



FEATURES & FINISHES

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SUSTAINABLE ELEGANCE: FEATURES DESIGNED FOR ENERGY-SMART LIVING

- Clay brick is one of the original energy conservation tools. Due to its mass, it prevents temperature extremes on the outside of your home from affecting the temperature on the inside of your home. This process is called thermal lag, and it translates into greater year-round comfort and energy savings.
- Roof vents are a vital part of keeping fresh air circulating through this area. Proper ventilation reduces problems because it minimizes the temperature differential. Trapped heat and moisture can raise energy costs, cause ice dams, and damage the roof. Effective ventilation will remove moisture and heat creating a healthy home – both for the structure and the occupants.
- All exterior doorframes and windows are sealed with spray foam and installed with a vapour barrier and fully caulked to assist in the effectiveness of your home's thermal envelope. Proper caulking and weather stripping alleviates drafts and helps your home feel warmer when it's cold outside and helps keep your home cooler in the summer.
- Energy Star® rated low e/argon filled windows with warm-edge spacers, where shown on plan on the main and second floor. Energy efficient windows save money each and every month.
 - Low e (which stands for "low emissivity") glass is coated with a microscopic, virtually invisible, metallic oxide layer that improves thermal performance. This microscopically thin coating filters the sun's energy in the summer and reduces heat loss in the winter. Not only does it make your windows more energy efficient, it also provides some protection from harmful UV rays that can fade your flooring, furniture and window coverings.
 - Argon gas is an odorless, colourless, tasteless, non-toxic, inert gas, which is six times denser than air. It is used to replace air between the glass panes to reduce temperature transfer.
 - A warm edge spacer system wraps around the perimeter of the glass to improve thermal performance, reduce condensation, wintertime heat loss and summertime solar heat gain.
- Energy saving metal clad insulated non-warp entryway door systems, (where applicable) with weather-stripping to ensure a tighter seal. These entry door systems also have a bottom expander with a vinyl sweep to keep that seal. An energy efficient door will greatly decrease drafts in your house, which will in turn decrease your utility bills. Heat and air conditioning will stay in, therefore decreasing running time of your units.
- Energy Star® rated rear sliding patio doors (where shown on plan) with glass transoms with white interior frames, featuring low e/argon filled glass panels. They operate smoothly and reliably, help lower heating and cooling costs and make homes more comfortable and secure.
- Programmable ECOBEE thermostat system with ECOBEE WiFi control offers a refined approach to climate control, seamlessly balancing personalized comfort, energy efficiency, and intelligent automation. By providing 2 units the home has 2 distinct temperature zones, it ensures optimal conditions in frequently used spaces while minimizing energy waste in unoccupied areas. Your ECOBEE thermostat system is seamlessly integrated with our Connected Home by NICE. By reducing strain on the HVAC system and adapting to user habits, Ecobee enhances both performance and longevity, delivering a sophisticated, sustainable solution for modern living.
- Energy-efficient water saver showerheads. These water saving, or low flow shower heads, significantly reduce the consumption of hot water within the home and result in lower utility bills and less wasted water.
- Contemporary low consumption toilets that dramatically reduce water consumption while providing reliable performance and efficiency. Studies show the highest percentage of water used within the home, is attributed to waste water from toilets. Studies also show using low consumption toilets can save an average of 57% of water consumption compared to older models.
- RED ZONE hydronic air handler and RINNAI tankless water heater. This integrated hydronic system heats your home while you heat your water. RED ZONE hydronic air handler works in conjunction with your RINNAI TANKLESS water heater to deliver comfortable, efficient heat to your entire home. The innovative design behind the RINNAI TANKLESS water heater provides a supply of hot water only when you need it, which saves on your energy bill. All homes will be equipped with 2 RED ZONE air handlers and 1 RINNAI tankless water heater with storage tank. (where shown on plan)
- Two HIGH EFFICIENCY air conditioning units will be installed (locations to be determined by the vendor) ensuring optimal cooling across your entire home, providing comfort and efficiency throughout. (where shown on plan)
- All homes will be equipped with 2 ERV's – Energy Recovery Ventilator. It maintains indoor air quality that results in a consistent supply of fresh air throughout the year. In the Summer, when humidity is high, the ERV limits the amount of humidity coming into the home. In the Winter, when humidity is low, the ERV limits the amount of humidity exhausted from your home.
- Insulation: The insulation system in your home is designed to reduce the natural movement of heat from warmer to cooler areas. Properly installed, it protects your home as a thermal retarder that helps reduce costly energy bills during heating and cooling seasons.
 - R40 expandable spray foam insulation over garage ceilings and exposed soffits with habitable space above for additional heating and cooling control. Expandable spray foam insulation is an open cell, soft foam insulation that is sprayed into cavities as a liquid and expands 100 times its volume to seal a cavity. It effectively reduces air infiltration which can be the largest source of heat and cooling loss in your home.
 - R31 closed-cell spray foam roof insulation is a high-performance, energy-efficient solution engineered to provide superior thermal protection and structural reinforcement. With its exceptional R-value, it minimizes heat transfer, significantly reducing energy costs while maintaining consistent indoor temperatures year-round. Its dense, rigid composition strengthens the roof structure while acting as a seamless vapor barrier, preventing moisture infiltration and protecting against mold and mildew. By eliminating air leaks, it enhances HVAC efficiency, reducing drafts and ensuring a more comfortable indoor environment. Additionally, its sound-dampening properties contribute to a quieter space.
 - R24 Fibreglass Insulation plus Sheathing to 2" x 6" Exterior Walls. A home's structural integrity starts with its exterior walls and 2" x 6" wood stud exterior fabrication sets the standard for high quality construction.
 - R20 Basement Wall Insulation keeps your unfinished basement warmer, more comfortable and makes the floors above warmer, in addition to keeping energy costs down.



