

FEATURES AND FINISHES



# KINGSHAVEN

A MARKHAM-STOUFFVILLE AGRI-COMMUNITY  
BY THE KINGSMEN GROUP

## QUALITY EXTERIOR CONSTRUCTION

1. Architecturally inspired front elevations, including clay brick with stone accents, vertical board and batten vinyl siding, or horizontal vinyl siding, as per plan.
2. All exterior elevations and colour schemes, including brick and stone selections, are architecturally controlled as part of pre-selected exterior colour packages.
3. Maintenance-free columns and railings (where required by grade), as per applicable elevation.
4. Maintenance-free, low-E Argon vinyl windows and sliding doors with sealed thermopane glass panels.
5. Casement windows throughout main, second, and third floors, if applicable. Basement windows are sliders, if applicable. All operable windows are pre-designed by the Builder and include screens. Some front and side elevation palladium, transom, octagon, and other accent windows will feature faux black glass, as per elevation.
6. Raised panel or prefinished garage doors with window inserts and paint finish, as per elevation. Door colours are architecturally controlled as part of pre-selected exterior colour packages.
7. Lot fully sodded, including boulevard where applicable.
8. Paved driveway, if applicable. Cost to be credited to Builder at closing.
9. Two exterior water taps with interior shut-off, location to be determined at Vendor's discretion.
10. Two exterior weather-proof electrical outlets with ground fault wiring: one near front entrance equipped with interior switch, and one at rear of house (unswitched), location to be determined at Vendor's discretion.
11. Community to include paved roads, curbs, storm, and sanitary sewers.
12. Porches to be poured concrete, if applicable.
13. Garage floor to be poured concrete with steel reinforcing.
14. Pre-finished, maintenance-free soffits, fascia, eavestroughs, and downpipes, as per elevation.
15. 3/8" plywood roof sheathing.
16. Upgraded self-sealing, 30-year asphalt shingles.
17. Steel-beam construction in basement, if applicable.
18. Basement walls are poured concrete with damp-proofing system, if applicable. Exterior drainage membrane and weeping tiles provided for additional protection against basement leaks, if applicable.
19. Basement floor to be poured concrete, if applicable.
20. Upgraded steel or fibreglass insulated and embossed front entry door with glass insert, sidelights, and/or transom windows, as per plan.
21. All exterior doors are insulated, with energy-efficient weather stripping and deadbolt lock.
22. Elegant grip set on front door.
23. Precast concrete slab walkway from driveway to main porch entrance. Any applicable rear patio will be precast concrete slabs, if applicable.

## GENERAL INTERIOR CONSTRUCTION

1. All framing is constructed in accordance with the Ontario Building Code and local municipal requirements. Construction of homes is inspected at specified stages by municipal officials to ensure compliance.
2. All exterior walls of habitable areas are built with 2" x 6" framing, and the roof structure is supported by professionally engineered roof trusses, as per plan.
3. The subfloor consists of upgraded 3/4" (23/32) floor sheathing, which is glued, screwed, and sanded at all joints for added

strength and stability.

4. The home also features an upgraded engineered floor joist system to enhance structural performance.
5. Insulation throughout the home meets Ontario Building Code requirements. Exterior walls of habitable areas are insulated to an R22 rating, roofs of habitable areas are insulated to R60, and basement walls are insulated to R20 (full height, 12" above basement floor), as per plan and where applicable.
6. The home includes vaulted and coffered ceilings, as per plan. Ceiling heights designed to be 8' in the basement, 9' on the main floor, and 9' on the second floor for Types A, B, C, and E. For Type D, ceiling heights are 8' on the ground floor, 9' on the second floor, and 8' on the third floor.
7. Ceiling heights may vary from these standards in areas where ceilings must be dropped to accommodate mechanical or structural systems or as determined by the Builder's architect, such as in coffered ceiling areas.

## KITCHENS

1. Luxurious quartz kitchen countertops, in a selection of colours from Builder's standard samples, as per plan.
2. Double-compartment undermount stainless steel sink.
3. Single-lever faucet with pull-out spout, in chrome finish.
4. Stainless steel exhaust hood fan over stove, vented to exterior.
5. Choice of kitchen cabinets in a variety of colours and styles from Builder's standard samples.
6. Electrical outlets for stove, fridge, and countertop appliances, installed as per Ontario Building Code requirements.
7. Rough-in wiring and plumbing for dishwasher hook-up.
8. Open dishwasher space, as per plan.
9. Flush breakfast bars, as per plan.
10. Designer kitchen islands and peninsulas, as per plan.

## BATHROOMS

1. Elongated, comfort-height toilets.
2. Separate shower stall with glass enclosure in Primary Ensuite, as per plan.
3. Freestanding tub in Primary Ensuite, as per plan.
4. Bath tub enclosures and shower stalls finished in high-quality 8" x 10" ceramic tiles from Builder's samples.
5. Undermount bathroom sinks with single-lever faucets in all vanities, and shower controls featuring built-in temperature balance regulators.
6. Choice of vanity cabinets and quartz countertops from Builder's samples.
7. Oversized mirrors in all bathrooms.
8. Powder room vanity, as per plan.

