

FEATURES & FINISHES

BAYVIEW
ON THE
PARK

HAND-SELECTED FINISHING DETAILS

DISTINCTIVE EXTERIOR FEATURES

- Contemporary architectural homes designed by renowned architect Richard Wengle
- Colour coordinated, thermal double glazed windows
- Architectural concrete entry porch with designer railings and porch soffit lighting
- Elegant front entry door with designer hardware
- Designer paved walkway to covered entry porch
- Executive detached double car garage complete with overhead door and automatic door opener
- Convenient alcove for recycling, organic and garbage bins
- Skylight in the staircase*
- Fully graded and sodded backyard

SUPERIOR INTERIOR FINISHES

- 10-foot high ceilings on main floor and 9-foot ceilings in basement, second and third floor
- Smooth finished ceilings throughout
- Spectacular custom crafted staircase with wood treads and contemporary railings with optional designer glass railing**
- Private residential elevator*
- Contemporary elegant baseboards
- Fashionable casings at doors and windows
- Designer selected painted wood interior swing or pocket doors* with stylish modern designer hardware
- Fashionable linear gas fireplace in master bedroom and living room*
- Quality pre-engineered flooring in main, second and third levels in all areas, except bathroom, laundry and service area(s)
- Walk-in closets and linen closet(s)*
- Designer selected warm white interior paint with low levels of volatile organic compounds (VOC)

THE DEFINITIVE CONNOISSEUR KITCHEN

- Custom designed kitchen with furniture finish cabinets and under cabinet lighting
- Quality quartz countertops
- Ultra fashionable backsplash
- Designer double bowl stainless steel sink
- Contemporary brushed finish single lever faucet with pull-out vegetable spray
- Sub Zero 36-inch bottom mount refrigerator/freezer with overlay panel doors to match kitchen cabinets
- Wolf 36-inch 5-burner gas cooktop
- Wolf 36-inch self-clean convection oven
- Designer 24-inch fully integrated dishwasher with panel door to match kitchen cabinets
- Designer 24-inch built-in microwave
- Integrated exhaust fan venting to exterior
- Oversized kitchen island with comfortable storage and integrated seating*
- Convenient pantry cabinet(s)*

LUXURY MASTER ENSUITE BATH RETREAT

- Premium European style furniture finish cabinetry with two sinks*
- Skylight in master ensuite
- Custom designed mirror(s) with beautiful sconce light(s)*
- Quartz countertops
- Designer selected floor tile
- Handsome brushed finish plumbing fixtures
- Luxurious freestanding sculptural tub with elegant floor mounted tub filler*
- Frameless glass shower enclosure with gorgeous shower wall surround*
- Contemporary rain showerhead and separate handheld shower attachment with adjustable slide bar
- Dual flush toilet
- Exhaust fan vented to exterior

FASHIONABLE BATHROOMS

- Custom designed furniture finish cabinetry
- Under-mounted sink with attractive quartz countertop
- Designer selected vanity mirror
- Elegant sconce light in powder room
- Spacious soaker tub and/or frameless glass enclosed shower*
- Porcelain flooring, tub and shower surround*
- Handsome brushed finish plumbing fixtures
- Designer accessory package
- Dual flush toilet
- Exhaust fan vented to the exterior

CONVENIENT LAUNDRY FEATURES

- Large capacity side-by-side front loading washer and dryer*
- Stylish porcelain floor tile
- Stainless steel laundry sink with single lever faucet
- Exhaust fan vented to exterior

LIGHTING, ELECTRICAL AND MECHANICAL FEATURES

- Recessed LED pot lights in kitchen, dining room, family/living room, master bedroom and master walk-in closet*
- Capped outlet for ceiling mounted light fixture in entry foyer, dining room, over kitchen island, bedrooms, family/study, office, recreation room*
- Ceiling mounted light fixture(s) in garage, laundry room, mechanical room and walk-in closet(s) (except master)*
- White Decora receptacles and switches throughout
- HVAC system with central year-round temperature control
- Leased tankless hot water boiler
- Pre-wired telephone and cable outlets in kitchen, living room, dining room, family/study, office and recreation room*
- CAT 6 technology wiring throughout

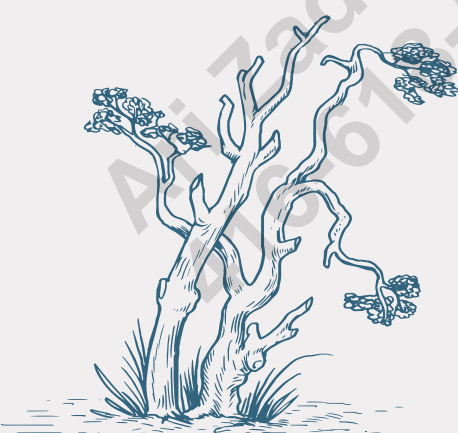
SAFETY

- Pre-wired rough-in for personal intrusion alarm system
- Smoke detector(s) and carbon monoxide detector(s) as per Electrical Safety Authority (ESA) and Ontario Building Code (OBC)

*As per plan

**Optional features

Ceiling heights stated are approximate and may be lower in some areas due to bulkheads or ductwork. All colours and finishes to be chosen from a selection of Vendor's standard samples. All features and finishes are subject to change without notice. All areas and stated room dimensions are approximate. Floor area measured in accordance with Taron Builder Bulletin #22. Actual living area will vary from floor area stated. Vendor may substitute materials for those provided in the plans and specifications provided such materials are of equal or better quality than the materials stated. Decorative and upgraded items displayed or portrayed in renderings are for display purposes only and are not included in the purchase price. Any optional items shown on the plans and elevations may be available to the Purchaser for an additional charge. E.&O.E.





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