RIVERWOOD

QUALITY FEATURES & FINISHES

Exterior Features

- Exterior colour schemes and materials are architecturally coordinated and predetermined through Builder-approved suppliers to create a cohesive and visually appealing streetscape.
- Exterior elevations may feature a combination of brick, stone, and premium vinyl siding, as per the applicable architectural elevation.
- Address stone or municipal house number, as determined by Builder standards.
- Exterior columns to be wrapped in maintenance-free PVC post wrap or equivalent material and finished to complement the selected exterior colour package.
- Low-maintenance aluminum porch railings, where required by grade.
- Self-sealing architectural laminated fibreglass asphalt shingles with a limited lifetime warranty.
- Aluminum soffits, fascia, eavestroughs, and downspouts designed to provide long-lasting performance with minimal maintenance requirements.
- Precast concrete front porch step, where required by grade.
- Low-maintenance vinyl windows with Low-E & Argon glass with one operating sash per room. All operable windows to include screens.
- Insulated fibreglass front entry door, as per the applicable elevation, complete with decorative grip set and deadbolt.
- Low-maintenance vinyl sliding patio doors, as per plan, with Low-E & Argon glass complete with screen.
- Direct access from the garage to the home, where applicable, complete with wood steps and an insulated man door equipped with a self-closing device, handle, and deadbolt.
- Steel overhead garage door complete with standard track, garage door opener, integrated camera, wireless keypad, and two remotes.
- Lot to be graded and sodded in accordance with approved Municipal grading plans.
- Asphalt driveway and Municipal curb apron, as per approved Municipal drawings.
- Up to two exterior hose bibs as determined by the Builder.
- Weatherproof Ground Fault Circuit Interrupter (GFCI) electrical outlet provided at each exterior entrance door.
- Natural gas line provided for future barbecue connection at rear of home. Location to be determined by Builder. May not be applicable to all models.
- Exterior covered porch, featuring a broom-finished concrete pad or wood deck in walk-out or look-out basement conditions. Low-maintenance aluminum porch railings, where required by grade, along with aluminum soffit and fascia colour-matched to complement the exterior finish. Where permitted by grade, select models offer walk-out basements (WOB) or look-out basements (LOB), featuring larger windows and a patio door where applicable.

Garage & Exterior Wall Features

- Poured concrete foundation walls complete with exterior drainage membrane and damp-proofing. Foundation walls may be stepped where required to accommodate grade conditions.
- Poured concrete garage floor with a sloped surface designed to promote proper drainage.
- Garage walls to be insulated, finished with drywall, and primed.
- Conduit rough-in provided for a future electric vehicle charging station, with location determined by the Builder.
- Exterior wall construction to consist of 2” x 4” and 2” x 6” framing, as required, complete with structural sheathing and insulation within stud cavities.

Kitchen Features

- Extended height 42” cabinetry with premium selections from Builder’s Included Collection.
- Kitchen to feature: Pot-and-pan drawer, garbage pull-out, deep fridge upper with side gables and a light valance for a refined, finished appearance.
- Premium soft-close hinges and full-extension drawer slides on all cabinetry.
- Kitchen islands to feature a flush countertop design as per plan where model type and layout permits.
- Solid surface countertops with a stainless undermount sink, selected by the Purchaser from the Builder’s Included Collection.
- Designer-selected polished chrome kitchen faucet with pull-down spray.
- Kitchen layouts are thoughtfully designed, as per the applicable floor plan, to accommodate a standard 36” refrigerator, 30” range, and 24” dishwasher.
- Dedicated dishwasher space complete with electrical and plumbing rough-ins.
- Low-maintenance in-cabinet exhaust fan, vented through a 6” duct to the exterior.

Bathroom Features

- Designer vanity cabinetry, including powder room, selected by the Purchaser from the Builder’s Included Collection.
- Bathroom layouts are thoughtfully designed, as per the applicable floor plan.
- Primary ensuite vanity to include one bank of drawers, where layout permits.
- Vanity cabinetry to feature premium soft-close hinges and full-extension drawer slides.
- Laminate countertops with white vanity sink, selected by the Purchaser from the Builder’s Included Collection.
- Elongated comfort-height toilets.
- Wall-mounted mirror with wall sconce above mirror.
- Co-ordinating bathroom accessories, including towel bar, towel ring, and toilet paper holder installed in each bathroom.
- Main bathrooms to include an acrylic alcove tub and shower combination with tiled walls.
- Primary Ensuite separate shower enclosure to feature a white acrylic shower base, tiled walls and framed shower glass enclosure/door (as per plan).

Laundry Room Features

- Convenient main floor laundry room.
- White laundry tub, as per plan.
- Hot and cold-water connections provided within a recessed laundry outlet box for washing machine installation.
- Floor drain provided in the laundry area.