- Drain Water Heat Recovery (DWHR). This process recovers the heat transfer from designated drain(s) in your home to effectively provide warmth to incoming cold water prior to entering the water heating system. Ontario is the first place in North America to formally recognize the advantages of this system by including this device on its list of allowable energy saving items.
- Self-sealing electrical boxes, molded from a high-strength resin, perform in a wide range of temperature conditions. These boxes are environmentally friendly and more energy efficient than typical metal boxes.

ARCHITECTURAL DISTINCTION & SUPERIOR CRAFTSMANSHIP

- Impressive architectural details feature: enduring exterior style with genuine clay brick and masonry stone, exterior stucco finishes with accents, keystones, banding and sills, custom precast concrete headers and arches, covered and/or recessed front entries, decorative columns and masonry detail as per applicable elevations.
- Colour co-ordinated pre-finished ventilated aluminum soffits with pre-finished fascia, 5" eavestrough and downspouts.
- Spruce 3/4" roof sheathing provides for a stronger more durable roof structure.
- Screens will be installed on all operating windows.
- The basement windows will be maintenance free, oversized 30"W x 24"H vinyl sliders (where allowed by setbacks and window wells may be required, subject to grade).
- Inlaid acid etched / frosted glass panel for your 8-Foot front entrance door(s), as per plan.
- 8-foot-TALL front entrance door(s) will be adorned with a Matte Black refined grip set, enhancing its contemporary elegance and sophistication.
- Wall mounted decorative exterior address plaques.
- Safety door hinge on door from garage to interior (where applicable) with deadbolt.
- 8-foot TALL black steel insulated garage doors with sleek T-locks. These exceptional sectional roll-up doors feature decorative plexiglass panels, heavy-duty springs, and long-lasting, rust-resistant hardware for enduring performance and refined elegance.
- Garage floor to be poured concrete.
- Garage walls and ceiling (with the exception of any concrete wall or concrete block wall) will be drywalled and taped and left unsanded.
- Pre-cast concrete slab walkway from driveway to main entrance door. Any applicable rear patio will be pre-cast concrete slabs.
- Driveways are fully paved in a two-step operation including basecoat and finished asphalt topcoat at no extra charge.
- Front porches will be poured concrete over a cold cellar, as per applicable plan.
- Where cold cellars occur, they will be vented and include a door, interior light and floor drain.
- The entire lot, front and back to be graded and sodded, where applicable.

