

Townhome Features and Specifications

Huntley Hollow - Langstaff Drive, Carp, ON



Above-grade bungalow townhomes with one-car garage & screened-in porch

- End units: 1,330 square feet, with the standard features and specifications listed below
- Middle units: 1,320 square feet, with the standard features and specifications listed below

Standard features and specifications

Kitchens

- From builder's samples, choice of:
 - Quartz countertops
 - Professionally-designed, custom-crafted cabinetry with quick release hinges and soft close hardware
 - Ceramic tile backsplash
- Double bowl undermount stainless steel sink, with one handle faucet and pull-down spray
- Opening and rough-in for dishwasher
- LED pot lights (as per plan)

Bathrooms

- 4-piece ensuite bathroom and a main level 3-piece bathroom, with a rough-in for a future 3-piece bathroom in the basement
- From builder's samples, choice of:
 - Bathroom vanity styles
 - Quartz countertop
 - Tile colours
 - Flooring colours
- Ensuite shower stall with custom glass shower door, ceramic tiled walls, and acrylic base
- Single lever faucets in vanities, showers, tubs
- Scald-guard temperature control valve on showers
- Tub surround tiled to the ceiling
- White toilets, tubs and sinks
- Low flush, water-saver toilets

- Vanity sink in 3-piece bathroom
- Mirrors above vanities
- Chrome tissue holders and towel bars
- Privacy lock on all bathroom doors

Interior Finishes

- Luxury vinyl flooring on main level, choice of colour from builder's samples
- Hollow-core wood interior doors on main level, choice of Colonial or Classique style
- Black door hardware with lever style handles, with privacy locks on primary bedroom and all bathroom doors
- Walls painted with washable, flat finish low VOC paint throughout – choice of up to 5 different colours, from builder's selections
- Smooth ceilings throughout
- Modern style oak railings with solid oak nosing, railing and spindles – choice of stain, from builder's samples
- Choice of MDF baseboards and casing, from builder's samples
- Extended windowsills with mouldings

Plumbing

- Single lever faucets and shower control
- Shut-off valves for all sinks and basins
- Laundry tub with chrome faucets
- Rough-in for dishwasher, washer & dryer
- Exterior hose-bibs in garage and at rear

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Standard Features and Specifications

Exterior Finishes

- Exterior colour selections are as per plan - front elevation is a combination of siding and brick; side & rear elevations are vinyl siding
- Maintenance-free aluminum soffit and fascia (as per plan)
- Concrete front porch with broom finish
- Limited lifetime self-sealing asphalt roofing shingles with manufacturer's standard warranty; ice and water shield applied to full length of roof valleys; Venmar roof vents
- ENERGY STAR® certified/R-2000 spec. "Zone C" Low E/Argon vinyl thermo pane casement windows (window grilles at front of home are included in the windows, as per plan)
- Insulated metal doors with deadbolt locks for main, rear and garage-to-house entries
- Insulated overhead garage door (as per plan)
- Frost-resistant exterior water hose bibs: one in garage, and one at rear of house
- Latex semi-gloss white paint applied to all exterior trim and doors
- Black metal civic address numbers

Landscaping

- Landscaped in accordance with City-approved plans prepared by landscape architect
- Architecturally designed streetscape (as per landscape plan)
- Patio stone walkway to front entrance
- Fully sodded lots, front, sides and rear (as per landscape plan)
- 4' x 4' rear PT wood deck off screened-in porch, with stairs to access backyard
- Paved driveway

Mechanical & Heating

- Dryer, range hood, and bathroom fans all vent to the outside
- Programmable thermostat
- High efficiency dual-stage natural gas forced air heating system
- Fully ducted Heat Recovery Ventilator (HRV)
- High efficiency gas-fired tankless water heater (rental)
- Ductwork & floor grilles

Electrical & Cabling

- Smoke and carbon monoxide detectors on each level, plus one in each bedroom - connected to electrical supply
- Electrical system to ESA standards, with all-copper wiring, and 100-amp service
- LED lighting throughout
- 30 pot lights included (extras available at \$250 + HST each)
- Ceiling fixture in *all* bedrooms
- Dining room ceiling light outlet capped
- White Decora switches and outlets
- Electrical outlets in garage, and in garage ceiling for future garage door opener
- Weather-proof outlet at front & rear entries
- Exterior light package (as per plan)
- Category 6 data outlets throughout
- Conduit running from attic to lower level for future wiring
- Door chime



Standard Features and Specifications

Framing & Insulation

- Exterior walls are framed with kiln-dried 2x6 studs at 16" centers
- Interior walls are framed with kiln-dried 2x4 and 2x6 studs at 16" centers
- Pre-engineered floor joist system (wood)
- Engineered roof trusses (wood)
- 7/16" OSB for roof sheathing
- 3/4" OSB tongue and groove subfloors, both glued and screwed for a quiet floor
- 3/8" plywood underlay in ceramic areas
- Waterproof drywall installed on ceramic shower walls
- R-20 batt insulation at basement foundation walls, as per applicable codes
- Exterior walls insulated to R-22 (batt)
- Attic insulated to R-50 (blown)
- Vapour barrier and sealants used for all insulated areas
- Multi-component sealants for caulking around windows, doors and exterior surfaces
- TYPAR® Building Wrap around exterior of home
- 8" blown-in insulation above ceiling in the garage attic
- Walls and ceiling of garage dry walled, and one coat of mud & tape

Structure & Foundation

- 7'10" foundation walls with rebar if required
- 24" x 10" footings (25mpa concrete)
- Platon Foundation & Weeping tile drainage system
- 3" concrete basement floor (20mpa concrete)

- 4" concrete garage floor slab
- Broom finished concrete garage floor
- 6" concrete porch where indicated on plans
- Cement parging to exposed portions of foundation walls
- Poured concrete step at front door

Design & Construction Services

- Consultation with Inverness selections coordinator throughout building process
- All design drawings, permits and development fees
- Site plan and Building location survey by Ontario land surveyor
- Sub-grade inspection completed by Geotechnical Engineer
- Construction debris removal and professional construction clean
- Tarion Warranty Program enrolment fee and 7-year warranty coverage

Add-on options

- Add a high efficiency central air conditioning system
- Add a gas fireplace in the living room (End units only)
- Finish the basement with one bedroom, a rec room and a 3-piece bathroom