



VILLAS OF ALTONA  
IN PICKERING

# FEATURES & FINISHES

luxury and quality built into each  
and every home



Artist's concept. Map not to scale. All dimensions are approximate. E. & O.E.

## GENERAL NOTES

- All references to sizes, measurements, materials, construction styles, trade/brand/industry names or terms may be subject to change or variation within generally accepted industry standards & tolerances.
- Measurements may be converted from imperial to metric or vice versa & 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.
- All features and finishes where Purchasers are given the option to select the style and/or colour shall be from the Builder's predetermined standard selections.
- 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.

## EXTERIOR FINISHES

1. Architecturally controlled streetscape with pleasing exterior colour schemes, styles, materials and elevations.
2. Clay brick and/or stone and/or stucco and/or crezone and/or vinyl siding panel exteriors.
3. Soldier coursing, exterior columns, arches, keystone and other detailing.
4. Precast concrete and/or stucco windowsills, headers and entrance arches.
5. 25 year quality roof shingles
6. Maintenance-free aluminum soffits, fascia, eavestrough and down spouts as per elevation.
7. Sectional pre finished roll up garage doors with heavy-duty springs and decorative glazing.
8. Decorative exterior lights on front elevation.
9. Oversized wood deck with at rear of house. (as per applicable plan)
10. Concrete garage floor with reinforcing grade beams, garage floor and driveway to be slightly sloped for proper drainage.
11. Interlock pavers walkway from garage to front porch as per plan.
12. Two exterior water hose outlets, one at rear and one in garage.
13. Fully landscaped lot. (as per applicable plan)
14. Asphalt driveway.
15. Garage walls and ceiling to be fully drywalled with one coat of taping and primer paint.
16. Decorative house number.
17. Door from garage to laundry room and/or interior. (as per applicable plan)

## DOORS AND WINDOWS

18. Clay coloured vinyl casement windows throughout (excluding basement windows). All windows to be Low E. Argon gas filled. Operable windows are screened.
19. Clay coloured vinyl casement windows on front and upgraded elevations to have mullion bars.
20. 36" fibreglass/steel thermal front entry door with black finished front door grip set.
21. Exterior garden and/or French and/or vinyl sliding door at rear as per plan.
22. All windows and doors are sealed with quality caulking in accordance with the Ontario Building Code.

## INTERIOR FEATURES

23. 9' ceilings on first floor and 8' ceilings on second and main floor. The above excludes all low headroom areas due to mechanical and/or dropped areas.

24. Smooth ceiling on main and lower level, ensuite and main bathroom. California knockdown style in all bedrooms and upper hallway with 4" smooth border.
25. Finished single basin laundry tub inset in cabinet with upper cabinets for storage. (as per applicable plan)
26. 12" tray ceiling in master bedroom.
27. Taller and wide flat panelled arches on main level.
28. Sloped, raised or vaulted ceilings. (as per applicable plan)
29. 4-1/4" Baseboards throughout with 2-3/4" casings on all main floor windows, doorways, flat and panelled arches.
30. Interior doors and trim to be painted in a semi gloss white.
31. Wired shelving installed in all closets.
32. Interior walls to be painted warm grey.
33. Natural oak pickets and handrails from lower level to second floor level. Oak pickets to be 1-5/16 and handrails to be 2-5/8 half round complete with solid oak nosing.
34. Natural oak veneer (stringer) staircase with solid oak steps.
35. Paint grade stairs to basement level (as per applicable plans).
36. Two panel smooth style interior doors with black finish, interior hinges, and lever handles.
37. Optionl Gas or electric fireplace complete with mantle and surround, as per plan.