## INTERIOR FINISHES

1. 2 3/4" colonial casing and trim for all door and window openings, with 4" colonial baseboards throughout. Quarter round installed on all hard surface flooring.
2. Two-panel square top style interior doors, including closets, as per plan.
3. Brushed nickel finish door hardware throughout. All bathrooms to include privacy locks.
4. Oak-finish staircase, including railing, pickets, risers, stringers, and nosing, selected from the Builder's standard colour samples, as per plan. Staircase colour to match vinyl flooring, with some variation expected.
5. Elegant full-height or half columns, as per plan.
6. Trimmed openings on main floor, as per plan (excluding rounded arches).

## FLOORING

1. Choice of high-quality ceramic tile, up to 13" x 13", from Builder's standard selection, in the Entrance Foyer, Powder Room, Laundry Room, Mud Room, Primary Ensuite, and all Bathroom floors, as per plan.
2. 7" wide high-end vinyl flooring from the Builder's standard samples in all non-tiled areas throughout the home, as per plan, with final selection based on available standard options.

## LAUNDRY ROOM

1. Single laundry tub, located as per plan.
2. Plumbing and electrical rough-ins provided for laundry equipment hook-ups, location as per plan.
3. Heavy-duty electrical outlet for dryer and electrical outlet for washer.
4. Exterior wall vent provided for dryer.

## ELECTRICAL

1. 200-amp circuit breaker panel with copper wiring throughout.
2. All wiring in accordance with Ontario Building Code standards.
3. Interior electrical light fixtures throughout, as per Builder's standard selection.
4. Front door chime.
5. Smoke detectors on each level, as per Ontario Building Code.
6. Carbon monoxide detector, as per Ontario Building Code.
7. Electrical outlet in garage for future automatic garage door opener, as per elevation.
8. CAT 6 rough-in provided in the Great Room, as per plan, with location at Vendor's discretion.
9. Exhaust fans provided in all washrooms, as per Builder's specifications.
10. Shower stall light, as per plan.
11. White Decora-style light switches and white wall plugs throughout. Light switches to be located at child-accessible height.
12. Decorative coach lamp at front and rear of home, and side entries, where applicable.

## HOME COMFORT

1. High-efficiency gas-fired forced air furnace with electronic ignition.
2. Heat Recovery Ventilator (HRV), installed as required.
3. Energy-efficient gas-fired hot water tank (Purchaser to enter into a rent-to-own agreement with the supplier at Closing).

## PAINTING FINISHES

1. All interior walls, doors, and trim to be painted Kingsmen White throughout.
2. All interior ceilings to be finished smooth throughout.

## COLOUR SELECTION AND FINISHES

1. All colour and finishing selections are to be made at Kingsmen Group Inc. Décor Centre and from the Builder's standard samples. Kingsmen Group Inc. provides the services of a professional decorator to assist with the completion of interior finishing selections and the selection of upgrades.
2. The purchaser acknowledges that items displayed in the Model Home or Presentation Centre may include upgraded items available at an additional cost, as well as other items shown for display purposes only, which may not be available.

3. The purchaser acknowledges and agrees that variations in colour and shade may occur, and that the colours, patterns, and availability of samples displayed in the Presentation Centre and/or Model Homes may differ from those available at the time of colour selection.

## TARION WARRANTY CORPORATIONS COVERAGE

1. Seven years: coverage for major structural defects.
2. Two years: coverage for plumbing, heating, electrical systems, including the distribution systems (plumbing, electrical and HVAC), and water penetration through the building envelope of the home.
3. One year: coverage for workmanship and materials, in accordance with the Construction Performance Guidelines, and all other applicable items.
4. The purchaser(s) agrees to pay the Tarion warranty enrollment fee at closing as an adjustment.

## NOTE TO PURCHASERS

1. Exterior colours are architecturally controlled and selected by the Builder to provide pleasing streetscapes.
2. The number of steps at the front and rear yards may vary from that shown, depending on grading conditions and municipal requirements.
3. Variations in uniformity and colour from the Vendor's samples may occur in finished materials, kitchen and vanity cabinets, and floor and wall finishes due to normal production processes.
4. Flooring may react to normal fluctuating humidity levels, producing gapping or cupping, which are considered to be within acceptable industry standards.
5. Actual square footage may vary slightly depending on the elevation selected.
6. Ceilings and walls may be modified to accommodate mechanical systems. Ceiling heights may vary from the standard where ceilings must be dropped to accommodate mechanical and/or structural systems.
7. The home will be finished in a good, workmanlike manner.
8. All Purchaser selections are from the Builder's standard samples only. The Purchaser acknowledges that various decorative items, including light fixtures, window coverings, and other items shown in the Presentation Centre, Model Home, or Décor Centre, are not necessarily included in the purchase price.
9. The Purchaser acknowledges that basement and garage areas are unfinished areas.
10. Options shown on the floor plan are available at an additional cost.
11. Exterior renderings used for marketing purposes are artist's concepts only. Any landscaping, fencing, walkways, or other items used to accessorize renderings are for illustrative purposes only.
12. The terms "as per elevation" or "as per plan" refer to the illustrations provided in marketing documentation.

SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. BUILDER HAS THE RIGHT TO SUBSTITUTE MATERIALS OF EQUAL OR BETTER VALUE E. & O. E.



**KINGSIIEN**  
GROUP INC.

