

SINGLE DETACHED HOMES

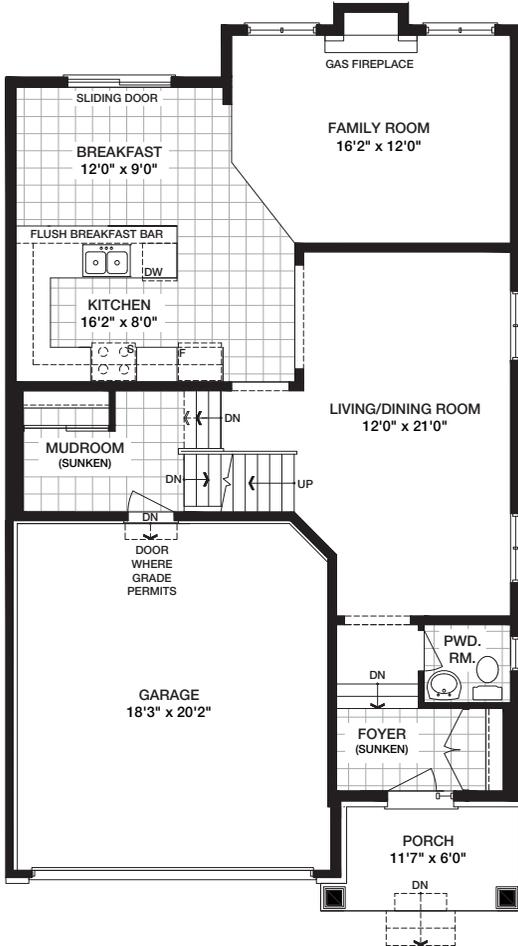
# THE KINGSLEY

## 2914 SQ.FT.

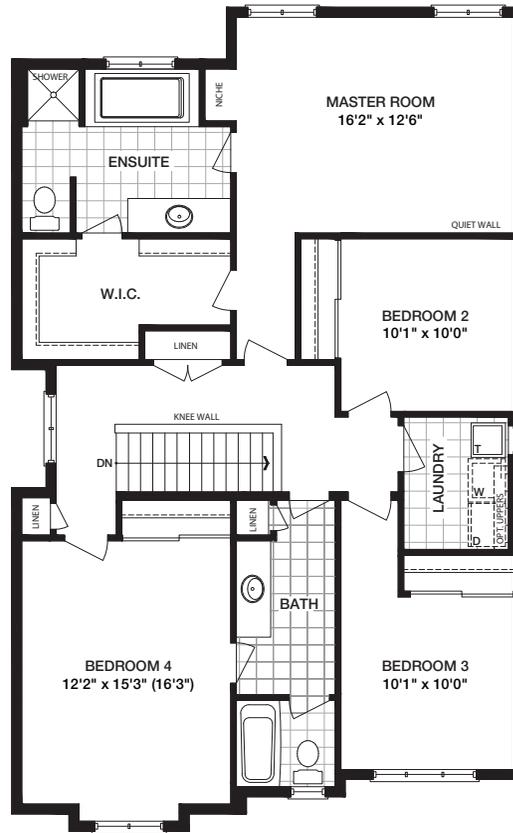


ELEVATION A

### Ground Floor

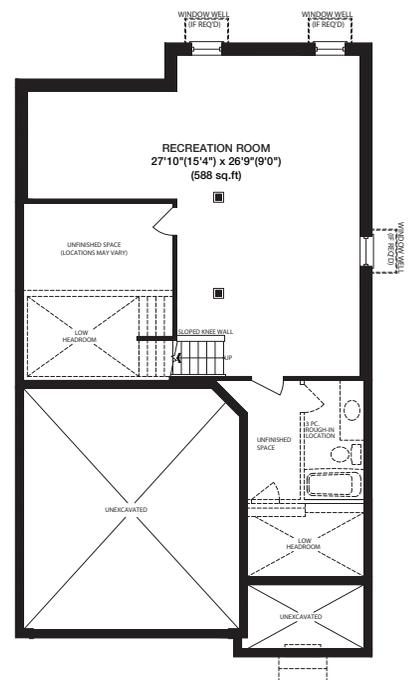


### Second Floor

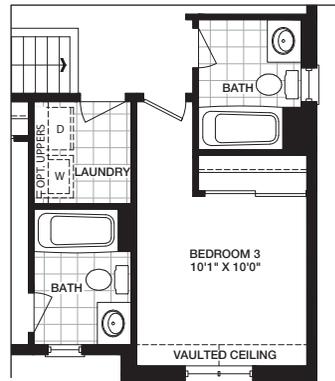


ELEVATION B

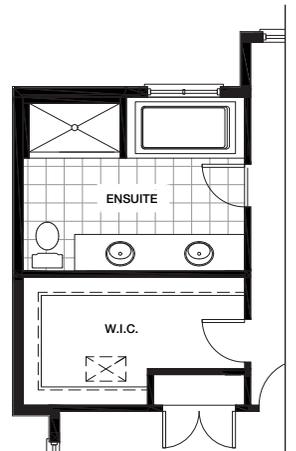
### Bonus Finished Basement



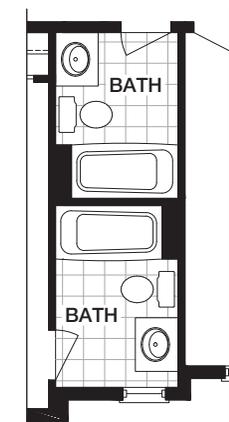
### Optional - Ensuite for Bedroom 4 (Elevation B)



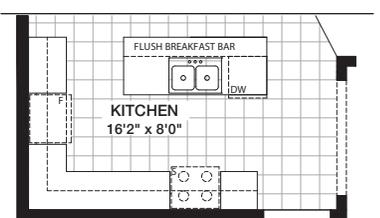
### Optional - Second Floor Ensuite



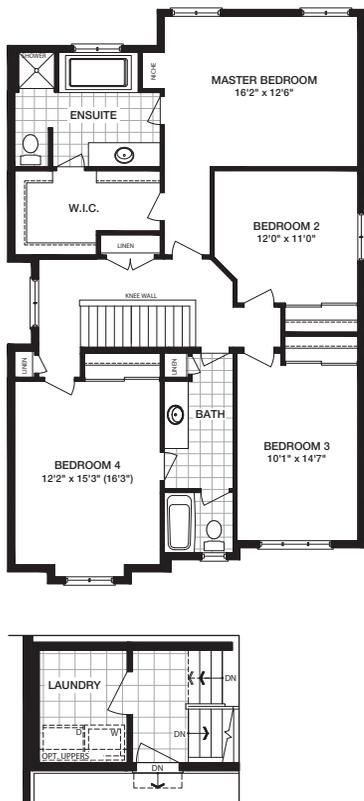
### Optional - Ensuite for Bedroom 4 (Elevation A)



### Optional - Gourmet Kitchen



### Optional - Larger Bedroom 2 & 3 with Main Floor Laundry



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# STANDARD FINISHES



## Exterior Features

1. Lifetime Architectural shingles and full low roof underlay.
2. Exterior coach light.
3. Embossed steel sectional garage door.
4. Glazed panel in front entry door or sidelight as per elevation.
5. Colour coordinated exterior siding vents.
6. Vinyl outside corners on siding.
7. Exterior house wrap with rubberized window tape on all exterior windows and doors.
8. One row of ice and watershield membrane in valleys at eave overhang except at roofs with unheated space below.
9. Fibreglass insulated front door, with exterior vinyl cladding and interior wood jamb with transom.
10. Pre-finished maintenance-free vinyl soffits and siding, aluminum fascia.
11. Vinyl/PVC exterior columns, posts and railings (as per plan).
12. House number plaque and black mail box.
13. Upgraded exterior door hardware with deadbolt.
14. Low e/Argon ENERGY STAR® white vinyl casement windows to front, sides and rear elevations (excluding basement windows), caulked on exterior.
15. Low E, ENERGY STAR® sliding patio door with transom, complete with sliding screen (as per plan).
16. Precast concrete slab walkway and step to front door entry.
17. Two exterior water taps and two exterior weatherproof electrical outlets with ground fault interrupter.
18. Vendor will place an Asphalt driveway.
19. Interior door to garage, where grade permits.
20. All operating windows and patio doors are complete with screens.
21. All exteriors include a combination of some or all of: ornamental trim, quality clay brick or cultured stone, vinyl cladding, asphalt shingles, vinyl soffit and aluminum fascia as per elevation plan.
22. Entire lot sodded except paved areas (Side yard may be gravel based on proximity to neighboring unit).

