



WHITBY GROVE

An Enclave Of Homes

FEATURES & FINISHES



TRULIFE
DEVELOPMENTS INC



EXTERIOR HOME FEATURES

- Colour coordinated, architecturally controlled complimentary exterior treatments from Builder samples (as per elevation).
- Asphalt paved driveway to width of garage.
- Virtually maintenance-free aluminum soffits, fascia, eaves troughs, and downspouts.
- Exterior areas, front and back, to be fully landscaped, graded and sodded.
- Treed areas may be left in natural state (where applicable).
- Walkways to be laid, (as per approved landscape plan).
- Limited 25-year warranty self-sealing asphalt roof shingles with metal valley flashing installed on plywood for pitched roofs, flat overhangs constructed to withstand seasonal weather as per OBC requirements.
- Steel clad insulated ENERGY STAR exterior main door with vinyl frame.
- Sliding glass patio doors (as per plan).
- Durable quality rollup garage door with window inserts (as per house plan)
- High-performing ENERGY STAR Low-E windows double-glazed vinyl casements.
- Two exterior weatherproof ground fault protected electrical outlets, located at front door and rear patio.
- Windows & doors sealed with quality caulking, screens on all opening windows
- Quality exterior light fixtures & door chime.
- Pressure treated rear grilling decks, or patio (as per grade).
- Poured concrete front steps (as per plan).

INTERIOR APPOINTMENTS

- (+/-) 4 ¾” engineered hardwood flooring throughout main floor, second floor and bedrooms.
- Hardwoord stairs and handrail to match engineered hardwood floors and pickets in a wrought iron finish.
- Porcelain tile flooring in front foyer, kitchen, powder room, washrooms, laundry room (as per plan).
- (+/-) 42” linear gas fireplace with dedicated wall switch (as per plan).
- Smooth ceiling in all rooms.
- All interior walls will be finished with 2 coats including primer coat, designer colours from finishes palette, one color to be selected throughout.
- Window and door casing to be (+/-) 2 1/2 ” and choice of classic or modern (+/-) 4” baseboards.
- All interior room doors to be panel style with chrome lever handles
- Closets to be framed and trimmed unless otherwise shown as full-height slider type with drywall corners.
- Closet doors to be panel or sliding doors (as per plan).
- Ground floor (+/-) 9’ ceiling. Second floor (+/-) 8’ ceilings. Basement (+/-) 7’-8” ceiling.

KITCHEN FEATURES

- Kitchen cabinetry offered in a variety of finishes, styles, and colours.
- Islands, breakfast bars, pantries (as per plan).
- Choice of quartz countertops from Builder samples.
- Choice of backsplash from interior design specifications.
- Bulkheads may be required for mechanical and venting purposes.
- Undermount stainless steel sink with single lever faucet.

- Stainless steel finish appliances including ENERGY STAR slide-in stove/oven combination, fridge, microwave and dishwasher.
- Two speed exhaust stainless steel hood fan with 6” venting to outside over stove area.

BATHROOM FEATURES

- Bathroom fixtures to be all white ceramic or porcelain fixtures and hard surface counter with undermount white sink.
- Vanity sink to be installed in powder room.
- Luxury freestanding tub in primary bathroom (as per plan).
- Porcelain wall tile in tub and shower enclosures to ceiling height.
- Primary bathroom features glass shower with floor tile and double sink (as per plan).
- Mirrors included in all bathroom and powder rooms (as per plan).
- Single lever faucets, in chrome finish, in all bathrooms.
- Bathroom accessories to include chrome towel bar or towel ring, shower curtain rod and toilet tissue holder.
- Privacy locks on all bathrooms.

LAUNDRY ROOM/MUD ROOM

- Laundry room cabinetry offered in a variety of colours.
- 220V electrical outlets for washer and dryer with exterior venting for dryer (where plan permits).
- Drain and water connections for washer, laundry tub as indicated.
- High Quality Washer Dryer either stackable or side by side included (as per plan).

TECHNOLOGY

- Pre-wired for high-speed internet.
- Two(2) cable television prewired locations.
- Seasonal exterior soffit receptacle with interior switching.
- Three(3) USB/outlet combination plugs.

LIGHTING & WIRING

- Selection of up to 10 pot lights throughout main floor.
- LED lighting fixtures provided in kitchen, lobby, laundry, bathrooms, hallway, bedrooms and walk-in closets.
- Smoke and carbon monoxide detector installed (as per OBC).
- White Decora switches and receptacles in finished areas.
- 200-AMP electrical service, circuit breaker panel and copper wiring throughout.
- Conduit for EV charging station located in garage.
- Heavy-duty wiring and receptacle for stove.
- Thermostat wired for furnace and air conditioner.

ENERGY RELATED

- Forced-air, high-efficiency heating system.
- Energy-efficient water saving showerheads and toilet tanks.
- Programmable thermostat for energy savings.
- High-efficiency air conditioning installed sized to unit.
- High-efficiency hot water heating system (rental).

- HRV simplified method – Heat Recovery Ventilation unit for healthier air circulation.
- Above grade finished walls feature R22 insulation with additional R5 insulation on exterior.
- Unfinished basements feature R20 blanket insulation on exterior walls.
- All attics feature R60 insulation.

GENERAL CONSTRUCTION

- Poured concrete basement and garage floors.
- Poured concrete basement walls.
- Sump pump as required.
- Pre-primed steel beam support (as per OBC).
- Plywood 5/8” tongue & groove subflooring.
- Quality water supply pipes and ABS drains throughout.
- 2” x 6” wall construction.
- All construction to meet or exceed OBC Sound Transmission Code and Fire rating between units.
- Rough-in for central vacuum throughout, terminating in unfinished areas for future connection.

WARRANTY

- Registered Builder with Tarion. 1-year, 2-year and 7-year warranties (as per Tarion).
- Purchasers agree to pay Tarion enrollment fee on closing as an adjustment.

NOTE

- a) Architecturally selected and controlled exterior colour packages.
- b) Colour selections and upgrade options to be made at the Design Centre from available Vendor’s samples – all selections are final.
- c) Purchaser may be required to reselect colours and/or materials from Vendor’s samples as a result of unavailability or discontinuation.
- d) Homes may be sited standard or reverse as engineering and grading conditions demand.
- e) Minor variations may occur from Vendor’s floor plans, house elevations and samples.
- f) Location and size of windows and doors may vary with walk-out/deck conditions.
- g) All dimensions are approximate. Furnace and hot water tank locations may vary from that shown.
- h) Clothes dryer vents are provided through walls or through main exterior. Purchasers are responsible for attaching vents to dryer.
- i) Square footage measurements are calculated using the formula set out by Tarion Warranty Corporation.