- Four exterior frost-free hose faucets and four exterior weatherproof electrical outlets with ground fault interrupters (GFI).
- Engineered Floor Joist System. This strong and quiet system comprising of an Engineered Subfloor that is glued and screwed down to the I-Joists. It is recognized as the most effective method for vibration reduction, reducing the possibility of squeaking. While most joists are made so openings can be cut into them, the engineered joist comes with engineered openings, guaranteed to maintain the structural integrity of the joist for the life of the home.
- Engineered 3/4" Subfloor System. This engineered subfloor solution features a patented tapered edge technology designed to offset the effects of moisture. The bottom line is a solid, structural floor that goes down flat and stays flat.
- Steel beam construction in basement where applicable.
- The basement walls are poured concrete with heavy-duty damp proofing, weeping tiles and drainage blanket for additional water penetration protection.
- The basement floor will be poured concrete.
- Decks at the rear patio will be finished with TREX COMPOSITE decking (size as per plan) finished with aluminum railings.
- Where walk-out basement conditions apply, the premium includes a sliding basement door, rear vinyl casement window (if applicable), step-down brick veneer, composite deck with aluminum railings (no stairs), additional light, GFI outlet, and frost-free hose bib.

ELEGANT & SOPHISTICATED INTERIORS

- 10-foot ceilings on second floor and full 9-foot ceilings on first and third floors, 8-foot ceilings on the roof top terrace and basement floors. (excluding areas with bulkhead or mechanicals)
- CONTEMPORARY trim package features 7 1/2" baseboard with matching CONTEMPORARY 3 1/2" casing for all doors and windows on the first, second and third floors.
- All archways and closets to be trimmed.
- Distinctive 8-foot tall smooth passage and closet doors throughout (where possible) finished with quality matte black lever handles and hinges. Door/s on the roof top will be 6'8"
- All interior trim work and interior walls will be painted white.
- Elegant oak stairs (excluding basement), with oak handrail and your choice of oak pickets (1 5/16") or wrought iron pickets in stained finish (excluding basement). Any applicable staircase landing will be completed with pre-finished strip hardwood flooring, all from the Vendor's designated selection.
- All ceilings are completed with a smooth finish.
- "Townwood proudly elevates luxury living by including the SAVARIA-ECLIPSE IN-HOME ELEVATOR in every residence. This refined feature offers a spacious 48"x48" platform, an 84" tall cab, and a 1,000 lb capacity, all enclosed within a sleek Painted Wood MDF interior illuminated by four LED pot-lights and accented with stainless steel trim. Designed for effortless convenience, it boasts push-button operation, an emergency telephone, battery backup power, and automatic bi-fold gates. Each elevator is backed by a 24-month manufacturer's warranty and includes three months of complimentary service, epitomizing modern elegance and functionality.



KITCHENS OF DISTINCTION

- Townwood is pleased to enhance your kitchen with the refined sophistication of QUARTZ COUNTERTOPS offering a seamless blend of natural beauty and timeless luxury that elevates your home.
- Your choice of Fine Kitchen Cabinetry featuring solid frame doors in maple, oak, laminate or painted mdf finish in a wide and beautiful variety of colours and styles to make your kitchen uniquely your own, from the vendor's PREMIER (Tier III) collection. Your kitchen will feature extended cabinets with furring panel finished to the ceiling with crown molding, lower valance, doors with removable, self-adjustable, snap on soft close hinges for easy cleaning, full cabinets with backing, matching kicks, back panels (where applicable) with dummy doors, soft close top bank drawers with metal slides and 5/8" solid bottoms, pantries, pots and pans drawers, garbage and recycling pullout (where shown on plan).
- All kitchen cabinetry designs provide for built-in appliances and include an oven tower cabinet for your 30" WOLF E series professional built in single wall oven and your 30" WOLF professional drop down door microwave oven, WOLF 36" sealed 6 burner gas cooktop, Professional Stainless Steel Sirius Chimney Style ventilation hood fan (1100CFM) vented to the exterior, built in 36" SUB-ZERO French door refrigerator and your built in COVE dishwasher. Townwood Homes is pleased to equip all homes with the exclusivity of WOLF / SUB-ZERO / COVE / SIRIUS & WHIRLPOOL.
- Townwood elevates your kitchen's elegance with a refined ceramic SUBWAY TILE backsplash, a premium double-compartment stainless steel undermount sink, and a sophisticated DELTA matte black single-lever faucet, impeccably crafted with a pull-out spray. From the vendor's designated collection.