## Kitchen

1. Purchaser's choice of cabinets from Vendor's standard samples.
2. Purchaser's choice of cabinet hardware from Vendor's standard samples.
3. Purchaser's choice of ceramic tile backsplash from Vendor's standard samples.
4. 39" upper cabinets.
5. Flush breakfast bar (as per plan).
6. Purchaser's choice of granite countertop from Vendor's standard samples.
7. Stainless steel double compartment undermount sink with upgraded single lever faucet and pull down spray.
8. Kitchen exhaust fan with 6" exhaust vented to exterior.
9. Heavy duty receptacle for stove.
10. Dedicated electrical outlet for refrigerator.
11. Dishwasher space provided in kitchen cabinets with rough-in wiring, water shut off valve and drain for future appliance placement.
12. Colour coordinated kick plates to complement cabinets.
13. Split electrical outlets at counter level for small appliances (outlets at flush breakfast bar will be installed on side or back of base cabinet).
14. USB plug at counter level.

## Baths

1. Tile Backer Board installed on all site framed shower stalls to height of 60" with the remainder to be installed as water resistant drywall. Water resistant drywall to be installed on walls of tub/shower combinations and tub recesses. Choice of included ceramic wall tile from Vendor's standard samples for tub/shower enclosure walls and site framed shower enclosure walls. Acrylic shower base for all site framed showers.
2. Glass shower door for walk-in shower in master ensuite (where applicable, as per plan).
3. Ceramic floor tile for soaker tub deck and ceramic wall tile for soaker tub backsplash (where applicable, as per plan).
4. Purchaser's choice of cabinets for vanity in main bath, ensuite and secondary ensuite (where applicable) and laminate countertops from Vendor's standard samples.
5. Colour coordinated kick plates to complement cabinets.
6. Upgraded wall mounted lights in all bathrooms and powder room.
7. Shower rod.
8. ENERGY STAR® exhaust fans vented to exterior in all bathrooms.
9. Privacy locks on all bathroom doors.
10. Pedestal sink in powder room.
11. Polished edge mirrors in all baths.
12. Upgraded plumbing fixtures and low-flush toilets.
13. Pressure balance valves to all showers.
14. Hot and cold water shut off valves at all sinks.

## Laundry

1. Plastic laundry tub with hot and cold water faucets as per plan.
2. Heavy duty electrical outlet for dryer & electrical outlet for washer.
3. Washer box for laundry room connections as per plan.

## Interior Trim

1. Oak colonial handrails and spindles (stained natural) on the main and basement staircase as indicated on plan, with painted stringer. Choice of carpet from Vendor's standard samples for main, foyer, mudroom and basement stairs (as per plan).
2. 8' molded 2 panel arch top interior passage doors on ground floor and 6'8" molded 2 panel arch top interior passage doors on second floor and in basement (excluding all sliding closet doors). Basement doors beneath sunken landing conditions may have a reduced height based on grade.

3. 4-1/8" Colonial baseboard throughout, with shoe mold in all hard surface areas.
4. 2-3/4" Colonial casing trim on all swing doors, (sliding closet doors excluded) and windows (excluding basement) throughout finished areas where applicable as per plan.
5. Swing doors at front entry closet or mudroom closet (as per plan).
6. White melamine shelving in all closets.
7. 5/8" M.D.F. capping on all knee walls.
8. Satin nickel finish interior door hardware.

