



NORTH OAKVILLE

Features List



DISTINCTIVE EXTERIOR/CONSTRUCTION FEATURES

- Elegant architectural upgraded exteriors surpassing community architectural guidelines.
- Genuine clay brick elevations with stone window sills, exquisite brick detailing, soldier coursing, brick archways, keystones and other masonry and stone detailing, siding and ornamental details (as per plan).
- Metal insulated sectional roll-up garage door(s) with decorative lite inserts where applicable, as per floor plans and drawings. Garage door(s) installed with heavy-duty springs and long life rust resistant hardware.
- 8 ft. Metal insulated entry door(s) with weather stripping on Elevation A models.
- 8 ft Fiberglass entry door (s) with multi point hardware on Elevation B models.
- Energy Star qualified windows and doors with Low-E glass and argon filled space. Opening windows are screened with internal grills on all front elevations, where applicable, as per floor plans and drawings. Vinyl thermopane sliders in basement including screens, as per Vendor's samples.
- Self-sealed asphalt shingles. 25 year warranty.
- Energy conserving insulation to all exterior walls and ceilings to meet or surpass Ontario Building Code requirements.
- 3/8" plywood roof sheathing.
- Pre-finished maintenance free aluminum soffits, fascia, eavestrough and down spouts.
- Walkways, precast slabs and steps at front and patio rear area where applicable. Number of steps at front and patio rear may vary from that shown according to grading conditions and municipal requirements, and cannot be guaranteed.
- One exterior water tap plus one in garage area. Builder to determine location.
- Dead bolts on front entry door and garage access door where applicable, as per plan.
- Yard to be sodded.
- Paved driveways.
- 2" x 6" exterior wall construction for extra rigidity factor.
- Decorative black cast aluminum coach lamps and satin nickel grip sets to exterior front elevation only.
- Municipal Address Plaque provided.
- Garage access door into home if grade permits (maximum 2 risers).
- Optional Side entrance door into home, where grade permits, as per plan. caulking.

BASEMENT FEATURES

- Poured concrete basement walls & steel beam support as required by plan. Heavy Duty damp proofing on all exterior foundation walls including drainage layer.
- Rough in drain for 3 piece bathroom in basement (rough in area is a proposed location only and is subject to change due to drainage requirements).
- Cold storage room, as per plan.

INTERIOR FEATURES

- All models to have approximately ten (10') foot ceilings on main floor and nine foot (9') ceilings on second floor.
- Purchaser's selection of one paint colour throughout from Builder's standard samples.
- 2 Panel "Cambridge" Series doors and trim work to be painted white. Main floor to have 8 ft doors. 6'8 doors on second floor.
- Interior doors to include satin nickel levers as per Builder's standard samples.
- Smooth finish ceilings throughout main floor, Bathroom(s) and Laundry Room and stippled ceilings (white) with smooth border throughout second floor.
- Luxurious Trim Package including 5 1/4" colonial baseboards and 3" casings with backband to be painted White.

- Luxury oak staircase from main floor to second floor and main to lower landing (closed risers), in Natural finish, as per plan.
- Solid oak railings and nosings with wrought iron pickets (from Builder's Standard Samples).
- Direct Gas vent fireplace with ornamental wood mantel painted white, as per plan.

FLOORING FEATURES

- All tongue and groove 5/8" sub-floors to be sanded and fastened with nails and screws (Engineered Sub-Flooring System).
- Purchaser's selection of imported porcelain ceramic floor tiles (12" x 12" or 13" x 13") in foyer, kitchen, breakfast area, laundry room and powder room (as per plan) from Builder's standard samples.
- Purchaser's selection of quality Broadloom throughout second floor from Builder's 40oz. Standard samples (one colour throughout).
- 3 1/4" x 3/4" natural oak hardwood flooring throughout all non-tiled areas of main floor and upper hallway

LAUNDRY FEATURES

- Single laundry tub set in white melamine cabinet base with faucet and drain, and washing machine hookups, as per plan (cabinet base not included if laundry in basement).
- Dryer vent and electrical plug.

