KHANANI DEVELOPMENTS

HARMONY CROSSING

TOWNHOMES
FEATURES & FINISHES

Architectural Features and Finishes

- Superior architecturally designed homes with inspired brick, pre-cast stone accents in selected locations and as per elevation.
- Poured concrete porches with stone/aluminum columns. 2" x 6" exterior wall construction as per OBC.
- Custom individual house numbers with the company logo.
- Entry-resistant framing on all perimeter doors and window opening. Glazed panel in front entry door or sidelight (as per elevation) *
- Self-sealing CertainTeed shingles (manufacturer's warranty) *
- Pre-finished maintenance free aluminum soffits, fascia and downspouts.
- Steel clad insulated entry and exterior doors with weather-stripping and dead bolt lock.
- Premium roll-up garage doors with plexiglass inserts equipped with heavy-duty springs and long-life rust-resistant door hardware. *
- Poured concrete basement walls with heavy damp proofing and exterior weeping tile.
- Front and rear of lot to be graded and sodded after occupancy.
- 6 Pre-cast concrete slab walk to front entry from driveway.
- Two exterior taps- one in garage and one in rear for hosebib.
- Two exterior electrical outlets: front porch and rear deck with switch, all with ground fault protection. *
- Elegant grip set for front door lock set with an exterior light fixture.
- All windows are fully caulked with quality brand caulking matching same colour as window.
- All window casement and sliding patio doors are complete with screens.
- Direct insulated access door (where grade allows) from garage to house with deadbolt and safety closure.

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Interior Features and Finishes

- All units will have approximately:
  - 8'0" high ceiling on the main floor.
  - 9'0" high ceiling on the second floor.
  - 8'0" high ceiling on the third floor.
  - 8'0" high ceiling on the basement floor.
  - (Except in powder room or main floor laundry room or where mechanical or duct work requires a lower height) *
- 3” baseboard and 2 ¼” Casing to all doorways, arches with returns, windows and doors.
- Exterior walls, ceiling, and basement to be insulated to Ontario Building Code standards.
- Oak staircase on all levels of the home with wood Railing and handrail.
- Two panel interior passage doors throughout (excluding sliding closet doors and rounded or oversized arches).
- All drywall applied with screws, using a minimum number of nails.
- Brushed nickel interior door-knob hardware with matching-colored hinges
- White Decora Light Switches and Receptacles throughout the house.
- Thermostat for the Heat for all homes. Rough-in for Security Alarm.
- Furnace for Heating.
- Stack laundry rough in with laundry box and dryer vent.

Flooring Features and Finishes

- 5inch x ¾ laminate flooring throughout excluding tiled areas. Hardwood throughout 2nd floor with colour selection available at builder décor center.
- 12x24 Ceramic floor tile standard through foyer, kitchen/ breakfast area, powder room, all bathrooms, and above grade laundry room *
- Engineered floor system throughout with 3/4" tongue and groove subflooring to be glued, nailed, screwed and sanded.

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Bathroom Features and Finishes

- 4x16 subway tiles for Tub and Standing Shower to ceiling. 12x24 Floor tiles in all bathrooms.
- Purchaser's choice of deluxe cabinets for vanity in main bath, ensuite, and secondary ensuite or Jack and Jill (where applicable) and laminate countertops.
- Lighting in all bathrooms and powder room.
- Colour coordinated kickplates to compliment cabinets. Energy efficient water saver shower.
- Ensuite bath off master bedroom with free standing bathtub and separate shower and single or double sink in vanity. *
- Electrical outlets with ground fault protection for small appliances beside vanity in all bathrooms.
- Exhaust fans vented to exterior in all bathrooms.
- Vanity with sink or pedestal sink in powder room. *
- Ceramic bathroom accessories to include towel bar, toilet tissue holder. Acrylic or Vikrell bathtub in all locations. *
- Water temperature balance sensor in shower/tub.

Electrical System Requirements

- 100 AMP electrical service with circuit breaker panel including heavy duty cable and outlet for stove and dryer.
- Light fixtures in all bedroom ceilings and in kitchen, dining room, family room, bathrooms, den, above grade laundry room, upper hall and switched electrical outlet in living room. *
- One electrical outlet on the garage wall, one on the garage ceiling for a future garage door opener and one in unfinished area of basement under electrical panel.
- Electrical outlets in all bathrooms and powder room include ground fault protection. High Efficiency Air Gas Furnace for Heating.
- Ductwork sized for Future air-conditioning (AC could be added as an upgrade).
- High Efficiency Rental Hot Water Heater. The Purchaser acknowledges that the tank is a rental, and they agree to execute a rental agreement upon closing with the Gas Service Provider.
- White Air Vents throughout the house.
- Smoke Detectors on all floors and bedrooms as per Electrical code

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Kitchen Features and Finishes

- Thermofoil Slab finish kitchen cabinets with taller upper cabinets with granite countertops (colour selection from builder décor center) *
- Double Stainless-Steel Sink with Single Lever Faucet.
- Exhaust fan with 6" exhaust vented to exterior.
- Dishwasher rough-in included in the sale with electrical and plumbing only with space for dishwasher - electrical for dishwasher disconnected at panel/breaker.
- Dedicated electrical outlet for refrigerator.
- 220Watt electrical receptacle for stove.

Paint Finishes

- One coat of flat finish paint and one coat primer using low VOC paints on all walls and woodwork.
- Trim and doors to be painted white with semi-gloss finish. Choice of one color for walls from Vendor’s 4 samples.

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Warranty

- The vendor will enroll the house in the Tarion New Home Warranty Program and the purchaser agrees to pay Tarion Enrollment Fees & HCRA Enrollment Fees.
- The purchaser agrees if the item selected in Colour Chart is not available, they will have to change the product to an available one within 48 hours to avoid construction delays, failing to do will allow the vendor to make such choices on purchaser's behalf.
- The vendor reserves the right to substitute material of equal or better quality and purchaser agrees to accept same
- The purchaser confirms that Vendor will not allow the Purchaser to do any work or supply any material prior to closing of the unit.
- The purchaser acknowledges that it is at the vendor's discretion door swings may be different those indicated on the drawings and agrees to accept swings as adjusted at the vendor's discretion.
- Number of steps may vary from shown according to grading condition and municipal requirements.
- Variation in uniformity and colour form from vendor's sample may occur in finished material and purchasers agrees to same.

Premium Warranty

- Seven years' major structural defect as per Tarion guidelines.
- Two years plumbing, heating, electrical system and building envelop as per Tarion guidelines
- One year on all other items as per Tarion guidelines.

*As per plan.

The builder saves the right to substitute other products and materials for those listed in this schedule or provided for in the plans and specifications provided that the substituted materials are of equal to or better quality than the products and materials listed or provided.
*Colours and specific finishes will depend on the builder's samples as selected.

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