Interior Features

- 9’ ceilings on the main floor, basement to have poured concrete floors (or wood framed due to grade); lower level walls to be approximately 8’ in height (excluding structural and mechanical dropped areas) with damp-proofing and drainage membrane as per plan.
- Smooth ceilings throughout all finished living areas.
- Engineered wood flooring, selected by the Purchaser from the Builder’s Included Collection, in the kitchen, dining room, great room, foyer, and main floor hallways, as per plan.
- 12” x 24” ceramic or porcelain floor tile, selected by the Purchaser from the Builder’s Included Collection, in the bathrooms, laundry room and mudroom, as per plan.
- Easy-care, stain-resistant broadloom carpet, selected by the Purchaser from the Builder’s Included Collection, in all bedrooms and loft.
- Carpet-grade staircase complete with stain-resistant broadloom carpet, selected by the Purchaser from the Builder’s Included Collection with painted stringers.
- Interior staircases to feature stained oak handrails, newel posts, and decorative square wrought iron pickets, as per plan.
- Contemporary satin nickel lever-style interior door hardware throughout.
- Two-panel smooth interior hollow-core doors throughout.
- 2-3/4” casing and 4” baseboard in modern profile.
- Prefinished white shelving and white metal rod installed in closets, consisting of one shelf in standard closets and two to three shelves in walk-in closets, as determined by the Builder.
- Prefinished white shelves in linen closet (4-5 shelves), as per plan.
- Poured concrete basement floor complete with a floor drain in the furnace room, location determined by the Builder.
- Sump pump installed in the basement, with location determined by the Builder.
- Engineered wood floor joist system, as per plan, complete with engineered sheathing securely fastened.
- Three-piece basement bathroom rough-in.
- Unfinished Basement: Perimeter foundation walls insulated with R20 blanket insulation.
- Finished Basement (where applicable): Perimeter foundation walls to include 2” continuous insulation, minimum 2” × 4” stud walls with R12 batt insulation and finished drywall.

Painting

- Exterior doors to be professionally painted to coordinate with the selected exterior colour package.
- All interior doors, including closet doors, trim, and casings to be finished in satin white.
- Interior walls to be primed and finished with two coats of quality latex paint.
- Interior garage walls to be primed.
- Purchaser’s choice of two interior wall colours, selected from the Builder’s Included Collection, to be applied throughout the home, excluding standard depth closets which are painted white.

Lighting & Electrical

- 125-amp electrical service complete with circuit breaker panel.
- Copper wiring throughout, installed in accordance with ESA and local hydro authority requirements.
- Designer light fixtures for the foyer and dining room.
- Energy-efficient LED recessed pot lights to be installed in the kitchen and great room, with locations predetermined by the Builder to complement the room layout.
- Energy-efficient LED flush mount light fixtures provided throughout all remaining interior areas.
- LED light bulbs installed in all Builder-supplied light fixtures.
- Two USB electrical receptacles, including one in the kitchen and one in the primary bedroom, location pre-determined by Builder.
- Electrical receptacles installed throughout the home, with quantity and location determined by the Builder in accordance with Ontario Building Code requirements.
- GFCI receptacles installed in kitchens, bathrooms, laundry room, and exterior locations, where applicable.
- Hard-wired, interconnected smoke and strobe detectors installed in accordance with Ontario Building Code requirements.
- Hard-wired carbon monoxide detectors installed in accordance with Ontario Building Code requirements.
- CAT6 data outlet installed in the great room, location pre-determined by Builder.
- Doorbell supplied and installed.
- Heavy-duty electrical receptacles provided for the electric range and clothes dryer.
- Exterior lighting to conform with ESA and architectural control.

Mechanical Features

- High-efficiency natural gas furnace complete with programmable smart thermostat.
- Exhaust fans vented to the exterior in all bathrooms and powder room.
- Energy Recovery Ventilator (ERV) or Heat Recovery Ventilator (HRV), as determined by the Builder.
- Natural gas direct-vent or power-vent hot water tank supplied and installed by Reliance Home Comfort. The Purchaser shall assume the applicable rental agreement prior to closing.
- Central air conditioning unit supplied and installed, with location determined by the Builder.

Tarion Warranty

- Every Pinevest home is protected by the **Tarion Home Warranty Program**, providing peace of mind and industry-leading warranty coverage.
- **One-Year Warranty**
  - Comprehensive warranty coverage for defects in workmanship and materials.
- **Two-Year Warranty**
  - Protection against water penetration through the basement and foundation walls.
  - Protection for materials, including windows, doors, and exterior caulking.
  - Protection against detachment and deterioration of exterior cladding.
  - Protection for defects in plumbing, heating, ventilation, air conditioning (HVAC), and electrical systems.
- **Seven-Year Warranty**
  - Coverage for major structural defects in accordance with the Tarion Home Warranty Program.

Please note: The Vendor shall have the right to make reasonable changes, in the opinion of the Vendor, to the plans and specifications, if required, and to substitute other material for that provided for herein with material of equal or better quality. The determination of whether 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 Property may vary from Vendor’s samples because of normal manufacturing and installation processes. E & O.E.

PINEVEST HOMES
Your Quality Local Builder