STAR qualified programmable thermostat.



- Conduit pipe from basement to roof attic for future solar panel installation.
- On-demand hot water delivery recirculation system for Primary Ensuities.
- 200 AMP electrical service.
- 20 LED pot lights throughout the entire house.
- Rough-in conduit pipe from garage to basement for future Electric Vehicle (EV) charging station.
- High efficiency natural gas furnace with water efficient humidifier.
- Poured concrete porch and steps.
- Rough-in three-piece plumbing in basement.
- Cold cellar with steel insulated door or solid wood door, weather stripping, light and floor drain.

*See Sales Representative for details



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TOWNHOMES, 38's & 45's DETACHED MODELS

STANDARD FEATURES AND FINISHES BY COUNTRYWIDE HOMES

STATELY EXTERIORS

1. Traditionally inspired architecture utilizing brick, stone, stucco and architectural board, as per elevation.
2. Precast concrete and or stucco windowsills, headers and arches, as per elevation.
3. Copper and/or black metal accent roof(s), as per elevation, other roof areas to receive Limited Life (Manufacturer's warranty) self-sealing asphalt shingles.
4. Colour coordinated exterior aluminum and glass railings, as per elevation.
5. Low maintenance aluminum soffits, fascia, eaves troughs, and downspouts.
6. Stylish metal insulated garage doors with heavy duty springs & decorative glazing.
7. Elegant coach lights at all doorways, on all front elevations.
8. Fully paved driveways, base, and topcoat.
9. Fully sodded front and rear yards. Narrow side yards may be graveled at the Vendor's sole discretion.

SUPERIOR DOORS AND WINDOWS

10. **ENERGY STAR** qualified colour coordinated vinyl casement windows with low-E, argon gas throughout (basement to be low-E windows). All operable windows to be screened. Internal aluminum grilles as per plan.
11. Approx. 8'-wide sliding rear patio doors (Single Detached) and approx. 5' -wide sliding patio doors (Townhomes) leading to rear patios, as per plan.
12. Insulated metal entry door from garage to house if grade permits.
13. Metal insulated front entry doors with satin-nickel grip set, and all other entry doors with standard finish passage and deadbolts.

LUXURIOUS INTERIORS

14. Approx 9 ft ceilings on main and second floors. (excluding areas due to mechanical or structural requirements).
15. Smooth ceilings throughout.
16. Upgraded profiled 5 ¼-inch baseboard and 3-inch casing throughout on all doorways, squared archways, and windows.
17. Two panel smooth style interior doors on main and second floors.
18. Satin-nickel interior lever door handles and hinges throughout both the Townhomes and Single Detached models.
19. Stained finish Oak staircase, veneered stringer, oak treads and risers (not including unfinished spruce basement staircase) with square plain black metal pickets from Vendor's standard sample, with approximately 3-inch half round handrails.
20. Electric linear fireplace for all standard fireplaces (as per plan). All fireplaces are installed approximately 18-inches above finished floor.

SUMPTUOUS FLOORING

21. Imported 12-inch x 24-inch tile flooring in foyer, kitchen, breakfast area, powder room, laundry room, all bathrooms, lower finished foyer (as per plan) from Vendor's standard samples.
22. Approximately 4-inch, stained finish hardwood flooring throughout (excluding tiled areas).

GOURMET KITCHEN

23. Quality designed cabinetry with extended height upper cabinets (from Vendor's standard selection) and matching crown molding on upper cabinets and light valance trim only (electrical not included).
24. Islands, pantry and/or chef desk and flush breakfast bars in kitchen, as per plan.
25. Quartz countertops in kitchen/servery areas (as per plan) from Vendor's standard samples.
26. Stainless steel undermount kitchen sink and single lever chrome faucet with integrated pull-out spray.
27. Rough-in dishwasher space with electrical and plumbing supply.

BATHROOM RETREATS

28. Quality crafted cabinetry (from Vendor's standard line), with quartz countertops undermount vanity sink(s) in Primary Ensuite.
29. Imported 12-inch x24-inch tiles in all bathtub enclosures up to but not including the ceiling. Separate shower stalls to include tiles on ceiling (excludes glass shower enclosures).
30. All bathrooms to receive upgraded Energy Star qualified water conserving two-piece toilet with elongated bowl.
31. Primary Ensuite shower with frameless glass enclosure, 2 recessed pot lights and one RAIN shower head from the ceiling and separate handheld fixture.
32. Powder room to receive oval mirror, upgraded pedestal sink.
33. Primary Ensuite to include free standing tub with deck mounted chrome faucet as per plan.
34. Crisp white porcelain sinks in all bathrooms with single lever chrome faucet package and mechanical pop-up drain.
35. Deep acrylic soaker tubs throughout (except for Primary Ensuite) as per plan.
36. Upgraded vanity light fixtures in all bathrooms, with standard ceiling mounted fixture in powder room.

