



**WESTWOOD
VILLAGE**

FEATURES & FINISHES

Of Your Kenmore Freehold Townhome

EXTERIOR

- Architecturally designed and controlled exteriors and streetscapes
- Premium kiln dried 2" x 6" exterior wall construction
- Premium kiln dried 2" x 10" floor construction
- All-brick exterior with brick and stone at exterior front elevations, as shown on approved elevations. Exterior finishes as pre-selected by Builder
- Pre-finished aluminum soffits, fascia, eavestroughs and downspouts, as per plan
- Energy Star rated, High Efficiency Low E Argon gas filled maintenance free vinyl clad windows
- Casement Windows on main and second floor - grills as per approved front elevations. All operating windows have screens
- Maintenance free vinyl Egress windows in basement as per plan - available in white only
- Aluminum porch railings, if required by grading- colour selected by Builder
- Patio - Sliding Door with Transom in maintenance free vinyl as per plan. Standard Patio exit has two treads, 3 rise pressure treated step, unless grade required higher steps, in which case the door will be secured with a block, and it will be the responsibility of the homeowner to install steps or decking after closing
- Metal Insulated Front Entry 2 Panel Door weatherstrip and sweeps
- 1 Exterior Potlight at front elevation and 1 potlight at porch
- Paved binder coat driveway. Vendor not responsible for settlement
- Distinguished Address Plaque with municipal number
- Non Insulated metal sectional roll-up garage door with heavy duty springs and long life rust resistant hardware
- Metal insulated door from garage to house (as grade permits)
- Quality caulking to exterior of all windows and doors
- Poured concrete basement walls and floors, porches and garage floors
- Basement exterior walls are wrapped with dampproofing drainage layer
- Roof pitches that enhance all elevations, self-sealing asphalt shingles with Manufacturer's Limited Lifetime Warranty
- Entire lot graded and sodded to municipal standards

KITCHEN AND BATH

- Choice of Quality ¾" thermofoil and laminate Kitchen Cabinets from Builder's standard sample packages

- 36" upper cabinets with soft close hinges and drawer slides, from Builder's samples
- Standard depth Fridge Upper Cabinet
- Quartz countertops in Kitchen from select Builder's standard sample package
- Opening for future dishwasher, including rough-in
- 50/50 stainless steel undermount kitchen sink
- Moen Chateau kitchen faucet
- Stainless Steel, Over the Range Microwave exhausted to outside
- Bathroom cabinetry with choice of laminate countertop from Builder's samples
- Powder room has pedestal sink
- Mirrors over all bathroom sinks
- Bathroom fixtures are white, with chrome Moen faucets, low consumption toilets
- Main bath has white acrylic tub with ceramic tile surround, from Builder's standard samples
- Primary Ensuite with tiled shower as per plan with tempered glass swing door and chrome hardware
- 3 piece bathroom rough-in in basement

INTERIOR FINISHES

- 9' wall height on main floor, and 8' wall height on the second floor as per plan
- Luxury Vinyl Plank Flooring on Main Floor (except in tiled areas) from Builder's standard sample package
- Elegant stained oak railings with straight black iron balusters as per plan
- Colonial Panel interior swing doors, with hardware in standard finishes as per plan
- 3 ½" baseboard with 2 ¾" trim and casings, style selected from Builder's standard sample package
- California stucco ceilings throughout
- Interior walls to be painted with one primer coat and two finish coats of quality latex flat paint (one colour throughout) from Builder's samples. Interior trim and doors to be painted white in semi gloss finish
- Premium 35oz carpet with heavy duty underpad in second floor carpeted areas and on stairs from main to upper floor as per plan from Builder's standard sample package
- Energy saving insulation as per Ontario Building Code requirements
 - R20 to basement exterior walls
 - R22 to exterior walls - main and second floor
 - R60 insulation in attic
- Spray applied R31 insulation below all rooms above

unheated spaces (ie garage, porch)

- Steel Beam Construction as per architects' specs
- Deadbolts on all exterior doors

ELECTRICAL AND MECHANICAL

- 125 AMP service
- Electrical layout determined by supplier, and OBC
- Standard LED lighting fixtures from the Builder's from Builder's Standard Package
- Smart Jack package - three network & cable ports and one network & phone port
- 2 USBC enabled outlets - one in kitchen and one in Master bedroom
- 2 exterior weatherproof outlets (one in front and one in rear of home) connected to GFI safety switch
- 2 exterior frost-resistant water taps (one in garage and one at rear of home)
- Rough-in for future garage door opener
- Heavy duty stove and dryer electrical connections
- Single white plastic laundry tub in basement, as per plan
- Energy Star rated High Efficiency 2 stage forced air gas furnace
- Energy Recovery Ventilation system (ERV)
- Honeywell T6 Programmable Thermostat
- Ducting sized for future Central Air Conditioning
- Foil taping of all duct joints in HVAC system
- Energy Star rated natural gas rental water heater supplied by Reliance Home Comfort, installed by Builder
- Bulkheads where required for mechanical layouts only

WARRANTY

- For your peace of mind your home is protected by TARION Warranty Corporation for a period of 7 years against major structural defects
- Comprehensive full one year service warranty provided by the Builder, backed by TARION Warranty Corporation
- In accordance with standard building practice and the TARION Warranty Corporation rules, the Builder warrants to make any necessary drywall repairs (due to nail pops and drywall cracks caused by settling) at year end, but the priming and painting of these repairs will be the full responsibility of the Purchaser, regardless of whether the Builder or Purchaser painted the house initially
- Purchaser will reimburse the Builder for the cost of the Warranty fee as an adjustment on closing

GENERAL INFORMATION

All renderings of exteriors are artist's concept and may vary slightly. The Builder reserves the right to substitute materials of equal or better value should supply dictate.

Purchaser shall have the right to select floor coverings, tile, cabinets and countertops, and purchase upgrades from the Builder's Standard Pre-Selected sample packages subject to their timely availability from the Builder's normal supplier and provided that the same have not already been ordered for this house. Variations from Builder's samples may occur in kitchen and vanity cabinets, floor, wall finishes, and other finishing materials due to the normal production process. Steps where applicable, may vary at any exterior an interior entranceway due to grading variance.

Corner lots and priority lots may be subject to special treatment which may require window changes, architectural features - bump outs, gables and minor interior modifications to balance and improve the elevations exposed pedestrian view or to the street, as per guidelines. The Purchaser accepts these changes as necessary.

When Purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The house erected or to be erected on the lot shall contain the features listed above. The floor plan shall be that plan illustrated in the Builder's latest sales brochure for the model type purchased.

The Purchaser acknowledges that the Builder's model homes have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. Most additional features on display in the model homes are available as extras.

The Purchaser is notified due to siting, grading and paving conditions, roof lines may vary due to structural roof framing conditions, and may not be exactly as shown. Stairs are not included off patio when grade is more than 3 risers below patio door. Purchaser is notified that all lots have Architectural Control applied to them and that exterior architectural features may be added or altered at the Builder's discretion to comply with Architectural Control Guidelines.

Kenmore Homes reserves the right to use visual representations of your home, taken both during construction and after occupancy, for the purposes of Public Relations and Advertising and, we the Purchasers hereby consent to the same.

Due to increasing construction costs, we commit orders to our suppliers on the date of the Offer to Purchase. Therefore, in some cases we cannot alter, change or add to the specifications, details or field notes. In order for any change to be implemented, all requests after the offer becomes firm, must be in writing and accepted by the Builder.

E. & O. E. APRIL 2024