

# 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 panel. 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 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. Precast walkway from Front Entrance to Driveway.
14. Entire lot to be graded and sodded.
15. All **Driveways to be paved in asphalt.**
16. **Brushed Nickel** finish front door grip-set and dead bolt lock. Front coach lamps as per elevation.
17. Insulating non-warp steel front door with weather stripping.
18. 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 for all walls from Builder's Samples.
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. **3/4" tongue and groove plywood sub-floors glued, screwed and nailed.**
3. Poured concrete basement walls with heavy duty damp proofing. R-20 near 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-50 in attic. Air-tight building design.

### HEATING

1. Quality engineered gas-fired forced-air **High Efficiency** furnace.
2. Tankless water heater is a rental unit.

### KITCHEN

1. **Custom QUARTZ** countertops. Purchaser's choice from Builder's Samples.
2. **Upgraded Custom cabinets with Extended Height Uppers.** Purchaser's choice of finish from Builder's Samples.
3. Heavy-duty 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 Center.

### WASHROOMS

1. **Custom QUARTZ** countertops with undermount sink(s) in all washrooms. Pedestal sink in Powder Room.
2. **Marble threshold and marble door jambs in all shower stalls** as per plan.
3. Quality white plumbing fixtures. **High Efficiency 4.8 liter toilets.**
4. Electrical outlet for small appliances beside vanity in all Bathrooms.
5. All showers to have **temperature control faucets with low flow shower heads.**
6. All shower stalls to have **shower light.**
7. Privacy locks on all Washroom doors.
8. Chrome finished **single level taps with pop-up drains** in all vanities with **low flow aerators.**
9. **Plate mirror** in all Washrooms.
10. **13" x 13" ceramic tile on Bathroom floors, shower stall walls and on shower/tub combination walls including ceilings.**  
Purchaser's choice from Builder's Samples.
11. **Three-piece rough-in** for future Basement Washroom.

### ELECTRICAL

1. **Solar Ready.**
2. **Energy Star programmable thermostat.**
3. 100 AMP circuit breaker panel.
4. All electrical wiring to be copper.
5. **Light fixtures in all Bedroom ceilings, walk-in closets, Washrooms, Powder Room, Kitchen and Dining Room.**
6. **Carbon Monoxide and Smoke Detectors as per OBC.**
7. Electric door chime.
8. White plugs and switches throughout.

### FLOORING

1. **3/4" x 3 1/4" Prefinished Strip Hardwood** on First, Second & Third Floors where tiles not laid. Purchaser's choice of colour from Builder's Samples.
2. **13" x 13" ceramic tile in Foyer, Bathrooms, Powder Room and Mud Room as per Plan.**

### WARRANTY

Full warranty as outlined by TARION.

FAIR TREE PHASE 10 - Townhome Models, May 1, 2026