## Electrical

1. Electrical outlets in all bathrooms and powder rooms to include ground fault interrupters.
2. Circuit breaker type panel with 200 AMP service.
3. All wiring in accordance with Ontario Hydro standards.
4. Light fixtures throughout predetermined as per plan. Dining room to have capped outlet. Switch controlled receptacle in Family Room.
5. Two electrical outlets in the garage (one in ceiling for future door opener).
6. Smoke/Carbon Monoxide Detector as per OBC requirements.
7. Electronic door chime.
8. Three cable TV rough-ins.
9. Three data rough-ins.
10. LED Bulbs throughout (does not include fixtures on dimmer switches).
11. One telephone (category 5) rough-in provided, including hub.
12. Roughed-in central vacuum outlets to the basement.
13. Exterior light fixture at rear door.
14. Air resistant electrical box on exterior insulated walls and ceilings.
15. Decora switches throughout.

## Heating/Insulation

1. Forced air High-Efficiency gas furnace with electronic ignition, power vented to exterior.
2. Tankless hot water heater (rental).
3. Programmable thermostat centrally located.
4. Ducting sized for future air conditioning.
5. Insulation R-values: attic R60; wall R22; basement R20.
6. HRV (Heat Recovery Ventilator) interlocked with furnace.
7. Humidifier.
8. Spray foam insulation in garage ceiling where conditioned space exists above the garage.
9. Structure: Framed 2" x 6" and 2" x 4" walls. Wood frame construction.
10. Direct-vent natural gas fireplace complete with painted MDF mantle and ceramic tile surround and ceramic tile flush hearth.

## Painting

1. Interior walls to be painted with premium quality acrylic latex paint (3 coat system) in standard builder colour. Trim to be painted semi-gloss white. Ceiling to be painted flat white.
2. Sprayed stipple ceiling with 4" smooth borders in all rooms except for kitchen, breakfast, bathrooms, powder room, finished laundry room and barrel vaulted ceilings - which have smooth ceilings. The underside of drywall finished stairwells will be smooth finish. Walk in closets have sprayed stipple ceilings.

## Flooring

1. Purchaser's choice of 2-1/2" oak hardwood from vendor's standard samples on ground floor (excluding kitchen, powder room, foyer, mudroom and laundry (as per plan)). Direction of hardwood is predetermined by builder.
2. Purchaser's choice of ceramic tile flooring from Vendor's standard samples in all wet areas (including baths, mud room, foyer, powder room, laundry and kitchen (as per plan)).
3. Ceramic tile in finished laundry rooms only (ground and second level laundry)
4. Purchaser's choice of 35oz carpet from Vendor's standard samples in balance of finished areas including 1/2" underpad.
5. Engineered floor joists with 3/4" subflooring throughout.
6. Concrete basement floor in all unfinished areas.

## Finished Basements

1. Finished basement Rec Room (as per plan) includes purchaser's choice of 35oz carpet from vendor's standard samples.
2. Painted walls, stipple ceiling and rough-in for 3 piece bath included.
3. Low E, ENERGY STAR® 30x30 horizontal slider window with vinyl jambs.

## Additional

1. 9'0" high ceiling on Main Floor (excluding bulkheads and dropped ceilings where required for mechanical, plumbing or structural items).
2. Mortgage survey provided at no additional cost.
3. Garage floor and driveway sloped for drainage.
4. Concrete garage floor.
5. All windows installed with expandable foam to minimize air leakage.
6. Poured concrete basement walls with damp proofing and weeping tile. Pre-formed drainage membrane to all exterior basement walls excluding garage.
7. Poured concrete front porch.
8. Architecturally pre-determined sitings and exterior colours.
9. All drywall applied with screws, using a minimum number of nails.
10. Garage fully drywalled to tape coat and gas sealing tape applied.
11. Ductwork professionally cleaned.
12. Drain Water Heat Recovery unit (DWHR).

## Warranty

1. Glenview Homes' warranty backed by Tarion