

FORTUNE VILLA™

Features & Finishes, 44' Singles

Exterior Details & Quality Construction

- Architecturally controlled and designed pre-cast, stone, brick, and/or stucco as per applicable elevation.
- All elevations, exterior colour scheme and materials are architecturally controlled.
- Decorative architectural columns, low maintenance pickets and railings, as per applicable plan.
- 2 Exterior porch lights and/or soffit pot lights on front façade as per elevation.
- Premium quality argon filled vinyl casement windows with pre-cast windowsills, headers, and trim on front façade. All operable windows have screens.
- Upgraded 8' high painted fiberglass front entry door with sidelights, weather stripping and black/antique bronze finishes grip set and deadbolt, as per applicable plan.
- Two-car garage with steel insulated sectional roll-up doors, glass inserts, door openers with remote, as per model.
- Colour coordinated self-sealing asphalt roof shingles with a limited lifetime manufacturer warranty.
- Maintenance free aluminum soffit, fascia, eaves through, and downspouts.
- 9' basement ceilings, poured concrete basement floors and foundation walls with damp proofing, weeping tiles, and drainage membrane where required.
- Basement windows to be maintenance-free structural vinyl.
- Cold cellar provided in basement with weather stripping, steel insulated door, and light.
- 2" x 6" exterior wall construction.
- Poured concrete front porches and stairs.
- Asphalt paved driveway.
- Decorative front house number.
- Fully gardened and sodded lots to meet requirements of the Municipality, as per approved plan.

Interior Features

- Approximately 10' ceilings on main floor, approximately 9' ceilings on second floor, and approximately 8' on third floor loft, (excluding sunken or raised areas, dropped ceilings, stairways, and low headroom areas due to structural or mechanical).
- Smooth ceilings throughout all finished areas.
- Doorway from garage to mud room area, as per grading permits
- Stained oak solid wood staircase with wood posts, handrail, and metal pickets, as per plan.
- 7" baseboard on the main floor, 5" baseboard on all other floors where applicable with complimenting casings throughout.
- Smooth interior doors with satin nickel finish interior hinges, privacy lever handles. 8' on the main floor, 7' on other floors where applicable.
- Quality paint on interior walls, Purchaser's choice from Vendor's standard samples.
- Interior doors and windows to be trimmed throughout in finished areas.
- Interior doors and woodwork trim to be finished with solid color paint.

- Wire shelving installed in all closets.
- Electric fireplace in the living area, as per plan.

Flooring

- Pre-finished 5 1/2" engineered hardwood flooring throughout main floor, second floor, and third floor loft except for tiled areas, as per plan from Vendor's standard samples.
- Superior engineered floor joists system including ¾" subfloor. All subfloors to be tongue and groove and are glued, screwed, and sanded.
- 12" x 24" ceramic or porcelain tile flooring throughout foyer, powder room, bathrooms, and mud room and laundry room, as per plan from Vendor's standard samples.

Kitchens & Appliance

- Purchaser's choice of custom designed kitchen in a variety of styles, finishes and colours, quartz/granite countertop, from Vendor's standard samples.
- Tiled kitchen backsplash, from Vendor's standard samples.
- Kitchen island in a variety of styles, finishes and colours, from Vendor's samples.
- Double bowl stainless steel undermount kitchen sink with single lever pull-out faucet.
- Exhaust hood fan over stove area, vented to exterior.
- Fully equipped KitchenAid stainless steel finish kitchen appliance package includes refrigerator, range, hood, and built-in dishwasher.
- Dedicated electrical outlet for refrigerator, as per plan.
- Split electrical outlets at counter level for small appliances.

Bathrooms Finishes

- Purchaser's choice of deluxe cabinetry in bathroom(s) and powder room with quartz or granite countertop and undermount sinks available from Vendor's standard samples, as per plan.
- Porcelain or ceramic wall tiles in all bathtub enclosures up to the ceiling, from Vendor's standard samples, as per plan.
- Spa-inspired freestanding bathtub in primary ensuite with floor mounted faucet(s).
- Separate glass shower stall(s), where applicable, with marble jamb, porcelain/ceramic tiles and frameless glass shower enclosure, as per plan.
- All showers to have waterproof pot light.
- Vanity mirrors in all bathrooms and powder room with vanity lighting above.
- Single lever faucets in all bathrooms and powder room with mechanical pop up drain.
- Exhaust fans in all bathrooms and powder room.
- Privacy locks on all bathroom doors.
- Upgraded white one-piece elongated toilet. Energy-efficient water saving toilet tanks.
- Bathroom accessories to include tower bar and toilet tissue dispenser.

Lighting and Electrical, Gas, and Plumbing Details

- 200-amp electrical service with circuit-breaker panel.
- Two or three waterproof exterior electrical outlets, one at rear, one at front entry, one on accessible front balconies where applicable, location(s) to be determined by Vendor.
- Three electrical outlets in garage: one on wall, two in ceiling for future garage door opener (per garage door).
- Garage EV Charger Rough-in, as per plan.
- 10 interior pot lights on the main floor and second floor.
- One USB charger/duplex receptable at kitchen counter and one in primary bedroom.
- Gas line to rear for future barbeque hook-up, location to be determined by Vendor.
- Smoke detectors with electrical connection on each floor, including basement. Includes CO detectors.
- Two exterior hose bibs, location to be determined by Vendor.
- Two high efficiency Heating System(s) with HRV, thermostat included.

Warranty

- All homes are backed by Tarion New Home Warranty Program.
- The home is warranted against major structural defects for a period of seven (7) years.
- The home is warranted for defects in workmanship and materials on electrical, plumbing, heating and building envelope for two (2) years.
- The home is free from defects in workmanship and material for one (1) year.



General Notes

All references to size, measurements, materials, construction styles, trade/brand/industry name or terms may be subject to change or variation within generally accepted industry standards or tolerances. Measurements may be converted from imperial to metric or vice versa and actual product size may vary slightly as a result. All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the vendor's sole discretion. All features and finishes where purchasers are given the option to select the style and/or colour shall be from the predetermined standard selections. Specifications may change without notice. Any brand name features and/or finishes may be substituted by other brand name features and finishes provided they are of equal or better quality. E & O.E. July 10, 2023.