

In Style, In Love.

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



SUMMERVALE

NATURALLY CONNECTED



Pullout Designer Kitchen Faucet



USB Outlets



Framed Glass Shower



Rain Showerhead



Curved Shower Curtain Rod



12"x24" Floor Tiles



Oak Railings w/ Metal Pickets



Accent Coloured Island



Stainless Steel Hood Fan



8ft Sliding Door to Backyard



Aluminum Framed Upper Cabinets

Towel Shelf in Master Ensuite
His & Hers Closets
Vaulted Ceilings
His & Hers Vanities
Stylish Door Handles
Gas Fireplaces

Actual features and finishes may differ and are subject to change without notice, as per applicable plan. Please refer to Lancaster Schedule B for more detailed information. Photos are for representation purposes only. Renderings are artist's concept. E.&O.E.



QUALITY APPOINTMENTS

EXTERIOR

Clay brick exterior and/or vinyl and/or stone with coloured mortar or other materials, as per design. Colours to be predetermined by architect as per colour scheme.

Prefinished, virtually maintenance free aluminum soffits, fascia, eavestrouthing and downspouts.

Sandstone or similar front window sills, keystone on top of lintel where brick and/or stone is below.

All vinyl windows. Casement front windows with colonial bars and transoms as per design.

Double doors or single with sidelights and transom as per plans.

Antique black plated (or similar) grip set, and dead bolt on front entry door.

Decorative house numbers.

Roll up garage doors with windows, as per plans.

Precast concrete slabs on front walkways, as per plans.

Walkout Condition: 5' sliding patio door and additional windows in basement, main floor wood deck.

Lookout Condition: Main floor wood deck and larger windows at rear of home in basement.

25-year manufacturer's warranty, self-sealing asphalt shingles per pre-determined colour scheme.

Front and rear lawns to be fully graded and sodded.

All exterior doors and windows to be fully caulked with premium quality slow setting caulking.

Two stage asphalt-paved driveway.

BATHROOMS

Quality vanity cabinets with durable laminate countertops.

All sinks and tubs to be fitted with chrome finish, single lever faucets.

All vanity sinks fitted with shut off valves.

Oval Roman Bath Tub in Master Ensuite, with choice of ceramic tiles for tub surround, as per plans.

Wall mounted glass plate mirror on top of all vanities.

Privacy locks on all bathroom doors.

Choice of cabinets from builder's samples.

Choice of ceramic floor and wall tiles from builder's samples.

Choice of ceramic tiles around deck mounted tub from builder's samples.

KITCHEN

Choice of premium kitchen cabinets with durable laminate countertops from builder's samples.

Rough-in plumbing and electrical provided for dishwasher. Opening to be provided for dishwasher.

Double compartment stainless steel kitchen sink with **designer single lever pull-out faucet.**

Kitchen faucet fitted with shut off valve.

Heavy duty wiring and receptacle provided for electric stove.

INTERIOR

Decorated texture finish ceilings, with smooth border (except kitchen and bathrooms to be smooth finish).

Quality wall-to-wall broadloom with underpad in main floor hallway, living room, dining room and family room, bedrooms, 2nd floor hallways and main floor stairs. Choice of two colours throughout.

2 ¾" Casing on Windows and Doors with matching 5 ½" Baseboard in finished areas.

Upgrade, smooth, 2-panel interior doors.

Closet doors to be same as interior doors, unless otherwise indicated in plans.

Laundry to be fitted with heavy duty receptacle for clothes dryer. Single laundry tub and dryer vent to exterior as per plans.

All walls to be painted with primer and one coat of finish paint of an off-white colour throughout. Trim and doors to be accented in white.

HEATING SYSTEM

H.R.V. (heat recovery ventilator) to control humidity and improve heating efficiency in the home.

High efficiency forced air gas furnace. Rough-in central air conditioning (sized ducting and thermostat wiring only).

ELECTRICAL SYSTEM

100 amps electrical system with circuit breaker panel and copper wiring throughout.

Heavy duty receptacle for stove, washer and clothes dryer.

Pre-wiring for Telephone (Living room, Kitchen and all Bedrooms).

Two roughed-in receptacles wired for High Speed Internet (CAT-5 WIRE) and cable internet service.

Pre-wiring for cable. (One outlet in Living room or Family room and one in Master Bedroom).

Two weatherproof electrical outlets. One at the rear of the house and one at the front of the house.

2 black coach lamps in front of garage and 1 near front door. Front door chimes.

Smoke detectors and carbon monoxide detectors as per Ontario Building Code requirements.

Standard electrical light fixtures in all rooms except living room and family room (if applicable) to be fitted with an electrical outlet for side lamps, controlled by separate switch.

STRUCTURE

2" x 6" construction on exterior walls.

Steel beam and post construction in basement.

Roof constructed with engineer certified trusses.

Roof sheathing with 3/8" plywood.

All sub floors to be nailed, sanded and fastened with screws to joists.

9' ceilings on main floor, and 8' ceilings on second floor.

It is agreed and understood by the parties herein that all the items listed above are from the Builder's standard samples, and may not be the same as those on display in the sales trailer or model home. Any upgrades are to be agreed upon in writing, on a separate schedule.

The Vendor reserves the right to substitute any materials or supplies used or to be used in the construction of the Dwelling, provided that such substituted materials or supplies are of equal or better quality than those represented to the Purchaser as determined by the Vendor in its sole discretion.

The Vendor further reserves the right to make minor changes or modifications in the plans and specifications at its sole discretion. The determination of whether or not same are minor shall be made by the Vendor's Architect. The Purchaser agrees that the Vendor's Architect shall be entitled to site the Dwelling upon the subject lands. Actual elevations will be similar to Artist's conception but may not be exactly the same.

Vendor is not responsible for shade differences occurring from different dye lots with respect to roof shingles, tiles, carpets, hardwood floors, Kitchen cupboards, bricks or mahogany trim and doors. Details of front doors may not be exactly as shown on renderings.

Vendor will not allow the Purchaser to do any work and/or supply any material to finish the Dwelling before the closing date. Purchaser acknowledges that the breach of this covenant may result in the termination of this Agreement at the option of the Vendor.



SPECIAL FEATURES INCLUDED AT NO EXTRA COST

12"x24" ceramic tiles on floors in tiled areas installed in stacked pattern.

Rain shower head in master bedroom ensuite.

Framed glass shower enclosure in master bathroom as per plans.

Curved shower curtain rods in bathtubs, as per plans.

Decora switches and outlets throughout.

Solid oak handrails and metal pickets on stairs in finished areas, set on solid oak nosing where applicable.

Electrical outlet with USB charging jacks in kitchen and

master bedroom.

Towel shelf in master bedroom ensuite as per plan.

Accent coloured island in kitchen as per plan.

Stainless steel chimney fan over stove in kitchen.

Aluminum framed upper cabinets on either side of chimney fan.

Fiberglass clad front entry door.

Modern satin nickel finish straight lever handles.

China sinks on all Bathroom vanities.

Extra Electrical outlet in garage for future garage door opener.

Rough-in central vacuum terminated at garage with corresponding electrical outlet.

Heavy duty, vinyl double sectional 8' sliding patio door to rear yard as per design.

Two (2) hose bibs with independent shut off valves, one in the garage, one at the rear of the house.

Choice of elegant glass insert for front entry door.

Natural Gas Line for BBQ at rear of house.