

FairTree

ON THE FOREST

Luxury Features

EXTERIOR

1. Genuine clay brick with Arriscraft Stone, precast quoining and surrounds as per elevation.
2. Elegant Front Door Entry with glass sidelights and upper transom as per model.
3. Custom poured concrete Front Porch.
4. Maintenance free aluminum soffit, fascia, eavestrough and downspout.
5. Soldier coursing, keystones, front entrances, brick arches, sills and other masonry detailing in brick or stone as per elevation.
6. Self-sealing 25-year asphalt shingles in specially blended colours.
7. Quality vinyl casement windows with Low E and Energy Star Rating. Screens to be provided on all operating windows.
8. All windows and exterior door frames to be caulked.
9. Vinyl sliding patio door(s) with screen as per Plan.
10. Cladwood garage door with Glass Inserts.
11. One exterior non-freeze water tap in Rear Yard. One water tap in Garage.
12. One waterproof exterior electrical outlet in Rear Yard. One electrical outlet in Garage.
13. Entire lot to be graded and sodded.
14. All Driveways to be paved in asphalt.
15. Brushed Nickel finish front door grip-set and dead bolt lock. Front coach lamps as per elevation.
16. Insulating non-warp steel front door with weather stripping.
17. Exterior colour scheme as per Architectural Control.

INTERIOR

1. Soaring Nine Foot Ceilings on First and Second Floors.
2. Quality milled trim with 5/4" baseboards and 3" backband casing painted white.
3. Carrara Doors with Brushed Nickel plated knobs.
4. All arches to be trimmed and painted white.
5. Stained handcrafted OAK STAIRCASE with oak handrail and Wrought Iron pickets from the First Floor to the Third Floor.
6. Purchaser's choice of two paint colours.
7. All ceilings stippled in white, except Kitchen and Washrooms on the First, Second and Third Floors.
8. Fiberglass laundry tub.
9. Rough in for washer and dryer.

CONSTRUCTION

1. Engineered Silent Floor Truss Joist System.
2. 5/8" tongue and groove plywood sub-floors glued, screwed and nailed.
3. Poured concrete basement walls with heavy duty damp proofing. R-20 full-height basement insulation as per model specifications.
4. All foundations to be wrapped with drainage membrane to prevent water penetration.
5. Steel beam construction in basement where applicable.
6. All homes insulated to meet or surpass Ontario Building Code Specifications. Exterior walls are 2"x6" construction with R-22 Batt insulation, R-60 in attic. Air-tight building design.

HEATING

1. Quality engineered gas-fired forced-air High Efficiency furnace.
2. Rough-in provision for future central air-conditioning.
3. Hot water tank is a gas rental unit.

KITCHEN

1. Custom GRANITE countertops. Purchaser's choice from Builder's Samples.
2. Upgraded Maple or Oak custom cabinets with Extended Height Uppers. Purchaser's choice of finish from Builder's Samples.
3. Heavy-duty cable and electrical outlet for stove.
4. Dedicated electrical outlet for refrigerator.
5. Split electrical outlets at counter level for small appliances.
6. Six Inch Vent for Kitchen exhaust fan over stove vented directly to the outside.
7. Double undermount stainless steel sink with single lever faucet and low flow aerator.
8. Recycling Centre.

WASHROOMS

1. GRANITE countertops with undermount sink(s) in all Bathrooms. Pedestal sink in Powder Room.
2. Marble threshold and marble door jams in all shower stalls as per plan.
3. Tempered Glass Shower door in Master Ensuite.
4. Quality white plumbing fixtures. High Efficiency 4.8 liter toilets.
5. Electrical outlet for small appliances beside vanity in all Bathrooms.
6. All showers to have temperature control faucets with low flow shower heads.
7. All shower stalls to have shower light.
8. Privacy locks on all Washroom doors.
9. Chrome finished single level taps with pop-up drains in all vanities with low flow aerators.
10. Plate mirror in all Washrooms.
11. 8"x10" ceramic tile on shower stall walls and on shower/tub combination walls including ceilings. 12"x12" imported ceramic tiles on floor. Purchaser's choice from Builder's Samples.
12. Three-piece rough-in for future Basement Washroom.

ELECTRICAL

1. White Decora plugs and switches throughout.
2. Energy Star programmable thermostat.
3. Rough-in central vacuum.
4. Rough-in security on First Floor and Basement.
5. 100 AMP circuit breaker panel.
6. All electrical wiring to be copper.
7. Light fixtures in all Bedroom ceilings, walk-in closets, Washrooms, Powder Room, Kitchen and Dining Room.
8. Smoke detectors on all levels.
9. Carbon Monoxide Detector.
10. Electric door chime.
11. Telephone rough-in in Kitchen, Family Room and all Bedrooms.
12. Cable television rough-ins in Family and all Bedrooms.

FLOORING

1. 3/4" x 3 3/4" Prefinished Strip Hardwood on FIRST, SECOND & THIRD Floors where tiles not laid. Purchaser's choice of colour.
2. Upgraded Glazed Porcelain floor tile in Foyer to be 18" x 18" or 12" x 24". Purchaser's choice from Builder's Samples.
3. All tiles laid on cementous underlay and wire mesh.

WARRANTY

Full warranty as outlined by TARION.
FAIR TREE PHASE 10 - Townhome Models, May 1, 2023