

EXTERIOR

- 1. Architecturally designed and controlled exteriors and streetscapes.**
- Solid 2x6 stud wall construction.
- 3. The exterior façade may feature a combination of brick, stone, vinyl and metal, as outlined in the agreement and architectural guidelines.**
- 4. Elite siding on all second-floor elevations with colour matched decorative trim, as shown on approved elevations, from Builder's selections.**
- Pre-finished, maintenance-free aluminum soffits, fascia, eavestroughs and downspouts, as per plan.
- 6. All windows are high efficiency Low E Argon gas filled maintenance free vinyl clad.**
- Casement windows as per approved front elevations, sliders on sides and rear. All operating windows have screens.
- Maintenance-free vinyl slider windows in basement.
- Insulated vinyl patio door, as per applicable plan.
- Metal insulated front entry door with glass inserts as per elevations with weather stripping and adjustable sweeps, upgrade satin chrome door knob and deadbolt lock, as per applicable plan. (NOTE: no glass on some elevations - see plan)
- Premium quality caulking to exterior of all windows and doors for enhanced durability and weather protection.
- 12. Poured concrete front porch.** (optional cold rooms as per applicable plan)
- Self-sealing asphalt shingles with a 30-year warranty per manufacturer's warranty.
- Entire lot graded to municipal standards, sodded and finished driveway.
- Aluminum railings on front porch only when required by

code. Railing colour to coordinate with the soffit package selected by Builder. Exterior painted pillar(s) and ornamental exterior trim to coordinate with exterior colour selection. Selected by Builder.

16. Top soiled and sodded to municipal standards at front, sides and rear of house or to the tree saving line established by the City (except where erosion control measures are in place, ie. hydro seeding). Boulevards may contain a street tree (tree locations to be decided by City).
- 17. Address Stone above garage 10"x12".**

GARAGE

- Poured concrete floor.
- Drywalled, taped with one coat of mud. Fume proofed with quality latex caulking to all shared interior walls.
- 3. Spray applied urethane insulation below all rooms above unheated spaces. (i.e. garage, front porch)**
- 4. Roll up garage door** with heavy duty springs and long life, rust resistant hardware colour match to exterior colour package.
- Rough-in and receptacle for future garage opener.
- Fiberglass-insulated door from the garage to the home, featuring a hinged self-closer, installed where grade permits.

BASEMENT

- Poured concrete basement walls and floors.
- Floor drain.
- Basement exterior wall wrapped with damp proofing drainage layer.
- Robust poured concrete basement walls and floors,

ensuring strength and durability.

5. Efficient floor drain system for superior moisture control and drainage.
6. Exterior basement walls wrapped in a high-performance damp-proof drainage layer, providing additional protection against moisture.
7. Expansive 8' ceiling height, creating an open and airy basement environment.
- 8. Pre-installed washroom rough-in, offering the convenience of future bathroom installation.**
9. Optional cold cellar available, providing extra storage space, as per applicable floor plan.

KITCHEN

- Quality kitchen cabinets from Builder's selections.
- 2. Single stainless-steel Kitchen sink with Chrome lever faucet.**
- 3. Quartz kitchen countertops from Builder's selections.**
- Opening in cabinetry for future dishwasher, rough-in provided.
- White 2 speed exhaust fan over stove vented to the exterior.
- Heavy duty receptacle for electric stove.
- Dedicated electrical outlet for refrigerator. Fridge opening standard 36" wide, opening for stove is 30" wide, dishwasher opening is 24" wide
- Electrical outlets at counter level for small appliances
- Smooth finish not always possible in 'open concept' designs)



WESTWOOD
VILLAGE

Features & Finishes



Included 'UPGRADES' at no EXTRA Cost (items in bold)

Freehold 2-Storey Townhomes



Electrical/Mechanical

1. 200 AMP service with circuit breaker panel and copper wire through out.
2. Electrical layout will include one light fixture in the centre of each room and receptacles and switches as required by the Electrical Safety Code.
3. 1 recessed light above the kitchen sink where applicable. Any additional interior or exterior recessed light will be purchased through the Builder's supplier.
4. Interior door chime as selected by Builder.
5. 220 volt heavy duty stove and dryer connections.
6. 2 low voltage receptacles (Bell or Rogers) plus 2 CAT6 receptacles, electrical outlets for A/V equipment extra, pre-determined by Builder. Telephone and Cable provider to make connection in basement.
7. 2 exterior weatherproof receptacles (one in front and one in rear of house) connected to a Ground Fault Interrupt (G.F.I.) safety switch.
8. Quality engineered high efficiency forced air gas furnace.
9. Increased energy efficiency through foil taping of furnace main trunk lines.
10. Natural Gas rental hot water heater provided by Kitchener Utilities, supplied by Builder.
11. Interconnected hard wired smoke detectors on all levels and in bedrooms.
12. Carbon Monoxide detectors on bedroom levels.
13. Electrical outlet for future garage door opener(s).

