

**EXTERIOR FINISHES:**

1. All Exterior Colour Schemes are Architecturally Controlled and are Pre-Selected by the Builder's Interior Design Team.
2. Brick, Stone Elevations as per Plan
3. Maintenance Free Siding, Soffits, Fascia, Eaves, Downspouts.
4. Columns and Railings as per Elevation.
5. Vinyl Deck Membrane on all Balconies.
6. All Unpaved Area are Fully Sodded and Landscaped.
7. Metal Sectional Garage Doors as per Elevation.
8. Metal Insulated Entry Door with Weatherstripping to have Gripset and Dead Bolt Locking System.
9. Poured Concrete Foundation Footings and Walls.
10. Foundation Drainage System Includes Damp Proofing Spray, Drainage Wrap Membrane and Weeping Tile.
11. Exterior Water Tap in the Garage.

INTERIOR KITCHEN FEATURES:

1. Standard Stainless Steel Kitchen Sink with Single Lever Faucet to Suite Standard Granite Countertop.
2. Kitchen Hood Fan Vented to Exterior.
3. Heavy Duty 220 Volts Electrical Receptacle for Stove.
4. Dedicated 110 Volts Electrical Receptacle for Refrigerator.
5. Purchaser's Choice of Cabinets and Granite Kitchen Countertops from Builder's Standard Samples.
6. Electrical Outlets at Counter Level provided for Small Appliances in Kitchen and Bathroom's with Countertops.

BATHROOM FEATURES:

1. Purchaser's Choice of Vanities with Granite Countertops from Builder's Standard Samples in all Bathrooms.
2. Purchaser's Choice of Ceramic Wall Tile in Standard Bathtub Wall Enclosure and Shower Stall. Tile is up to and not Including Ceiling from Builder's Standard Samples.
3. White Plumbing Bath Fixtures throughout.
4. Mirrors Provided in all Bathrooms.
5. Exhaust Fans Provided in all Bathrooms.
6. Single Lever Faucet Provided for all Vanities.
7. Privacy Locks on all Bathroom Doors.

HEATING & COOLING FEATURES:

1. Central Heating and Cooling System.
2. Tankless Water Heater Rental.

TARION WARRANTY:

Kingwood Homes is Backed By Tarion Warranty as Follows:

- 1 - Year: Materials and Workmanship
- 2 - Year: Heating, Plumbing, Electrical Systems and Building Envelope
- 7 - Year: Major & Structural.

FLOORING FEATURES:

1. Laminated Flooring throughout, except areas mentioned below.
2. Ceramic Tile Floor in Powder Room, Laundry and Baths.
3. 40 oz. Carpet in all Bedrooms. all Areas, Except Those Already Mentioned to Receive Laminated Flooring.

LAUNDRY FEATURES:

1. Hot and Cold Water Supply Provided with Separate Drain for Washing Machine as per Plan.
2. Heavy Duty 220 Volts Electrical Receptacle for dryer.
3. Exterior Vent Sleeve Provided for Dryer.
4. Waste Connection for Washer.

INTERIOR & TRIM FEATURES:

1. Contemporary Shaker Panel Interior Doors as per Plan.
2. Painted White Trim Includes 2-1/4" Casings and 3-1/2" Baseboard with Contemporary Profile
3. Brushed Nickel Hardware on all Doors Throughout Interior of Home.
4. 9' Ceiling Throughout Bungalow Units. 2 Storey Units to have 9' Ceiling on Lower Level and 8' Ceiling on Upper Level.
5. Carpet Grade Stairs with Oak Pickets and Rails.

ELECTRICAL FEATURES:

1. Circuit Breaker panel Type with 100 Amp Service.
2. All Wiring in Accordance with Ontario ESA Standards.
3. Light Fixtures Provided Throughout Finished Areas.
4. Decora Plugs and Switches Throughout Entire Home.
5. Electrical Door Chime at Front Door Entry.
6. Smoke Detectors and Carbon Monoxide Detectors Installed as per Electrical/Building Code.
7. One Exterior Waterproof Electrical GFI Outlet Near Front Door of the Unit; One Exterior Waterproof Electrical GFI Outlet near Balcony Door; One Exterior Waterproof Electrical GFI Outlet on Roof Top Patio Where Applicable; Plus Two Electrical Outlets in Garage. An Additional Outlet in Garage Ceiling for Future Garage Door Opener.
8. Two Wired Cable Locations; Plus Choice of Two Wired CAT6 cable Locations.

PAINTING FEATURES:

1. Choice of One Paint Colour Throughout for Interior Walls from Builders Standard Selection.
2. All Interior Trim and Doors to be Painted White.
3. All Ceilings to Receive Smooth Finish.