MASTERFULLY CRAFTED BATHROOMS & LAUNDRY SPACES

- 36" high bathroom vanities featuring PREMIER (Tier III) cabinetry in a wide variety of styles and colours. All Primary ensuite vanities will feature a full bank of drawers.
- QUARTZ Bathroom vanity counters with rectangular under-mount sink and DELTA MODERN Matte black faucet, from the Vendor's designated selections.
- Vanity mirrors in all washrooms, with wall mounted lights over each vanity.
- Temperature balance control valves in bathroom shower enclosures.
- Powder room vanities feature Premier (Tier III) level cabinets, QUARTZ counter, rectangular under-mount sink and DELTA MODERN Matte black faucet, from Vendor's designated collection.
- Powder room will feature a decorative mirror and ceiling light fixture.
- Separate shower stalls (as indicated on plan) will feature a quartz cap on the shower curb and applicable half walls, complemented by a ceramic/acrylic shower base set on concrete. The DELTA Modern Square matte black shower system includes a luxurious rain showerhead (exclusive to the primary ensuite) and a handheld spray. Glass shower walls will be crafted from elegant 10mm black channel-set glass, paired with a sophisticated shower door.
- FREESTANDING acrylic tubs in master ensuite with DELTA ARA Matte black tub filler (where shown on plan).
- Acrylic tubs with extra deep soaking area (20") with DELTA Matte black fixtures and decorative skirting for all full bathrooms.

- Luxurious imported PORCELAIN TILES (18" x 18" or 12" x 24") adorn the bathtub enclosure walls, extending up to but not including the ceiling, and grace the bathroom floors, set on a dry-pack cement base for added durability. All tiles are carefully curated from the Vendor's exclusive selection, with floor tile thresholds finished in an elegant nickel-colored edge for a seamless, sophisticated look.
- Laundry rooms will feature a sleek laundry tub seamlessly integrated into cabinetry with upper cabinets from the Vendor's PREMIER line, complemented by a QUARTZ countertop and an elegant drip-dry rod above. Each space is equipped with full-size energy star rated WHIRLPOOL front-load stackable washer and dryer.
- Pex flexible tubing plastic plumbing and fitting systems. The high strength and flexibility of this product make it ideal for water distribution throughout the house.
- Shut off valves will be installed for all sinks and toilets.
- A rough-in three-piece washroom is located in the basement, as per plan.

FLOORING OF DISTINCTION

- 5" Pre-Finished VINTAGE Engineered Hardwood Flooring, in a stained finish for all first, second and third floor living areas excluding where tile is shown, all from the Vendor's designated collection. Vintage flooring is a testament to superior craftsmanship, leveraging cutting-edge technology to produce unmatched quality. With a commitment to environmental responsibility, Vintage ensures compliance with all applicable laws and offers finishes that are 99% VOC and formaldehyde-free. Featuring the smallest "micro v" seams in the industry for cleaner surfaces and easier maintenance, along with longer average lengths for effortless installation and enhanced elegance, Vintage is the premier choice for prefinished Engineered hardwood flooring.
- Porcelain tiles in 18" x 18" or 12" x 24" dimensions are thoughtfully selected for the front entrance, kitchens, laundry room, powder room, and bathrooms, as per plan and chosen from the Vendor's exclusive collection. All porcelain flooring is expertly installed on a dry-pack cement base, with tile thresholds elegantly finished with a nickel-colored edge for a seamless and refined look.
- Any main or second floor areas with a solid material finish will have wood trim molding installed to complement the 7 1/2" contemporary baseboard.

SOPHISTICATED LIGHTING, ELECTRICAL, & SMART AUTOMATION

- 200-amp electrical service with automatic circuit breakers and copper wiring throughout along with a ROUGH-IN for an ELECTRIC VEHICLE CHARGING SYSTEM in the garage all in accordance with E.S.A. and O.B.C requirements.
- Your choice of 20 pot lights (applicable switches included) to be installed in the rooms of your choice (minimum 4 per room) from vendors designated collection.
- Overhead electrical outlet in ceiling of garage.
- Carbon Monoxide Detector with audible alarm and Wired in smoke detectors with strobe lighting to be mounted in areas specified by the Ontario Building Code. Properly maintained carbon monoxide and smoke alarms can save lives, reduce the risk of injury and property loss.
- Interior and exterior light fixtures and door chimes are pre-selected by Townwood® and installed in predetermined areas.



