



## FEATURES & FINISHES

### **One-of-a-Kind Exteriors**

1. Unique, architecturally enhanced Contemporary, Modern Farmhouse and Craftsman Styled exteriors made of beautifully coordinated brick, stone, James Hardie Board and Batten and Horizontal siding, and other accents (as applicable to architectural styling).
2. Tomarria Signature extra-large windows with transoms where applicable to enhance architectural features.
3. Certainteed Landmark Lifetime Architectural, BP Mystique or IKO Cambridge asphalt shingles with a Limited Lifetime Warranty.
4. Aggregate Driveways and precast concrete pathways to entry doors.
5. Spacious covered rear verandahs to enjoy the views rain or shine big enough for entertaining.
6. Custom exterior lighting package including pot lights and fixtures as per applicable plan.
7. Poured Concrete foundation walls.
8. Double, Triple and Four Car garages with wider and taller insulated garage doors as per applicable plan.
9. Poured concrete front entry step to front porch where required by grade.
10. ¾" Tongue & Groove sub-floor sheathing, sanded, screwed and glued to minimize floor squeaks.

### **Modern Luxury Interiors**

11. 8' high front entry door with Ferco Berkeley or equal style hardware with multi point locking system.
12. 10' high ceilings throughout main floor except where mechanical or duct work requires a lower height.
13. Smooth ceilings throughout finished interior space.
14. Double-volume, vaulted or raised ceilings for bright spaces and added grandeur as per plan.
15. Porcelain glazed 12" x 24" floor tile at entries, laundry, bathrooms and ensuite baths and other areas, as per builder.
16. Engineered Hardwood flooring throughout main and second floor excluding tiled areas.
17. Natural-finished oak handrails with oak or metal pickets from Tomarria's included selections as per plan.
18. Natural-finished staircases in finished areas with solid oak treads and oak veneer risers and stringers from main floor to second floor and main floor to basement as per plan.
19. Contemporary styled 7" baseboards on main floor and 5-1/2" baseboards in all other finished areas, as per floor plan.
20. Satin finish lever style hardware throughout interior doors and privacy door locks on all bathrooms.
21. Main floor includes 8' high interior doors.
22. Convenient main or second floor laundry location as per plan.
23. Contemporary style linear electric fireplace as per plan.
24. Sump pump in every home.

### **Sleek Gourmet Kitchens**

25. Customized kitchen cabinetry selections of maple, oak, painted, thermofoil or laminate finishes.
26. Soft close doors and full extension drawers.
27. Eat-in kitchen with island, double bowl under mount stainless sink and pull-down designer faucet from MOEN as per plan.
28. Quartz or granite countertops from vendors standard samples.
29. Stainless steel range hood fan.
30. Light valance with under-cabinet lighting.
31. Dishwasher rough-in.
32. Convenient walk-in pantry as per applicable plan.
33. Pendant light fixture(s) included over island.
34. USB outlet conveniently located in Island.

### **Spa-Inspired Bathrooms**

35. Luxe frameless glass & tile walk-in shower enclosure with Moen rain shower style showerhead in master ensuite.
36. Custom built-in seat in Master Ensuite shower enclosure as per plan.
37. Customized cabinetry selections of painted, thermofoil or laminate finishes.
38. Soft close doors.
39. Spa-style free-standing soaker tub in Master Ensuite.
40. Contemporary Moen faucets throughout.
41. Spacious vanity layouts in ensuite(s) & main bath.
42. Main bath to include 5' tub & shower with a tiled surround from Tomarria standard selections.
43. Custom cut vanity mirrors in ensuites and bathrooms throughout.
44. White bathroom plumbing fixtures throughout.
45. Chrome accessories include towel bar and toilet tissue dispenser in all bathrooms.
46. All glass shower enclosures include a recessed shower light.
47. 3 piece rough-in included in unfinished basement.

### **Personal Tomarria Design Consultant**

48. Experience our one-on-one design approach with your personal Tomarria Design Consultant to guide you every step of the way.
49. We'll book your personal appointments to select Kitchens, Floors and other finishes. You get to see new and exciting products first-hand.
50. On-site walk through at framing, drywall and electrical stages of your home.
51. Pre-delivery Inspection as per Tarion Guidelines prior to delivery.
52. Private walk through with electrician to select your included switch and lighting locations.

### **Energy Efficient Features**

53. All homes built with various Energy Star rated products going above and beyond the Ontario Building Code.
54. Energy Star® rated gas furnace and programmable thermostat.
55. Energy Star® rated Energy Recovery Ventilator (ERV unit).
56. High-efficiency gas hot water heater (rental).
57. A Drain-water heat recovery system installed on the drain stack(s) as required.
58. Spray foam all main and second floor window & door frames as well as Blueskin or equal flashing system for watertight construction.
59. R22 batt insulation plus 1"-R5 rigid exterior foam insulation for a total value of R27 on applicable exterior walls.
60. R20 insulation to within 8" of basement floor on basement foundation walls.
61. R60 blown-in attic insulation in applicable ceilings as well as spray foam in garage ceiling below living space.

### **Electrical & Mechanical**

62. 200 amp electrical service.
63. Minimum of two exterior weather-proof electrical outlets to be provided: one to service the front yard and one to service the rear yard.
64. Smoke detectors and CO detectors hard-wired and installed throughout home.
65. Outlet provided in the garage ceiling for future garage door operator.
66. Central vacuum rough-in to garage.
67. Rough in security, telephone, cable and data as per vendors specifications.
68. 220v outlet to be provided for future electric vehicle.
69. 24 interior LED pot lights.
70. Telephone outlets (3) and cable TV outlets (3) included.

### **Note:**

All homes require a drilled well and septic system – see Tomarria representative for details. Due to continuous research, plans, specifications, materials & elevations are subject to change at the Tomarria's discretion. Tomarria reserves the right to make substitutions of similar quality & value provided they meet the requirements of the Ontario Building Code and the Tarion Warranty Corporation. The Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than, the products and materials so listed or so provided. Marble and wood are subject to natural variations in colour, uniformity and grain. Ceramic tile and broadloom are subject to pattern, shade and colour variation.