## FLOORING

38. Satin Finish Pre-finished natural oak engineered flooring throughout as per plan (excluding tiled areas and bedroom).
39. Upgraded ceramic tile flooring in all tiled areas (as per plan).
40. Quality profile door stop trim in all tiled and hardwood floor areas.
41. Quality Berber carpet (Cupido or equivalent) with 7/16" chip foam in all Bedroom

## BATHROOMS

42. Imported ceramic wall tiles in all bathtub and shower enclosures.
43. Master Ensuite separate shower stall with waterproof light and frame less glass enclosure.
44. Single lever Delta or Moen faucets with mechanical pop-ups in all bath rooms.(as per builder's standard selection).
45. Oversized shower head in ensuite shower.
46. Single lever Delta or Moen shower faucet with posi-temp feature in shower stall.
47. Deep acrylic soaker tubs as per plan.
48. Vanity mirrors in all bathrooms with strip lighting above.
49. Quality crafted vanities with laminated countertops (as per builder's standard selections).
50. Ceramic towel bar, toilet paper dispenser, and soap holder in all bath rooms.
51. White porcelain sinks in all bathrooms.
52. Dual flush toilets in all bathrooms
53. Privacy locks for all bathrooms.
54. Energy star exhaust fans in all bathrooms.
55. Shut off Valves installed on all fixtures.

## KITCHENS

56. Custom designed kitchen cabinets with extended uppers (as per builder's standard selections).
57. Granite/ quartz countertops (as per builder's standard selections).
58. Double stainless steel kitchen sink with ledge back and spillway.
59. Single lever Delta or Moen faucet with integrated pull-out spray.

60. Rough-in for plumbing and electrical supply for dishwasher.
61. Hood fan over stove area with 6" venting to the exterior

## SECURITY/ MEDIA

62. 4 CAT5 wires and 2RG wires (location to be determined by purchaser).
63. Rough-in for central vacuum system (terminated at garage)
64. Door chime at front entry.
65. Rough-in wiring for security system.

## NATURAL GAS, ELECTRICAL & PLUMBING

66. 100 AMP service
67. Weatherproof exterior electrical outlets, one at rear and one at front entry.
68. Seasonal receptacle located near front door with interior switch at front entry.
69. Electrical outlet for future garage door opener.
70. Heavy duty receptacle provided for stove and dryer.
71. Exhaust fan in laundry room.
72. Counter level receptacles in kitchen.
73. Bathroom receptacles to be ground fault wired.
74. Smoke and carbon monoxide detectors on all floors as per Ontario Building Code.
75. Forced air high efficiency gas heating system.
76. All ducts professionally cleaned prior to occupancy.
77. Heat Recovery Ventilator (HRV) partially ducted system.
78. Hot water tank is a rental unit. Purchaser to execute agreement with designated supplier prior to closing.
79. Ceiling light fixtures in all rooms with the exception in the living room.
80. White Decora plugs and switches throughout (excluding fireplace switch).
81. Rough in 3 piece bathroom in basement (as per applicable plan)

## CONSTRUCTION

82. Poured concrete basement walls with heavy-duty damp proofing with drainage blanket.
83. Poured concrete porch
84. 2"x6" exterior walls construction.
85. Engineered Floor Joists 5/8 spruce tongue and groove sub-floor sheathing to be nailed, glued, sanded and screwed.
86. Insulation R-22 exterior walls, R-60 in roof area and R-20 in basement exterior walls.
87. All insulation covered with super six poly vapor barriers.
88. Spray foam insulation in garage ceiling below livable space.

## WARRANTY

The Tarion Warranty Corporation backs Sunset Valley Homes Inc. with the following warranties:

- The home is free from:
- Defects in workmanship and materials for a period of one year.
  - Defects in workmanship and materials for a period of two years on electrical, plumbing, and heating systems.
  - Any water penetration throughout exterior cladding, windows, doors and exterior caulking.
  - Major structural defects for a period of seven years.

Please refer to your home owner information package and/or visit tarion.com for further details. Specifications may change without notice. E.&O.E. Sunset Valley Homes. All Rights Reserved. April 1, 2017.