



NORTH OAKVILLE

Features List



EXTERIOR

1. Basement foundation walls are poured with heavy duty damp proofing and a superior free draining membrane wrap
2. Poured concrete front porches and elevations, loose precast concrete steps will be used when grading requires less than three steps
3. Poured reinforced concrete garage floor slabs
4. Walkway from driveway to front entry and rear patio (where applicable are patterned precast slabs)
5. All exterior wall construction is designed to meet or exceed all Ontario Building Code requirements; exterior walls will be of 2" x 6" wall studs
6. Basement walls will be insulated to R-20
7. Attic insulation will be blown in at R-50 and exposed floors will be spray foamed to R-31
8. All window and door frames and building perforations are caulked with quality caulking
9. All windows (excluding basement) are vinyl thermal & all operable windows have screens
10. Metal insulated front entry door with inset glass pane lite complete with weather-stripping, deadbolt lock and grip set
11. Pre-finished aluminum soffits, fascia, eavestroughs and downspouts
12. Premium moulded paneled sectional roll-up garage doors in a variety of enhanced designs with inset door lites (as per plans and elevations) and hardware
13. Front and rear yards are fully sodded (where applicable)
14. Paved driveways (where applicable) - the vendor is not responsible for future settlement
15. Manufacturer 25-year self-sealing quality asphalt roof shingles
16. Steep roof pitches to enhance elevations
17. Antique-style black finish coach lights on front elevations and detached garages
18. Dead bolt locks for all exterior swinging doors to dwelling
19. Pre-finished, long lasting aluminum front porch railings, if required by design or grade
20. Frieze boards on front elevations, as per plans and elevations
21. All brick veneer construction is 100% all clay brick, elevations also feature cultured stone, stucco and traditional wood detailing as per plans and elevations
22. Brick veneer installed above all windows on side and rear elevations (where applicable as
23. per plans and elevations)
24. Architecturally controlled elevations, materials, streetscapes and exterior colour schemes for creating an aesthetically pleasing community

INTERIOR

25. Cold cellars as per plans (optional)
26. All interior wood trim and woodwork is primed and painted
27. Choice of (one) interior passage locks; brushed chrome knobs or brushed chrome lever handle with privacy locks for all bathrooms
28. 800 series interior passage doors
29. Quality paint on interior walls
30. All closets have pre-finished melamine shelving and metal dowels
31. Quality furniture finished kitchen and bathroom cabinetry with quality hardware. Colour matched kick plates, full gable ends and dummy doors on peninsulas and island, flush or raised

- breakfast bars (as per plans where applicable)
32. Elegant upgraded 40-inch high upper kitchen cabinet doors
33. Elegant natural finish oak railings and 2-3/4" handrail upgraded 3-1/2" newel posts and oak pickets
34. Master bedrooms with ensuite bathroom as per plans
35. Mirrors above all bathroom vanities
36. All drywall applied with screws, using a minimum number of nails
37. All sub-floors are tongue and groove; nailed, glued and screwed down
38. Direct vent gas fireplace with glass panel, gas log, wall-mounted spark-ignition switch, painted wood mantel (where applicable) and marble or ceramic (where applicable) surround, as per plan
39. Stairs from the basement door to the second floor are elegant natural finish oak staircases with oak veneer stringers and oak nosings
40. Quality imported 12" x 12" or 13" x 13" ceramic main floor tiles, throughout the main hall, as per plan
41. Premium 32 oz Berber for floor areas not covered by ceramic tile or hardwood, as per plan
42. Elegant 3-1/2" wide natural oak strip flooring throughout main floor (including kitchen) as per plan
43. Upgraded colonial 5" baseboards and 2-3/4" casing
44. French Patio Doors (as per plan) - no screens available
45. Ceiling height on the main floor is 10 feet high with a second-floor ceiling height of 9 feet high
46. Raised coffered ceiling in master bedroom as per plan
47. Quality imported ceramic tile installed on bathroom floors; bathtub and shower enclosure walls (except for deck tubs)
48. Poured concrete floor in the basement with a floor drain by the furnace area, as per plan

PLUMBING

49. Stainless steel kitchen sink with upgraded Moen chrome finish single lever faucet
50. Laundry rooms have single basin laundry tub & white melamine cabinet
51. Laundry rooms have hot and cold water and drain provisions for future automatic clothes washer
52. Frost-free exterior water taps with inside shut-off valves, located at the rear of the house and in the garage
53. White lavatory sinks, water closets and bathtubs
54. Luxurious premium acrylic bath and soaker tubs as per plans and brochures
55. Premium Moen washerless chrome single lever faucets for all bathroom lavatory sinks with manufacturer's limited long-term warranty
56. Moen chrome single lever pressure balance/temperature controlled shower faucets for safety and comfort
57. All Water Closets have water shut-off valves
58. Full height shower backer board for ceramic tiles in all shower enclosures as per plan
59. Efficient water saving Kohler comfort height-elongated water closets that comply with the most recent building codes
60. Water supply and drain provisions for future dishwasher in the kitchen
61. 3-piece basement bathroom rough-in

ELECTRICAL & HEATING

62. All copper wiring throughout the home
63. 200 AMP electrical service with circuit breaker panel
64. White decora switches and plugs throughout the house
65. Interior light fixtures in every room, hallway and walk-in closets - excluding living rooms or great rooms where switched wall receptacles are provided for future lamps
66. Recessed shower pot light in all separate shower stalls
67. Electrical receptacles with a ground fault detector circuit in bathrooms (where applicable)
68. An exterior weatherproof electrical receptacle in the rear yard and front porch (where applicable)
69. Heavy duty cable and receptacle for future stove and dryer
70. Split-circuit electrical outlets above the kitchen counter for future small appliances
71. Interconnected smoke alarms on each level including the basement as per the Ontario Building Code
72. Carbon Monoxide Detector(s) as per the Ontario Building Code
73. Electrical outlet(s) in the garage ceiling for future garage door opener
74. Front door electric door chime
75. Rough-in wiring for telephone (Category #5) in the kitchen
76. Rough-in central vacuum system (dropped to the basement)
77. Rough-in (RG-6) cable in Family Room & Master bedroom
78. Rough-in electrical wire for future dishwasher in the kitchen
79. Two-speed white kitchen exhaust fan vented to the outside (6 inches in diameter)
80. All bathrooms (with or without windows) have exhaust fans vented to the outside
81. Laundry room have venting for future automatic dryer
82. Rough-In for Electric Car Charging Station in Garage
83. Hot water tank rental
84. Heat Recovery rental
85. Drain Water Recovery rental

WARRANTY

Valery Homes is registered and enrolled with the TARION warranty program and the warranty includes - Defects in material and workmanship for one (1) year; Defect on electrical, plumbing, heating delivery and distribution systems, exterior cladding and water penetration for two (2) years; Major structural defects for seven (7) years

NOTE

All illustrations are artist's concepts and the purchaser Acknowledges that the floor plan may be reversed

The purchaser acknowledges that the specifications, landscaping, finishes and furnishings etc. in the model home(s) or sales offices may be for display purposes only and may not be of the similar grade or type or not necessarily included in the purchase of the home

The purchaser acknowledges that variations in colour and shade uniformity may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to normal production processes

The Vendor reserves that right to substitute materials that are of equal or better quality

The builder reserves the right to change these features at anytime, and without notice.