

Features & Finishes



CUSTOM QUALITY CONSTRUCTION

- All elevations, exterior colours and materials are architecturally controlled
- Genuine all clay brick construction
- Stone Skirts on all Elevations
- Architectural features such as pre-case keystone and sill detailing, frieze board, decorative columns and raked front masonry joints, as per front elevation
- Verandas are poured concrete deck
- Premium quality sectional roll-up garage door with decorative glass panels, as per plans. Door installed with heavy duty springs and long life resistant hardware
- Self-sealing high grade shingles
- Superior 2"X6" wood exterior construction (except garage). Exterior walls and ceilings fully insulated as per Ontario Building Code (OBC)
- Upgrade R31 sprayed foam insulation in garage ceilings and exterior overhangs above living areas
- Premium 5/8" tongue and groove sub-floor, sanded and screwed
- 3/8" spruce plywood roof sheathing
- Maintenance free vinyl casement windows throughout with decorative internal grills on front elevation of main and second floor, as per plan
- Maintenance free vinyl sliders in basement
- All operating windows have screens
- Metal insulated front entry door or double doors, weather stripping and deadbolt lock
- Pre-finished maintenance free aluminum soffits, fascia, eavestroughs and downspouts
- All buildings envelope perforations including doors and windows to be fully caulked
- Foundation wrapped with a superior drainage membrane to protect from water penetration
- Fully sodded front, rear and side yard as per model and approved grading plans
- Pre-cast concrete walkways to front entries and at rear patio doors, where applicable
- Fully paved driveways
- Cold Cellars as per plan

DESIGNER KITCHENS

- Purchaser's choice of deluxe cabinetry in kitchen including higher uppers
- Granite counter top in kitchen (as per GREYCREST'S samples)
- Extended breakfast bar in kitchen, flush with counter (as per applicable plan)
- Standard fridge opening to be 36" wide by 72" high
- Standard range opening to be 30" wide
- Standard dishwasher opening to be 24" wide
- Double stainless steel ledgeback sink in kitchen with single lever faucet
- Exhaust hood fan over stove area, with 6" exhaust vented directly to exterior
- Dishwasher rough-in provided includes electrical and plumbing only, with space for dishwasher. Hookup cost is not included
- Dedicated electrical outlet for refrigerator
- Split electrical outlets at counter level for small appliances
- Stainless Steel Hood Fan

LUXURIOUS BATHROOMS

- Master ensuite to have acrylic soaker or oval tub as per plan with ceramic tile backsplash and deck mounted faucets where tub and shower are separate
- Separate ceramic tiled shower stalls as per plan
- All shower stalls to have marble jams where applicable
- Single lever faucets with pop-up drains in all bathrooms
- Exhaust fans vented to exterior in all bathrooms
- Privacy locks on all bathroom doors
- Main bathroom to have tub enclosure with ceramic tile including ceiling
- Mirror in all bathrooms
- Positemp pressure/temperature balance valves for all showers
- White vanities with laminate counter tops (as per plan)
- Energy efficient water saver shower and toilet tanks
- Strip lighting in all bathrooms and powder room
- Shower light
- Optional rough-in for future 3 piece washroom in basement (as per applicable plan)

TARION WARRANTY CORPORATION

- 7-years-major structural defects
- 2-years-plumbing, heating and electrical system and building envelope
- 1-year-all other items
- Backed by TARION's Highest Service Program for a period of one year after closing

COLOUR SELECTION AND FINISHES

- All colour and finishing selection are to be made at GREYCREST'S Design and Décor Centre from Builder's standard samples. GREYCREST HOMES to assist purchasers in the completion of their interior colour selections and the selection of upgrades. The Purchaser acknowledges and agrees that variations in colour, shade, uniformity may occur and the colours, patterns and availability may vary from those displayed and available at time of colour selection

PURCHASER TO HAVE CHOICE OF COLOUR AND MATERIALS FROM AVAILABLE VENDOR'S SAMPLES OF THE FOLLOWING UNLESS ALREADY ORDERED OR INSTALLED

- Imported 12" x 12" or 13" x 13" ceramic floor tiles where applicable
- Imported ceramic tile for bathtub enclosures and separate shower enclosures where applicable
- Imported ceramic tile surround for ensuite tub as per plan
- Custom crafted kitchen cabinets and countertops, bathroom vanity cabinets, countertops including powder room
- Quality carpet where applicable (choice of two colours)
- Quality paint on interior walls, doors and trim
- Raised Panel Style interior doors

SPECTACULAR INTERIOR FINISHES

- Elegant Main Floor Oak stairs, stained to match hardwood on main floor as close as possible
- Upgrade #3 Wrought Iron Railings Per Builders Sample
- All homes to have ceramic tile flooring in kitchen, breakfast room, powder room, front and side halls, ensuite, bathrooms and laundry room
- 3 1/8" coloured Engineered Hardwood on Main Floor only (as per GREYCREST'S samples)
- Premium quality carpeting with underpad on second floors. Purchaser to have choice of colour selection, from GREYCREST'S samples
- Gas fireplace featuring colonial painted wood surround complete with glass panel, gas log, wall switch as per applicable plan
- Purchaser's choice of colour of quality paint and primer on all interior walls (as per GREYCREST'S samples), all interior doors and wood work trim (to be semi-gloss)
- Smooth finish ceilings throughout
- Trimmed archways throughout
- Raised panel interior doors, including closets
- Upgraded trim with 3" backboard Style Casing and 5 1/2" Colonial Baseboards
- Satin Nickel interior hardware & door handles
- Vinyl patio sliding doors with screens, as per plan