GOURMET KITCHEN FEATURES

- Purchaser's selection of premium Paris kitchen cabinets.
- Professional stainless steel style chimney hood.
- Meta- box drawer system with self close.
- Heavy-duty wiring and receptacle for stove.
- Rough-in plumbing for future dishwasher. (Space left open in kitchen cabinetry). Electrical included.
- Granite countertops with single basin stainless steel undermount sink and pull-out faucet..
- Extended height upper cabinets in Kitchen.
- Extended Flush Breakfast bars, as per plan.
- Ceramic backsplash above kitchen counters, from builders standard selection

LUXURY BATHROOM FEATURES

- White plumbing fixtures in all bathrooms.
- Chrome faucets for all bathroom vanities & showers as per Builder's samples. Showers with pressure balanced & temperature control valves.
- Master Ensuite Bath to include separate shower and freestanding (5') foot acrylic tub, according to plan.
- Deep acrylic tubs throughout, as per plan.
- Powder room includes single square white pedestal sink, as per plan.
- Purchaser's selection of premium vanity cabinets and Arborite countertops in all bathrooms, as per Builder's standard samples.
- 41', 43' and 45' models to include granite countertop in master ensuite with square undermount basin from builders standard selection.
- Exhaust fans in all bathrooms according to the current Ontario Building Code.
- Privacy locks on all bathroom doors.
- Plate mirrors above vanities in all bathrooms.
- Purchaser's choice of 8" x 10" Imported Bathroom wall Tiles, as per Builder's standard samples. Purchasers choice of 13" x 13" Imported Bathroom floor Tiles, as per Builder's standard samples.
- Pot light in master ensuite shower stall.
- Frameless Glass Shower Enclosure in Master Ensuite, as per plan.
- Framed Glass Shower Enclosure in secondary Ensuite, as per Plan.

HEATING/INSULATION FEATURES

- Forced air high-efficiency gas furnace.
- Rough in for future Air Conditioning.
- Rough in for future central vacuum, to garage.

- Rough in security system.
- Hot water tank (gas) on a rental basis.
- Digital programmable Thermostat located in central location on main floor.
- Insulation to be as per current Ontario Building Code at time of issuance of building permits.
- Spray foam insulation over garage ceilings, with habitable space above.
- Complete duct cleaning.

ELECTRICAL FEATURES

- Rough in security system.
- LED light bulbs throughout interior and exterior of home.
- All homes with 200-amp breaker panel service.
- White Decora switches and plugs throughout.
- All wiring in accordance with the Ontario Hydro Standards.
- Standard light fixtures throughout except living room.
- Smoke detectors on all floors or as per current Ontario Building Code with built in Carbon Monoxide detector as per current Ontario Building Code.
- One exterior electrical plug at rear elevation and one at front door.
- Complete electrical door chime.
- Two roughed-in TV Cable locations (one in Family Room and one in Master Bedroom), location to be determined by Builder.
- One Roughed-In Telephone location in Kitchen, and one in master bedroom location to be determined by Builder.
- Garage Door Over-Head Ceiling Plug.
- Rough in for electrical car charging station.

BUILDER'S WARRANTY/COVERAGE

- Primont Homes is backed by the Tarion Warranty Corporation and has attained the Customer Service Excellence Rating.
- Seven (7) years - major structural defects
- Two (2) years - plumbing, heating and electrical systems
- As per Tarion Warranty Corporation program requirements

All Purchasers' selections from Builder's standard samples. A wide variety of upgrades and options are available. Specifications, terms and conditions are subject to change without notice. Builder has the right to substitute materials and finishes of equal or better quality. E. & O.E. October 2018. All sketches are artist's renderings only and do not form part of this agreement. All exterior precast to be flat detailed; if otherwise indicated, for artists' conception only.

All interior and exterior colours and materials are to be selected from Builder's samples within 10 days of acceptance of offer, failing which, the Vendor may exercise all of the Purchaser's rights to colour selection herein and such selections by the Vendor shall be binding as if the Purchaser would have made such selections. No changes whatsoever will be permitted in colours selected by the Purchaser, with the exception of a shortage or discontinuation of item(s) selected. Specifications can change without notice.

All plans and specifications are subject to modification from time to time, according to Tarion Warranty Program rules and regulations.

Number of steps at front and rear may vary from that shown according to grading conditions and municipal requirements, and cannot be guaranteed.

The Purchaser acknowledges that finishing materials contained in any model home may be upgraded for display purposes only and may not be of the same grade or type or may not necessarily be included in the dwelling unit purchased herein.

Variations in uniformity and colour from Vendor's samples may occur in finished materials, kitchen and vanity cabinets, floor and wall finishes due to normal production processes or discontinued production schedule. The Purchaser acknowledges that the Vendor reserves the right to substitute materials of equal or better quality.

Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards.

Actual square feet is measured per Tarion requirements, and may vary slightly depending on elevation selected and construction variances.

Ceilings and walls may be modified to accommodate mechanical systems. Features shown on the floor plans and drawings as optional are not standard and may be available as upgrades.

Asphalt driveways at Purchaser's expense (on closing).

The Vendor will not allow the Purchaser to do any work and/or supply any material to finish dwelling before the closing date.

Purchaser is notified that garage entry doors (where applicable) may be lowered or eliminated to accommodate grading if required by the Municipalities or Developers engineering control.

House types, streetscapes and final house sitings are subject to final approval by the applicable municipality and Design Control Architect.