- All bedrooms will have overhead light fixtures. Your dining room / living room and family room will be equipped with an overhead receptacle for future installation of a fixture.
- “DECORA” switches and receptacles throughout as per Builder’s specifications.
- ON.Q Home Connection Center from legrand®. Your new home will feature a centralized Home Connection Centre – the superior way to route traditional home wiring. Outlets are installed throughout the house providing access points for cable TV, phone or the internet. 1 Telephone jack will be installed in the kitchen and 1 telephone jack will be installed in your SAVARIA home elevator. Data networking lines will be installed in all great rooms, family rooms, bedrooms, computer areas / home offices/library and roof top terraces. 1 Cable TV outlet will be installed in your family/great rooms.
- Your Townwood Home is thoughtfully designed as a Connected Home by NICE, giving you the capability to seamlessly integrate music, TV, climate, lighting, and other home systems through an intuitive, sophisticated interface. Each residence features a 12” NICE Touchscreen and a NICE SC100, providing a centralized hub for media, climate, and lighting automation. Additional inclusions are a NICE IPD Matrix Multi-Zone Audio Amplifier, a Panamax Power Conditioner, engineered to deliver filtered and protected power to your home systems, a CIS 8-Port POE Switch, an Autonomics Streamer, a premium housing rack, and two Sonance Flush Ceiling-Mount Speakers strategically placed in your kitchen. To ensure you fully enjoy these state-of-the-art features, a personalized post-closing NICE training session is provided, elevating your living experience to unparalleled luxury.
- Four (4) USB Electrical outlet combination receptacles, location to be determined at pre-construction consultation.
- Complete home security system including 1 DSC alarm panel, 1 one LCD key pad, 2 motion detectors and 3 door contacts.
- Exhaust fans are provided in all washrooms.
- Heavy-duty wiring and plug receptacles for the kitchen stove and dryer, where gas is not supplied. Exterior venting for a dryer and plumbing for an automatic washer is provided.
- Arc Fault Circuit Interrupter (AFCI) duplex receptacle or circuit breaker that breaks the circuit when it detects a dangerous electrical arc, in order to prevent electrical fires, from Vendor’s specifications.

- An electrical Ground Fault Interrupter (G.F.I.) outlet for small appliances is installed for all washrooms.
- Rough-in central vacuum with piping and electrical in garage.

ALL ITEMS ALLOWING THE PURCHASER A CHOICE OF COLOURS AND / OR MATERIALS FOR THE ABOVE WILL BE FROM THE VENDOR’S DESIGNATED SAMPLES.

THE VENDOR shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor’s architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the Unit may vary from Vendor’s samples as a result of normal manufacturing and installation processes.

THE VENDOR shall have the right, in its sole discretion, to construct the hereinbefore described Dwelling either as shown on the sales brochures, renderings and other plans and specifications therefore reviewed and approved by the Purchaser, or, to construct such Dwelling on a reverse mirror image plan, including reversal of garage siting and reversal of interior floor plan layout. Construction of a reverse mirror image Dwelling plan is hereby irrevocably accepted by the Purchaser without any right of abatement of Purchase Price and in full satisfaction of the Vendor’s obligation as to construction of the Dwelling type hereinbefore described. Further, in the event the Vendor determines, at its sole discretion to construct the Dwelling at a grade level different than as depicted in the sales brochures, renderings and other plans and specifications therefore reviewed and approved by the Purchaser, necessitating a step or series of steps to the front door, side door, rear door, or any door from the garage to the interior of the Dwelling, the Purchaser hereby irrevocably agrees to accept such without any right of abatement of Purchase Price and in full satisfaction of the Vendor’s obligation as to construction of the Dwelling type hereinbefore described.

ALL HOMES built to Ontario Building Code (O.B.C.) requirements or better, at the time of issuance of the building permit.

THE PURCHASER acknowledges and accepts that he has read and understands the preceding list of standard features and inclusions.

ORAL REPRESENTATIONS DO NOT FORM PART OF NOR CAN THEY AMEND THIS AGREEMENT.



Shining Hill

LIVE BRIGHTER



TOWNWOODHOMES.COM

