



TOWNHOMES
-Queens Lane-
EXPERIENCE DESIGN

FEATURES & FINISHES
LIVE THE LIFE™
WITH BRANTHAVEN

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LANDSCAPING - A GREAT FIRST IMPRESSION

- Paved driveway (two coats)
- Sodded lot with decorative concrete slabs walkway to the front door
- Rear patio decorative concrete slabs (as per grade condition)
- Landscaped area at front of home

EXTERIOR FINISHES - AUTHENTIC ARCHITECTURE AND ENDURING ELEGANCE

- Exteriors are handsomely clad in clay brick, stone, vinyl shakes and siding (as per elevation)
- Branthaven selected, architecturally coordinated exterior colour packages (renderings are Artist concept and may not reflect actual colour packages)
- Maintenance-free aluminum eaves (as per elevation)
- Double pane, casement-style, coloured vinyl frame windows with architectural grills on street side elevation, including thermal break and multi-point locking system. One (1) operable window per room
- Approximately 30" wide x 16" high sliding basement windows with coloured frames (as per plan)
- Insulated, embossed steel clad front entry door
- Exterior patio doors (complete with screen) (as per plan)
- Molded sectional roll-up garage door(s) with decorative light inserts where applicable, as per plan
- Metal insulated interior garage access door (if grade permits) complete with door closer
- Engraved address stone at brick veneer (as per elevation). Address plaque at non-brick/stone elevations.
- Exterior columns made of low-maintenance painted vinyl, fiberglass or PVC (as per elevation)
- Cast aluminum exterior coach lamp(s)
- Maintenance-free porch railings (where applicable)
- Exterior of foundation walls below grade finished with a spray applied membrane and drainage wrap to help prevent leaks
- Smooth finish concrete basement and garage floor with grade beam below garage slab (as per plan)
- 2 exterior hose bibs, 1 in garage and 1 at rear
- Limited lifetime architectural roof shingles
- App-enabled video doorbell at front entry (monthly monitoring not included)

SOLID AND SOUNDLY "BRANTHAVEN-BUILT"

- Approx. 9' ceilings on the ground floor and main floor, except where drop ceilings and bulkheads are required for mechanical
- All floor sheathing is nailed, glued and screwed to minimize floor squeaks
- Engineered floor joist system (except at landings)
- Finished laundry rooms and laundry closets include sound dampening solid core door(s)

DRYWALL, INSULATION & INTERIOR FINISHES - HIGH END AND TASTEFUL

- R-50 attic insulation at sloped roofs, R-31 roof insulation at flat roofs, R-22 exterior wall insulation and full height R-20 basement insulation (as per plan)
- R-31 spray foam insulation to exposed floor above garage
- Ceiling drywall is installed on metal resilient channels on all trussed ceilings for superior ceiling finish
- California knockdown ceiling finish throughout all finished areas except bathrooms and laundry (smooth finish)
- All interiors are painted with purchaser's choice of two (2) wall paint colours from Branthaven's six (6) exclusive standard samples
- All interior doors and trim are painted Branthaven semi-gloss designer white
- All garage interior walls and ceiling are drywalled, taped (two coats) and painted

HEATING AND COOLING - COMFORTABLE AND CONVENIENT

- Heating is distributed through a forced air, High efficiency, natural gas furnace with energy efficient ECM motor
- HRV, whole house fresh air exchanger, interconnected with

furnace (simplified installation) on a rental basis (monthly term)

- Air Conditioning included and sized appropriately for each home on a rental basis (monthly term)
- Homes are equipped with exhaust fans in all finished Bathrooms and finished Laundry Room
- Stainless steel finish kitchen hood fan vented to the exterior
- Recessed dryer box exhaust receptacle in laundry areas to reduce bends and crushing of exhaust hose (Installed on interior walls only, where possible)
- 1 Self-Monitored programmable smart thermostat, app enabled. (monthly monitoring not included)

PLUMBING AND BATHROOMS - FASHIONABLE AND FUNCTIONAL

- Blanco undermount stainless steel, double compartment sink in kitchen
- MOEN Premium plumbing package to include:
 - 'Sleek' chrome-finish, high arc kitchen faucet with pull down spray
 - 'Vichy' chrome-finish, single handle vanity faucet in powder room and all full bathrooms
 - 'Method' chrome-finish, towel bar and paper holder in powder room and all full bathrooms
 - Vanity cabinet with offset sink and storage drawers in all full bathrooms (Drawers where applicable)
 - Solid surface vanity countertop with under mount sink in all full baths
- Square edge mirror above vanity in all full bathrooms
- Elongated toilet in powder room and all full bathrooms
- Acrylic alcove tub/shower with wall tiles from Branthaven's standard selection, stacked installation
- Stand-alone shower, complete with glass shower door, acrylic base and wall tiles from Branthaven's standard selection
- Acrylic soaker tub (as per plan)
- Chrome finish shower caddy in all stand-alone showers
- All showers have safety-minded, pressure-balanced faucets
- All bathroom sinks are fitted with mechanical pop-up drains
- Vitreous China pedestal sink with rectangular wall mount mirror in powder room
- Dishwasher receptacle and rough-in connection for drain and water supply in Kitchen
- Recessed washing machine box for water supply connections, water shut off valves and drain hose outlet (where a laundry tub is not indicated on plan)
- Gas-fired, tankless hot water heater on a rental basis (monthly term)
- Sump pump discharged to grade
- All plumbing fixtures are fitted with shut-off valves

