

# Features & Finishes You're going to love.

Falconcrest's homes offer unique features and finishes, stylish ones that you will love!



**SUMMERVALE**

NATURALLY CONNECTED



Engineered Floor Joist System



Gas Fireplace



Flush Breakfast Bar



Decora Switches



USB outlet



Duct Cleaning



8' Sliding Door to Backyard

PLEASE ENQUIRE  
ABOUT OUR

**BONUS  
PACKAGE!**

Actual features and finishes may differ and are subject to change without notice, as per applicable plan. Please refer to Feature Sheet for more detailed information. Photos are for representation purposes only. E.&O.E.



# QUALITY APPOINTMENTS

## EXTERIOR

Architecturally controlled and designed VINYL, CLAY BRICK, or VINYL and STONE exterior with quality trim details, all colour coordinated, per applicable model and elevation (Exterior colour selection is architectural controlled for the purposes of providing a pleasing streetscape).

All elevations, exterior colours, and materials are architectural controlled.

ENERGY EFFICIENT LOW E ARGON VINYL CASEMENT WINDOWS

on front elevations and Low E Argon Vinyl sliders on side and rear elevations (except basement). All operable windows to have screens.

Steel, insulated Front entrance door(s), weather-stripping, and inset windows or decorative side light window per elevation.

Front entry door with SATIN NICKEL PLATED GRIP SET, DEAD BOLT, and BLACK COACH LAMPS.

All exterior doors and windows to be fully caulked.

SELF-SEALING ASPHALT ROOF SHINGLES in blended colours with a 25 YEAR MANUFACTURER'S WARRANTY.

Pre-finished Aluminum MAINTENANCE FREE soffits, eavestrough, fascia and downspouts.

PANELED SECTIONAL ROLL-UP GARAGE DOORS as per elevation.

Two exterior hose bibs, one in garage and one at rear.

Coat PAVED DRIVEWAY.

Precast concrete patio slab walkway from driveway to front porch, including precast steps at front or rear doors where applicable.

Lot sodded and graded to the requirements of the Municipality.

All homes to come with civic address house number.

## INTERIOR FEATURES

**NATURAL FINISH OAK PICKETS, RAILING, AND STRINGER on stairwells in finished areas.**

COLONIAL STYLE INTERIOR DOORS and COLONIAL STYLE TRIM **4" baseboard** & 2 3/4" casing throughout finished areas, quarter round trim to tiled areas where indicated on plans.

NICKEL FINISH KNOB interior hardware for all doors.

All doors and windows to be trimmed throughout in finished areas.

Quality 35 Oz. BROADLOOM with 9 mm chipfoam underpad to all finished areas except to tiled areas where indicated on plans.

QUALITY IMPORTED CERAMIC TILES (13x13 or 12x12) in foyer, kitchen, powder room, ensuite, bathrooms and laundry rooms in finished areas from vendor's samples.

WIRE-VENTILATED SHELVING to all closets, including Linen. Interior walls finished in quality LATEX PAINT in all areas.

DECORATIVE WOOD COLUMNS per applicable plans.

Stipple-sprayed ceilings throughout, except kitchens, bathrooms, and laundry rooms to receive smooth finish ceilings.

All interior doors and trim to be painted white. Interior walls to be painted from choice of two colours from vendor's samples.

**Direct Vent GAS FIREPLACE with white painted mantel as per plan.**

## KITCHENS

Purchaser choice of Quality Design Kitchen Cabinets and laminate countertops from vendor samples.

**FLUSH BREAKFAST BAR on kitchen islands or peninsulas as per applicable plans.**

STAINLESS STEEL DOUBLE COMPARTMENT SINK with Moen single lever chrome faucet.

QUALITY IMPORTED CERAMIC FLOOR TILES from vendor samples. MSpace for DISHWASHER provided in Kitchen Cabinets with ROUGH-IN WIRING AND FUTURE DRAIN CONNECTION included.

Two speed exhaust hood fan over stove area vented to exterior.

Heavy-duty electrical receptacle for stove.

Split electrical outlets at counter level for small appliances.

## LAUNDRY AREAS

QUALITY IMPORTED CERAMIC FLOOR TILES when laundry room

on first or second floor, from vendor's samples

Single laundry tub with hot and cold water faucet on main floor laundry as per plans.