EXTERIOR DETAILS

- Exterior hardware to comprise of decorative grip set on entry doors
- Two (2) exterior hose bibs, one in garage and one at rear of house
- Black exterior coach light on front elevation only
- Exterior railings to be provided as required pursuant to the provisions of the OBC
- Garage to house man door installed where grading permits
- Look-out lot, larger window at lower level in place of standard window (as per applicable plan). Window sizes may vary due to grade (deck included)
- Walk-out lot, additional patio door attached to lower level with a window adjacent to the patio door, where ever possible. Window sizes may vary due to grade (deck included)

ELECTRICAL, PLUMBING AND HEATING

- 100 amp electrical service with circuit breakers
- Heavy duty electrical outlet for stove and dryer
- Two weather proof exterior electrical outlets, one each at front and rear of home, plus two electrical outlets in garage, including one receptacle for future garage door opener
- White Decora switches and receptacles throughout
- Ceiling outlets with builder supplied fixtures for foyer, hallways, family room, dining room, living room, great room, kitchen and breakfast and all bedrooms, as per plan
- Bell chime at front door
- Smoke detector, with electrical connection on each floor, including basement
- All copper wiring throughout
- Forced air, high efficiency gas furnace
- All bathroom receptacles protected by ground fault interrupter
- Waterproof light in master ensuite shower stall, as per applicable plan
- Gas fired fifty (50) gallon rental hot water tank power vented to exterior

ROUGH-INS

- Ducting sized for future central air conditioning
- Rough-in for central vacuum system provided. All pipes drop to basement
- Rough-ins do not include cover plates

HOME AUTOMATION

- Rough-in CAT 3 wiring for telephone in the kitchen and master bedroom
- Rough-in RG 6 wiring for TV outlet in family room and master bedroom
- Rough-in central vacuum system, for a minimum of two outlets per home
- Each home is equipped with 1 Smart Bundle Rough-In
- GREYCREST HOMES shall provide a personally scheduled appointment with our qualified technical supplier to explain and co-ordinate any additional requirements you may desire

LAUNDRY AREA

- Single basin, free standing fiberglass laundry tub with standpipe
- Drain and water connections and electrical outlets for future automatic washer
- Heavy duty electrical outlet and outside vent for future dryer
- Upper and lower cabinets are optional in all homes

NOTE: THE SMALL PRINT

- Exterior colour selections are architecturally controlled for the purposes of providing a pleasing streetscape
- Location and size of basement window may differ from as shown on plans
- Rough-ins do not include cover plates
- Number of steps at front and rear may vary from the shown according to grading conditions and municipal requirements
- Variations in uniformity and colour and from Vendor's samples may occur in finished materials, kitchen and vanity cabinets and floor and wall finished due to normal production processes
- Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards
- Actual square feet vary slightly depending on elevation selected
- Ceilings and walls may be modified to accommodate mechanical systems
- The Purchaser indemnify and save the Vendor's agents – servants harmless from all actions, cause of action claims and demands for upon or by reason of any damage, loss or injury to person or property of the Purchaser, or any of his friends, relatives, workmen or agents who have entered on the Real property of any part of the subdivision of which the Real property forms apart whether with or without the authorization express or implied of the Vendor.
- The Vendor will not allow the Purchaser to do any work and/or supply any materials to finish the dwelling before closing. Any contravention of this clause will result in the Vendor terminating this Agreement and all deposits shall be forfeited to the Vendor as a penalty.

The Vendor reserves the right to substitute alternative material and fixtures of equal or better quality. All illustrations are artist's concepts. Specifications and conditions are subject to change without notice. E. & O.E. The purchaser acknowledges that the floor plan may be reversed. All choices where applicable may be chosen from Vendor's samples provided that colours and materials are available from suppliers and provided that the Purchaser shall not delay construction in making such selection (and provided in the case of a dwelling that has been constructed or under construction such choices have not already been ordered or installed). If the colours and materials chosen by the Purchaser are not available or the closing will be delayed by reason of such choice, the Purchaser shall, within seven (7) days of request by the Vendor or its representative, make new choices failing which the Vendor shall have the right to make such selections as provided for in paragraph 16 of Schedule "A-1" to this agreement.

The Vendor reserves the right to substitute any materials or supplies used or to be used in construction of the Dwelling provided that such substitute materials or supplies are of equal or better quality than those represented to the Purchaser as determined by the Vendor in its sole discretion. The Vendor further reserves the right to make minor changes or modifications in the plans and specifications at its discretion. The determination of whether or not same are minor shall be made by the Vendor's Architect. The purchaser agrees that the Vendor's Architect shall be entitled to site the Dwelling upon subject lands. Actual elevations will be similar to Artist's conception but may not be exactly the same.

The Vendor is not responsible for shade differences occurring from different dye lots including with respect to tile or carpets, hardwood flooring kitchen cupboards, bricks or mahogany trim and doors. Details of front doors may not be exactly as shown on renderings.

The Vendor will not allow the Purchaser to do any work and/or supply any material to finish the Dwelling before the closing. Purchaser acknowledges that breach may result in termination of sale at Vendor's option.

GREYCREST HOMES commitment to quality is backed by TARION and includes:

- The home is warranted against major structural defects for seven (7) years
- The home is free of defects in workmanship and materials on electrical, plumbing, heating and building envelope for two (2) years
- The home is free from defects in workmanship and materials for one (1) year

A WIDE VARIETY OF UPGRADES AND OPTIONS ARE AVAILABLE

SEE YOU AT THE DÉCOR CENTRE!