WOODSLEE MEADOWS

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 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 roll-up 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 for **2-Storey Townhomes only**. Location to be determined by Builder. May not be applicable to all models.

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 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 36” cabinetry with premium selections from Builder’s Included Collection.
- Kitchen to feature: Pot and pan drawer, garbage pull-out, and deep fridge upper with side gables.
- Premium soft-close hinges and full-extension drawer slides on all cabinetry.
- Kitchen island to feature a flush countertop design, as per plan.
- 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.
- High-efficiency undercabinet stainless steel 600 CFM exhaust fan, vented through a 6” duct to the exterior.

Bathroom Features

- Designer vanity cabinetry, 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.
- Designer-selected polished chrome faucets and shower trim package.
- Elongated comfort-height toilets.
- Wall-mounted mirror with wall sconce above.
- 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 waterproof wall system.
- Primary Ensuite separate shower enclosure to feature a white acrylic shower base, waterproof wall system and framed shower glass enclosure/door (as per plan).

Laundry Room Features

- 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 and 8’ ceilings on the second floor **for 2-Storey Townhomes**, unless otherwise specified on the applicable floor plan.
- 9’ ceilings on the main living floor and 8’ ceilings on the third floor and entry level **for Back-to-Back Townhomes**, unless otherwise specified on the applicable floor plan.
- Textured ceilings throughout, except bathrooms and closets.
- Premium luxury vinyl plank flooring featuring waterproof construction and authentic hardwood appearance. To be selected by the Purchaser from the Builder’s Included Collection, in the kitchen, dining room, great room, foyer, entry 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 second level bedrooms, and the second-floor hallway for **2-Storey Townhomes**.
- Easy-care, stain-resistant broadloom carpet, selected by the Purchaser from the Builder’s Included Collection, in all third level bedrooms, and the third-floor hallway for **Back-to-Back Townshomes**.
- 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.
- 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.
- Pre-finished white shelf and 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.
- Poured concrete basement floor complete with a floor drain in the furnace room, location determined by the Builder.
- Engineered wood floor joist system, as per plan, complete with engineered sheathing securely fastened.
- **2-Storey Townhomes with basements:**
    - Sump pump installed in the basement, with location determined by the Builder.
    - 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. Standard depth closets to be 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 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.
- Electrical receptacles installed throughout the home, with quantity and location determined by the Builder.
- 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.
- 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 **for 2-Storey Townhomes.**
- All-electric forced-air HVAC system complete with programmable smart thermostat for **Back-to-Back Townhomes.**
- 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