Connections for hot and cold water to future washer.

Heavy-duty electrical outlet for dryer and electrical outlet for washer.

Dryer vent connection to exterior.

## BATHROOMS

ENSUITE BATH in master bedroom with oval tub and separate shower stall as per applicable model type.

SINGLE LEVER TAPS WITH TEMPERATURE CONTROL in bathtub and shower, and oval bathtubs where no separate shower stall.

PEDESTAL SINKS in all POWDER ROOMS. Other bathrooms with VANITY CABINETS and laminate countertops from vendor samples.

SINGLE LEVER FAUCETS to all vanity and pedestal sinks WITH MECHANICAL POP-UP DRAINS.

QUALITY IMPORTED CERAMIC FLOOR TILES from vendor samples

to floors and bathtub enclosure, except two rows of tile where ensuite oval tubs with a separate shower stall.

6 CERAMIC TILED SHOWER STALLS (where indicated on plans) with

MARBLE JAMBS and separate INTERIOR SHOWER LIGHT.

CERAMIC BATHROOM ACCESSORIES include soap dish, towel bar, and toilet tissue dispenser.

VANITY LENGTH MIRRORS in all bathrooms.

Water saving toilets.

White plumbing fixtures in all bathrooms.

Exhaust fans vented to exterior in all bathrooms.

Privacy locks on all bathroom doors.

Strip lighting to all bathrooms.

## ELECTRICAL

100 AMP SERVICE with Circuit-breaker type panel.

LIGHT FIXTURES installed throughout, except living area with switch activated wall outlet, and capped ceiling outlet in dining area.

Hard wired SMOKE DETECTORS on all floors and carbon monoxide detectors (as per Ontario Building Code).

ROUGH-IN WIRING for future DISHWASHER.

Two electrical outlets in garage (one in wall, one in ceiling for future garage door opener).

**DECORA electrical switches and receptacles.**

Door chime at front entry.

PREWIRING for TELEPHONE and CABLE T.V. OUTLETS.

Ground fault interrupter protection in all bathrooms.

Weatherproof GFI exterior electrical outlet located at the rear and front porch.

**USB outlet in the kitchen.**

## HEATING AND INSULATION

HIGH EFFICIENCY FORCED-AIR NATURAL GAS FURNACE.

**Heat Recovery Ventilation unit to provide fresh air and improve indoor air quality.**

Ducting sized to accommodate future central air conditioning.

Insulation to meet or exceed Ontario Building Code standards to all exterior walls, roof areas, garage ceilings, and basement.

Power vented hot water tank (gas) on a rental basis.

Thermostat centrally located on main floor.

**Professional Duct Cleaning prior to closing.**

## SECURITY & CENTRAL VAC.

FULLY INSTALLED SECURITY SYSTEM included at the purchaser's option when 3 years of monitoring service is ordered prior to construction.

ROUGH-IN CENTRAL VAC SYSTEM, to basement.

## CONSTRUCTION & OTHER FEATURES

**SOARING 9 FOOT CEILINGS on main floor** and 8 Foot on second floor (except drop ceiling areas)

**ENGINEERED FLOOR JOISTS on main and second floor.**

RIGID 2" x 6" EXTERIOR FRAMED WALL construction.

Tongue & Groove Sub-flooring throughout, nailed, screwed down, and joints sanded prior to finish flooring installation.

Engineered roof truss system and 3/8 inch roof sheathing.

Poured concrete basement walls with DRAINAGE MEMBRANE

BLANKET WRAP TO ALL INTERIOR BASEMENT LIVING AREAS, and weeping tile drain pipe at footings where applicable.

Covered front entry porches with railings where required by grade.

Poured concrete basement floors and garage floors.

## WARRANTY

FALCONCREST HOMES warranty is backed by TARION, which includes:

The home free from defects in workmanship and materials for one year after the closing or possession date.

Two year warranty extends to defects in the electrical, plumbing, heating systems, and exterior building envelope.

A seven year warranty against major structural defects.

FALCONCREST HOMES to complete a pre-delivery inspection with the Purchaser prior to closing or possession date.