FUNCTIONAL LAUNDRY ROOM

37. Base cabinet with drop-in sink, stainless steel utility sink, and laminate countertop and single lever chrome faucet, in all finished laundry rooms, as per plan.
38. All required plumbing, electrical and venting rough-ins will be provided for future washer and dryer installation.



TOWNHOMES, 38's & 45's DETACHED MODELS STANDARD FEATURES AND FINISHES BY COUNTRYWIDE HOMES

COMFORT AND PEACE OF MIND FEATURES

- 39. Control switch located on interior of home near garage to power off your future garage door opener when you are on vacation, or in bed.
- 40. Capped gas line at rear of home for future BBQ hook up.
- 41. Rough-in central vacuum system with all runs collected and terminated in the garage.
- 42. Two exterior hose bibs are included, one at the rear and one in the garage.
- 43. Shut off valves for all sinks and toilets.
- 44. Smoke and carbon monoxide detectors installed and hard wired as per Ontario Building Code.
- 45. ENERGY STAR qualified programmable thermostat.
- 46. Door chime at front entry doors.
- 47. Conduit pipe from basement to roof attic for future solar panel installation.
- 48. Water efficient humidifier installed on all furnaces.
- 49. On-demand hot water delivery recirculation system for Primary Ensuites.
- 50. Monitored security system consisting of primary control and display keypad at main entry way, motion detector, and magnetic contacts on all dwelling entry doors and main and basement windows. *Monitoring service agreement must be purchased from the Builder's supplier.
- 51. Professionally cleaned air ducts.

LIGHTING, ELECTRICAL AND TECHNOLOGY

- 52. "ENERGY STAR" qualified and certified construction.
- 53. 200 AMP electrical service.
- 54. 20 LED pot lights throughout the entire house.
- 55. One exterior SEASONAL electrical outlet mounted on soffit, operated on a separate switch.
- 56. Comfort height white Décora plugs and switches throughout, as per Vendor's standard specifications. *Excludes switch for the fireplace as per Vendor's standard specifications.
- 57. Interior light fixtures or wall switched outlets in all bedrooms, family room, kitchen, great room, dining room, living room, breakfast area, den, halls, laundry, and capped outlet in open to above areas as per Vendor's specifications.
- 58. Weatherproof exterior electrical outlets – one at front entry, one at rear, and one exterior plug on any accessible front exterior balcony, as per plan.
- 59. Electrical wall outlet(s) in garage and an electrical outlet per garage door on garage ceiling for future garage door opener.
- 60. Up to 5 TV cable (CAT6/6E) rough-ins throughout home, with locations to be determined at pre-wire consultation appointment.
- 61. Up to 5 telephone (Cat 6/6E) rough-ins throughout home, with locations to be determined at pre-wire consultation appointment.
- 62. Rough-in conduit pipe from garage to basement for future Electric Vehicle (EV) charging station. Excludes wires, circuits and or accessories.

SUPERIOR CONSTRUCTION

- 63. Standard height poured concrete basement walls with heavy duty damp proofing, drainage board, weeping tiles, and full height blanket insulation.
- 64. 30-inch x16-inch basement windows included (window wells may be required as per grading).
- 65. 2 x 6 wood framed exterior wall construction.
- 66. Tongue and groove subfloor to be glued, screwed, and sanded.
- 67. Conventional air circulating system HRV-simplified/partial.
- 68. High efficiency natural gas furnace with humidifier.
- 69. Poured concrete porch and steps, as per plan, and approved grading.
- 70. Steel post and wood beam construction with pre-engineered floor system (excluding areas due to structural design).
- 71. Spray foam insulation in garage ceiling below livable areas as well as all cantilevered areas.
- 72. Rough-in three-piece plumbing (drainpipes only) in basement for future bathroom as per Vendor's standard location.
- 73. Cold cellar with steel insulated door or solid wood door, weather stripping, light and floor drain, as per plan.
- 74. All garage walls to be fully drywalled and to be prime painted.
- 75. Double stud wood party wall for Townhouse models.

WARRANTY

The Tarion Warranty Program offers:

- Seven (7) Year protection on structural defects.
- Two (2) Year protection on mechanicals and materials including electrical, plumbing, heating and distribution systems, all exterior cladding, windows and doors.
- One (1) Year protection on workmanship and material defects.

All references to sizes, measurements, materials, construction styles, trade/ brand/industry names or terms may be subject to change or variation within generally accepted industry standards & tolerances. Measurements may be converted from imperial to metric or vice versa & actual product size may vary slightly as a result.

All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the Vendors' sole discretion.

All features and finishes where Purchaser is given the option to select the style and/or colour shall be from the Vendor's predetermined standard selections. Useable square footages may vary from stated floor areas. April 20 2023.

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