



Luxury Features

Quality Construction Features

- **Exterior framing 2"x 6" walls with 7/16" waferboard sheathing***
- Poured concrete basement walls with heavy-duty damp proofing and wrapped waterproof membranes.
- **3/4" tongue and groove sub-floors, screwed and glued***
- **Main floor 12" on centre (Dimensional Lumber Only)***
- All drywall applied with screws using a minimum number of nails
- Vaulted Cathedral or high ceilings on main floor where applicable and 8' ceilings on main floor and second floor
- 9' main floor ceiling heights**
- **8' Front door***
- **Door from garage to house (where grade permits)***

Exterior Features and Finishes

- Emphasis on Victorian "Old Ontario" maintenance free elevations utilizing clay brick and stone, steep gable roofs and porches
- Maintenance free exterior capped door frames and aluminium porch posts as per plan
- 3" concrete window sills as per plan
- Life-long maintenance-free siding, soffit and eavestrough for years of enjoyment on second floor
- Stepped Gable Fascia
- **Architectural shingle, (rich dimensional look) 30 year warranty***
- **Maintenance free Jeld-Wen thermo-glazed vinyl casement windows on all sides with Low E Argon - an Energy Saving feature***
- Screens on operating windows
- **8' Steel clad insulated entry door including dead-bolt lock***
- Door bell at main entry
- Insulated Entry Door from garage to house as per plan (where grade permits)
- **Carriage style R10 insulated steel garage doors with Lifetime Manufacturer's Warranty***
- Victorian style exterior coach lamps
- **Victorian style illuminated house numbers***
- Pre-cast steps at exterior doors with pre-cast brick walkway to and from entrance as required
- Full underground services including telephone, cable, gas and hydro
- Entire lot graded to municipality requirements and sodded
- Paved driveway, Base coat asphalt
- **Strict Urban Design Guidelines**, exterior color and elevation to be controlled by our Architect.
- Two exterior hose bibs lawn service taps one in rear and one in garage with interior shut off valves.
- Vinyl sliders in basement windows.

Interior Features and Finishes

- Raised panel interior doors "Colonial Classique"
- Raised panel interior doors on all closets with modern white wire shelving
- Colonial trim with 4 1/4" baseboards and/or 2 3/4" colonial casing painted (high quality semi-gloss)
- Your choice of white stippled ceiling with square drywall corners, or **California knockdown ceiling with round drywall corners***
- **Your choice of oak or metal pickets with oak handrails with natural finish as per plan***
- Interior walls decorated with white or off-white flat latex paint
- **Interior satin nickel handles and exterior locks***
- Kitchen, bathrooms & laundry rooms flat latex paint
- **Imported ceramic floor tile in kitchen, washrooms, entry and main floor laundry***
- Floors finished with quality 35 oz. broadloom on medium density underpad
- **Energy saving feature - Foam sealed exterior electrical boxes***
- White decora-type switches and white plugs throughout
- Standard interim light fixtures throughout
- Electronic early warning smoke detectors and hard-wired carbon monoxide detectors on every floor
- White finished heat vents and white finished cold air returns
- 2 Rough-Ins for cable TV
- 2 Rough-Ins for telephone
- Laminate countertops in kitchen and bathrooms
- Pre-wired for CAT5 (1 location)

- Washer and electric dryer hook-up with laundry tub
- Rough-in for central vacuum system main & second floor only with cover plates
- Heavy duty 220-volt receptacle for stove and dryer
- Basement lights controlled by switch (no pull chains)
- Side panel for refrigerator where exposed
- Double stainless steel kitchen sink with Price Pfister or equivalent chrome single lever faucet with pull out vegetable sprayer
- Two speed white kitchen hood fan vented to exterior
- Rough-in for future dishwasher
- White china vanity basins with mechanical pop-up drains
- **Price Pfister or equivalent faucets***
- Water pressure control balance valve savers in main and ensuite washroom
- Toe tester in all shower stalls
- Curtain rod included in all tub & shower enclosures
- White ceramic towel bars and tissue dispensers in all bathrooms

For your Comfort & Convenience

- High efficiency gas fired forced air furnace with electronic ignition
- Energy saving feature - Sealed heating ducts in basement
- High efficiency gas fired hot water rental heater power vented to side yard, furnace as well
- Energy saving feature - Programmable thermostat located centrally on main floor/ventilation fan switches as required by building code
- All copper wiring, 100 AMP electrical with automatic circuit breaker panel
- GFI circuit breakers for bathrooms and exterior outlets
- **All exterior walls fully insulated to R22, upgraded R31 sprayed foam insulation in all rooms over cold areas***
- **All windows and exterior doors sealed with quality caulking***
- **Attic ceiling insulated to R50 blown in areas only and full height insulation to basement walls to R12, minimum 12" above floor***
- Energy saving feature - Basement moisture management interior barrier
- Heavy-Duty wiring and outlet for stove in kitchen. Outside vent hood installed.
- Optional Cold Cellars in basement (model specific)

For Your Piece Of Mind

- All new homes covered by the TARION Warranty Program which includes a comprehensive one year warranty plus a two year warranty covering the electrical, plumbing and heating systems and water penetration of the building envelope. Seven year coverage against major structural defects. Warranty enrollment fee to be paid by purchaser on closing.
- Excellent customer service team

General Notes

The purchaser(s) acknowledges that finishing and materials contained in any model home may not be included in purchase price. Finishing material and decorator items contained in any model home or sales office is for display purposes only and may not be included in the dwelling being purchased.

Brochures and renderings are used as a guide only and do not necessarily form part of this contract. Room sizes are approximate. Plans and specifications are subject to change with notice and may show optional items such as fireplaces, window grills etc.

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

Any changes requested after the offer becomes firm must be requested in writing and approved by the builder. In some cases we cannot alter, change or add to the specifications, details or field notes. An administration fee will apply to any changes implemented after construction has commenced

STRICT URBAN DESIGN GUIDELINES. Purchaser acknowledges that exterior colours and elevation to be finalized only by controlling architect.

* Exclusive features to Previn Court Homes.

** Not available in Newbury model.

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Specifications and terms subject to be revised without notice.
E. & O.E. June 2011