Washrooms

1. **Main floor bathrooms include cabinetry with choice of Quartz countertop from Builder's selections**
2. Large mirrors above vanities. (30"-36" high)
3. Quality white plumbing fixtures with chrome single lever faucets. (low water consumption toilet supplied with insulated tank)
4. Maintenance free white acrylic tub in main bath and ensuite (per applicable plan) **c/w white ceramic tile** on walls with adjustable shower curtain rod (tile is laid out in straight rows, diagonal extra).
5. Extra quiet exhaust fan vented to the exterior in all bathrooms and powder rooms.
6. **Quality flooring as per Builder's Standards**
7. Pressure control valve in main shower (Temperature control valves in all showers.)
8. **Water shut off valves under all sinks**
9. All toilets will be white, low-flow efficient, and standard height, designed for both functionality and water conservation.
10. Ensuite Washroom includes tub, toilet, double sink (if feasible), and a standalone tub, walk-in-shower (available as an upgrade for all models).
11. Main Bath includes Toilet, acrylic tub with tiled walls, double sink (if feasible).

Flooring

1. Premium broadloom carpet over heavy duty under-pad in bedrooms, upper hall and stairs from Builders Standard samples.
2. **When upgraded, wood stairs are selected from Builders selections, a complimentary stain will be**

selected for finished stairs and handrail.

3. **Kitchen, bathrooms, front hall, foyer and laundry room (either main floor or 2nd floor) to be finished in luxury flooring from Builder's samples.**
4. **3/4" OSB subfloors screwed and glued to minimize squeaks.**

Heating, Air Conditioning & Insulation

1. Heat Recovery Ventilator (HRV) installed in accordance with Ontario Building Code requirements.
2. HVAC ducts are sized to accommodate future air conditioning installation.
3. Insulation throughout the home meets Ontario Building Code standards.
4. Basement insulation is applied up to approximately 8" above the basement slab.
5. Spray foam insulation is applied to the garage ceiling beneath any habitable space above.



Features & Finishes

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Freehold 2-Storey Townhomes



Interior Finishes & Doors

1. **Impressive 9' ceilings on main floor and 8' on second floor except in areas where architectural details, mechanical or ductwork require ceiling height to be lowered.**
2. Drywall half-walls are capped in wood and painted white, as per applicable plan.
3. Interior walls to be painted with one coat tinted primer and Two finish coats of quality flat latex paint, all interior doors and trim finished in white, semi-gloss latex paint. Paint colour from Builder's samples. One paint colour throughout.
4. A fireplace, as per applicable model/elevation, fireplaces and/or wall units can be incorporated into bump-outs, with an opening in the framed wall, sealed and insulated for added efficiency (available as an upgrade).
5. **Satin Chrome interior door hardware, knobs. White two-panel smooth finish doors with colour matching swing closet doors, as per applicable plan, complete with trim and casing, and baseboard.**
6. Deadbolts on all exterior doors.

Warranty

1. For your peace of mind your home is protected by TARIION Warranty Corporation for a period of 7 years against major structural defects.
2. Comprehensive full one year service warranty provided by the Builder, back by TARIION Warranty Corporation.
3. Purchaser will reimburse the Builder for the cost of the Warranty fee as an adjustment on closing.

General Information

1. All renderings of exteriors are the artist's concept and may vary slightly. The Builder reserves the right to substitute materials of equal or better value should supply dictate.
2. Due to increasing construction costs, we commit orders to our suppliers on the date of the Offer to Purchase. Therefore, in some cases we cannot alter, change or add to the specifications, details or field notes. In order for any change to be implemented, all requests after the offer becomes firm, must be in writing and accepted by the builder.
3. Driveway locations are pre-designated according to the site plan.
4. All interior finishing materials will be selected with the guidance of Crescent Homes' Interior Design Consultants.
5. All homes undergo third-party testing and inspection.

