

# ZancorBrooklin

Features & *Finishes*

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## SUPERB EXTERIOR FEATURES

- 01 Superior architecturally designed homes with inspired combinations of brick, stone<sup>1</sup>, vinyl siding, Hardie Board and/or smartside siding & exterior trim in select locations per elevation (location to be determined by Vendor).  
**Note:** Corner lots may require side and rear upgraded elevations. Materials may vary depending on architectural designs.
- 02 Gratifying streetscapes with architecturally controlled exterior colour schemes, elevations, sitings and materials.
- 03 Detailed masonry work with striking stone<sup>1</sup> or pre-cast concrete accents including keystones and window sills per elevation. Coloured mortar and recessed masonry joints on front elevations provide a refined finished look as per exterior colour packages.
- 04 Gracious covered porches, charming balconies and porticos (as per plan).
- 05 Spacious garages with stylish insulated garage doors with beautiful inserts on detached homes (as per plan).
- 06 Garage walls and ceilings to be drywalled.
- 07 Fully sodded yards. Narrow side yards between houses may be graveled at Vendor's discretion.
- 08 Main entries featuring impressive single or double metal insulated doors with glass window inserts (as per plan).
- 09 Poured concrete basement walls, wrapped with heavy duty damp-proofing and drainage layer and weeping tiles for extended protection (where required by Building Code). Sump pumps as required by municipality.
- 10 Pre-cast and/or poured concrete steps at front, side and rear entrances as required by grade (as per plan). Pre-cast concrete walks to front entries (where applicable).
- 11 Low maintenance aluminum soffits, fascias, eavestroughs and downspouts.
- 12 Two exterior water taps; one in garage and one in the rear yard (location to be determined by the Vendor).
- 13 Door hardware package including grip-set and deadbolt lock, plus gorgeous exterior coach lamps (as per plan).
- 14 Self-sealing asphalt shingles with a 30-year limited manufacturer's warranty and/or metal roof (as per plan).

- 15 Complimentary fully paved driveways.<sup>2</sup>
- 16 Customized builder address plaque and a signature block on the dwelling containing the builder name logo. Location to be determined by Vendor.
- 17 Reinforced concrete garage floor including grade beams.

## SUPERIOR INTERIOR FEATURES

- 01 **Detached homes feature (+/-) 8' basement ceilings, (+/-) 9' main floor ceilings and (+/-) 9' second floor including loft ceilings (where applicable). (Except in sunken or raised areas, stairways & where there are raised, dropped or cathedral ceilings).**
- 02 **Easy maintenance smooth ceilings in kitchen, laundry room, powder room and all bathrooms. Stippled ceilings with +/- 4" smooth border throughout finished areas on main and second floor (where applicable).**
- 03 **Natural finish oak veneer stairs to finished areas with oak handrail and nosing, and choice of either oak or metal pickets (as per plan, from builder's standard samples).**
- 04 Choice of one interior quality paint colour from Vendor's samples with all kitchen, laundry and all bathrooms finished in eggshell.
- 05 Vented cellar with light, door and floor drain (as per plan, grade permitting).
- 06 Dropped ceilings including bulkheads (where required).
- 07 Professional duct cleaning before occupancy.

## HELPFUL ROUGH-INS FOR YOUR GROWING FAMILY

- 01 Rough-in for central vacuum system piped to garage.
- 02 Rough-in for telephone (2) location to be determined by Vendor.
- 03 Rough-in for cable television (2) location to be determined by Vendor.
- 04 Rough-in (3) network wiring (cat-6).
- 05 3-piece rough-in to basement (as per plans), location to be determined by Vendor.
- 06 Rough-in gas line to barbecue, location to be determined by Vendor.

## LUXURIOUS BATHROOM FINISHES

- 01 **Primary ensuite bathroom shower stall (as per plan) to include stone surround, pot light and framed glass enclosure.**
- 02 **Stunning freestanding soaker bathtub with Roman tub filler in primary ensuite bathroom (as per plan). Drop-in tub in tiled enclosure to secondary bathrooms (as per plan).**
- 03 Choice of quality bathroom cabinets. Secondary bathrooms feature laminate countertop from Vendor's standard samples.
- 04 **Primary ensuite features choice of quality comfort height bathroom cabinets with laminate countertop with oval sink(s) (as per plan).**
- 05 **Upgraded chrome finish faucets for all vanities and showers. Primary ensuite includes rain shower head. All other tubs/showers include handheld shower on shower arm bracket (as per plan, from builder's standard samples).**
- 06 Bathtub and shower curtain rods included (where applicable).
- 07 Quality porcelain wall tiles in tub and shower enclosure to ceiling height (where applicable).
- 08 Pedestal sink in powder room with single lever faucet (as per plan).
- 09 Mirrors included in all bathrooms and powder room approx. 42" high.
- 10 White plumbing fixtures.
- 11 **Elongated toilets with soft close seats in all finished bathrooms.**
- 12 Efficient exhaust fans in all bathrooms.
- 13 Privacy locks on all bathroom doors.
- 14 Shut off valve for each sink.

## LAUNDRY ROOM ACCENTS

- 01 Convenient laundry tub with separate drain that includes a base cabinet with laminate countertop (as per plan).
- 02 Hot & cold laundry taps for washer with heavy duty wiring and venting for dryer.
- 03 Laundry room floors may be sunken to accommodate entry door(s) in laundry (if required). Laundry areas on 2nd floor will come with a floor drain (as per plan).

