



Features & Finishes

QUALITY EXTERIOR FEATURES

- All elevations are under strict architectural control to ensure harmonious streetscapes. All exterior colours and brick selections are preselected by vendor
- Exteriors feature may include: clay brick, maintenance free siding, stone or brick sills, stucco, soldier coursing, brick arches, covered porches, decorative columns and other masonry details as per applicable elevation
- Poured concrete basement walls with outside heavy-duty damp-proofing, as well as membrane wrap with weeping tile to prevent leakage and humidity
- Brush coat cement finish to basement wall above grade
- Sill Plate gasket is used for extra draft prevention
- Steel beam construction (where applicable)
- All exterior door frames and windows are fully sealed and caulked
- Clad wood sectional roll-up garage doors with decorative glass insert
- Colonial Steel clad insulated front entry door with decorative insert, Brass grip set, weather-stripping and dead bolt lock
- Basement windows as per plan
- Pre-finished aluminum soffits, eaves trough, fascia, frieze boards and downspouts (all colour coordinated by Vendor)
- Exterior includes coach lamp(s) and street number
- Two exterior water taps. (One at rear and one in garage)
- Aluminum/wood colonial porch railing if finished grade is more than two feet below the surface of the porch
- Homes feature poured or pre-cast concrete steps at entry porch as per plans
- Self-sealing asphalt roof shingles with manufacturer's 25 year warranty
- Paved driveway
- Lot sodded
- THE ENERGY EFFICIENCY OF QUALITY COLOURED LOW E ARGON VINYL CASEMENT WINDOWS AND OR PICTURE WINDOWS THROUGHOUT WITH A MAXIMUM U VALUE OF 1.8

HOUSE STRUCTURE

- SILENT FLOOR JOIST (ENGINEERING PRODUCT) I-JOIST SYSTEM to reduce squeaky floors and eliminate warping of joists, creating a superior base for sub-floors
- 2"x 6" exterior wall construction on first and second floor
- R-50 insulation in attic
- Exterior walls insulated with R-24 fiberglass
- Poured concrete floor with gravel as per building code
- Floor drains as per plan
- Perimeter basement wall insulated with R-20 fiberglass

DISTINCTIVE INTERIOR FINISHES

- Homes feature natural finish oak handrails
- 9 FT. CEILING ON MAIN FLOOR (EXCEPT IN MELROSE AND WINSTON MODEL, 10 FT. CEILING ON MAIN FLOOR APPLY)
- Homes feature two coats of decorator paint (including primer) on walls, on smooth ceilings and on wood trim. (One colour choice throughout)
- Ceiling in living, dining, family rooms, bedrooms and halls are textured with smooth border. (Ceiling in kitchen, laundry rooms and bathrooms are smooth)
- Elegant series 800 doors with polished brass hardware
- Colonial baseboard and door and window casing trim throughout
- All archways are finished with colonial trim
- Elegant upgraded colonial 4 1/4" baseboards and 2 3/4" window casing
- All double closets have sliding doors or doors in white (as per plan), except where noted otherwise

EXCEPTIONAL FLOORING

- 3/8" textured wood laminated flooring on ground floor as per plan
- DESIGNER CERAMIC TILES IN FOYER AND ALL BATHROOMS as indicated per plan
- In all other areas, quality 35-ounce carpet to be laid with 5/16" foam underpadding.
- 5/8" SUBFLOOR SHEATHING SCREWED AND GLUED TO SILENT FLOOR JOIST (ENGINEERED PRODUCT) I-JOIST SYSTEM

KITCHEN & LAUNDRY FEATURES

- Choice of CUSTOM QUALITY CABINETRY with matching kick plates (from Builder's samples)
- Kitchen cabinetry features an open, under-counter area for dishwasher
- Choice of QUALITY GRANITE COUNTERTOPS for kitchen
- Kitchens feature quality UNDER MOUNT DOUBLE STAINLESS STEEL SINK with single lever faucet
- Stove area to have heavy-duty plug receptacle and wiring
- Exhaust hood fan (white or black) will be installed over stove area and features outside venting
- Quality single freestanding fiberglass laundry tub in laundry area as per plan
- Outside venting for clothes dryer and stove will be provided

LUXURY BATHROOMS

- Choice of CUSTOM QUALITY VANITY with postform laminate countertop with a matching kickplate (from builder's samples)
- Main floor powder room features elegant pedestal sink or cabinet (as per plan)
- DESIGNER CERAMIC WALL TILES installed in bathtub enclosures to ceiling height
- Mirrors are provided in all bathrooms and powder rooms
- Bathrooms feature white ceramic fixtures from builder's samples
- All bathroom accessories in quality decorator ceramic
- Bathrooms feature WATER SAVER toilets and shower heads with temperature control
- Exhaust fans vented to exterior, provided in all bathrooms
- Privacy locks on all bathroom doors
- QUALITY SINGLE LEVER FAUCETS featured in all bathrooms
- Convenient shut-off valves are installed beneath all sinks

ELECTRICAL & LIGHTING

- Quality light fixtures installed in all bedrooms, bathrooms, kitchen, hallways and dining rooms
- Vendor provides 100 AMP electrical service panel with copper wiring throughout (in basement or garage)
- White DECORA switches and receptacles throughout
- One exterior waterproof outlet, plus light switch at the front porch and one exterior waterproof outlet, plus light switch at rear and plug in garage
- All bathrooms are equipped with a safety hydro receptacle
- Hard wired Smoke detectors are installed on all floors and one carbon monoxide detector on top floor
- Rough-in for telephone in kitchen and master bedroom only
- Rough-in for cable TV in family room and master bedroom
- Plug in garage for future garage door opener

ENERGY EFFICIENT PLUMBING & HEATING

- The energy efficiency of forced air high-efficiency gas furnace with electronic ignition, power vented to exterior with a minimum A.F.U.E. of 94%
- Hot water tank is a rental gas unit, power vented to exterior with a minimum energy efficiency of .67 (Purchaser must execute Rental Agreement with the appropriate rental company)
- Furnace & Hot water tank may be relocated at Vendor's discretion from shown on plan

- Insulation to exterior walls, roof and in basement will meet Ontario Building Code standard at the time permit is issued
- Solmar is proud to offer expanding foam insulation to all garage ceilings where finished areas are above with a minimum R value R-31

ALSO INCLUDED

- Subdivision services to include paved roads, curbs, sidewalks, where applicable, sewer and water connections, natural gas, telephone, electrical and cable

SOLMAR HOMES GUARANTEE

- Solmar Homes has been rated excellent by the Tarion Warranty Program for 25 years running and offers a comprehensive customer service program

The vendor reserves the right of substitution of materials of equal or better quality. The vendor is not responsible for shade variations occurring from different dye lots on any construction or finishing materials. Any layout showing bathrooms, rooms, hallways, bar areas etc, as a dotted line, or as a rough-in are optional only and can be purchased as an extra. If oak stairs are used in the home, stringers are finished with oak veneers. The purchaser acknowledges that the renderings, floor plans, brochures and all displays are artist's conceptions only and that the windows, window decorations, inserts in front doors and garage doors, front steps, railings, walkways, shutters, furniture, household appliances, décor, landscaping, driveways, brickwork, grading and other features may not be as shown or may not be included in the purchase price except as is otherwise stated in the Agreement of Purchase and Sale. The above features and finishes are at not cost to the purchasers and form part of the agreement of purchase of sale. All photos are for interpretation only, not what is listed in features.