ELECTRICAL AND TECHNOLOGY - STATE-OF-THE-ART, SMART AND SAFE

- One (1) finished telephone outlet, one (1) finished cable outlet and one (1) finished data outlet
- Electrical receptacle with integrated USB charging port in main living area
- Designer wall mounted light fixture above mirror in powder room and all full bathrooms
- Flush mount ceiling fixtures in all bedrooms
- Arc fault protection for all circuits supplying receptacles, with the exception of those outlined in the Canadian Electrical Code
- Exterior light fixture adjacent to all exterior doors
- Electrical ceiling outlet provided for future garage door opener (1) outlet per door.
- White Décora style switches and receptacles throughout the home
- Water resistant pot light installed in all stand-alone showers
- Exterior porch soffit receptacle and switch
- Smoke alarm hardwired to electrical panel with battery backup and strobe light on each floor and at each bedroom
- Carbon Monoxide detectors installed near bedrooms
- All electrical receptacles in kitchen counter areas are on dedicated circuits
- Heavy duty wiring and outlet for stove
- Heavy duty wiring and outlet for dryer
- 100-amp breaker panel and service installed 1 Self-Monitored

Video doorbell (monthly monitoring not included)

- Premium Branthaven interior light fixtures throughout with LED bulbs for energy savings

WOODCRAFTING FEATURES - EXCEPTIONAL CRAFTSMANSHIP AND CONTEMPORARY FINISHES

- Front doors are equipped with a satin-nickel finish, grip set
- Stairs include oak treads, oak veneer risers and stringers, basement stairs not included
- Oak railing and 1 5/16" spindles in modern square style
- Solid oak nosing where step down occurs on main level or where railings are installed
- All oak handrails and stairs are finished in your choice of stain colour from Branthaven's standard selection
- Interior trim and doors are available in purchaser's choice of colonial or modern style. Colonial trim package includes 2 3/4" casing and 4 1/8" baseboard with 2 panel smooth. Modern trim includes 2 3/4" casing and 4" baseboard with flat slab doors.
- Casing included on all windows and doors in finished areas
- Baseboard installed throughout the home with floor stop on all tile and composite floor areas (as per plan)
- Garage to house door (where grade permits), is a 2 panel smooth finish steel door with door closer (Style of door may not match front door or interior doors)
- Interior doors including closets are installed and hung on fully cased jambs and fully trimmed inside
- Bedroom and coat closets include free-slide hanging rails and wire shelves
- Lever style, satin-nickel finish, interior door hardware with privacy locks on all Bathrooms
- Exterior doors are equipped with security dead bolts
- All half walls are capped and cased in painted wood

CABINETRY FEATURES - FURNITURE STYLING BY ARTISANS

- 3/4" granite kitchen counter top from Branthaven's standard selection
- Custom-crafted kitchen cabinetry with extensive choice of styles from Branthaven's standard
- Full height kitchen cabinet doors with bank of drawers for maximum storage
- Approximately 30" tall upper cabinets in kitchen
- One (1) bank of two (2) deep drawers
- Large selection of standard door hardware
- High-quality, Imported hinges and drawer tracks

FLOOR FINISHES - GREAT SELECTION, THE COMFORT OF CARPET, THE CONVENIENCE OF CERAMIC AND HARDWOOD

- Designer selected ceramic tile on all entrance, finished Laundry and Bathroom floors from Branthaven's standard selection
- Prefinished oak engineered hardwood 3 1/4" x 3/4" from Branthaven's standard selection at main floor excluding tiled areas (as per plan)
- Ceramic floors are installed over a latex/concrete base that is reinforced in metal lathe for maximum strength
- Premium broadloom carpet in three (3) modern styles (Cut & Loop, Plush), choice of two (2) colours per home from Branthaven's standard selection with 10mm under pad in upper hall, all bedrooms and ground floor excluding tile areas.

Please note: 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 and this determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the dwelling may vary from Vendor's samples as a result of normal manufacturing and installation processes. Natural materials may vary in colour. E&O August 24, 2021

■ INDICATES BRANTHAVEN FRESH THINKING™ FEATURE

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