## WINDOWS, DOORS & MILLWORK

- 01 Striking (+/-) 4½" colonial style baseboard, painted white throughout with doorstop to tiled and hardwood floor areas. (+/-) 2½" casing painted white on all doors, windows and flat/returned archways throughout finished areas (as per plan).
- 02 Two panel smooth style interior doors, except where indicated as sliding doors.
- 03 Satin nickel levers to all interior doors. Privacy locks on all bathroom and powder room doors.
- 04 Doors, windows and full archways to be trimmed (as per plan). Taller archways on main floor where applicable.
- 05 Vinyl casement Low E thermopane windows (as per plan).
- 06 Low maintenance structural vinyl Low E thermopane larger basement windows on detached homes (as per plan).
- 07 Sliding thermal-glazed patio door or garden door (as per plan).
- 08 Extensive caulking for improved energy conservation and to minimize drafts.
- 09 Mirrored sliders or two panel door(s) at front entry closet (as per plan).

## ENERGY SAVING FEATURES

- 01 Gas fired, forced air high-efficiency natural gas furnace complete with ECM motor for super efficiency and comfort controlled by an electronic programmable thermostat.
- 02 **Heat Recovery Ventilator (HRV) for improved indoor air quality.**
- 03 Exterior walls & 2nd floor ceilings fully insulated ceiling to R-60 walls to R-22. All insulated areas are to be covered by poly vapour barriers (all as per Ontario Building Code).
- 04 Spray foam insulation in garage ceilings.
- 05 Spray foam around windows and exterior doors for increased air tightness.
- 06 Basement walls insulated full height per Ontario Building Code.
- 07 Ducting sized for future air conditioning.
- 08 Water saving aerators on all faucets.
- 09 Water saving toilets.
- 10 Water saving shower heads on all showers with temperature control valves.

## LIGHTING & ELECTRICAL

All wiring will be in accordance with the Ontario Building Code and the Electrical Safety Authority.

- 01 Decorative black coach lamps on exterior elevations (where applicable).
- 02 Fully installed exterior light fixtures.
- 03 Two exterior waterproof electrical outlets (one at the front porch and one at rear yard). Holiday plug in front elevation soffit. Plugs for future garage door openers.
- 04 Heavy duty 220V electrical outlet for stove and dryer.
- 05 Light fixtures provided throughout finished areas including white decora style switches and receptacles.
- 06 One automatic smoke/strobe detector installed on every floor and in every bedroom for home and family safety.
- 07 Electric door chime with doorbell at front entry.
- 08 Ground fault interrupter protection for all bathroom(s) and powder room.
- 09 Carbon monoxide detector.

- 10 **200 amp electrical service with circuit breaker panel.**
- 11 **Provisions for rough-in electric car charger in garage.**

## GOURMET KITCHEN FEATURES

- 01 **Custom designed deluxe kitchen cabinets with taller upper cabinets, soft close doors and drawers, pot drawers, cutlery divider & stone countertops in a wide choice of styles from builder's standard samples, as per plan.**
- 02 Breakfast bar in kitchen with extended flush bar top (as per applicable plan).
- 03 **Stainless steel double bowl kitchen sink (undermounted) & single lever pullout faucet.**
- 04 Space for dishwasher including plumbing and electrical rough-ins for future installation provided (does not include installation).
- 05 Convenient split electrical outlets at counter level for small appliances.
- 06 **USB outlet in kitchen.**
- 07 Efficient two-speed exhaust white hood fan vented to exterior over stove area.
- 08 Heavy-duty wiring and outlet for stove and electrical outlet for refrigerator.

## EXQUISITE FLOORING FINISHES

- 01 **3 ¼" x ¾" natural prefinished engineered hardwood on ground floor and upper hall (excluding tiled areas and bedrooms; from builder's standard samples).**
- 02 **Quality 12" x 24" porcelain tile flooring in entry, powder room, bathrooms, kitchen, breakfast areas, laundry room and open to below basement finished area (as per plan, from builder's standard samples).**
- 03 Luxurious premium quality 40 oz. broadloom with foam underpad in bedrooms, loft areas and finished basement rooms (as per plan). Your choice of one colour from builder's standard samples.
- 04 Transition strip to be used between different floor materials (due to different flooring materials that may be selected, transition heights between floor surfaces may occur).

## ADDITIONAL SUPERIOR CONSTRUCTION FEATURES

- 01 Steel beam construction in basement (as per applicable plan).
- 02 Engineered floor joists & ¾" subfloor glued to achieve outstanding structural strength.
- 03 All sub-floors will be re-fastened with screws prior to floor finishes. All joints to be sanded.
- 04 2' x 6" exterior wall construction.

## SECURITY FEATURES

- 01 Exterior hinges and striker plates reinforced with extra long screws.
- 02 Additional blocking at all exterior door jambs.
- 03 High quality deadbolt locks on all hinged exterior doors.
- 04 Additional screws at patio door to prevent lifting.
- 05 Rough-in for security system (location to be determined by Vendor).

## CUSTOMER FRIENDLY UPGRADE PROGRAM

- 01 Purchasers will have the opportunity to make upgraded interior selections when they attend their decor appointment to choose their colours and materials (when schedules permit).

# ZancorBrooklin

<sup>1</sup> "Stone" refers to distinctively crafted stone products.

<sup>2</sup> Driveways will be completed after approximately two full seasonal cycles.

Building Tomorrow *Today*.

**Z**ANCOR