

LUXURY FEATURES



SHARON VILLAGE

QUALITY CONSTRUCTION

- Architecturally coordinated exterior finishes providing a pleasant streetscape.
- Clay brick exterior with builders stone, and brick archways, quoined corners, soldier coursing, keystone, durable colour coordinated siding, and columns (as per plan). These details are blended together to produce a diversified visually attractive elevation (as per plan).
- FULLY DRYWALLED GARAGE (EXCEPT FOR BLOCK WALLS) TAPED AND PRIMED.
- Baked on pre-finished, maintenance free aluminum soffits, fascia, eavestrough and downspouts by the same manufacturer to ensure colour match.
- Self sealing asphalt roof shingles with 25 YEAR MANUFACTURERS WARRANTY.
- Steel Garage Doors With decorative window lights, AS PER BROCHURE.
- Reinforced steel concrete porch and reinforced steel garage floor.
- Precast concrete slab walkways laid from garage to front porch and steps at rear door.
- Two exterior water hose outlets, one at rear and one in garage.
- Fully sodded lot and asphalt paved driveway (base and finish coat). The finish coat will be paid on closing by the buyer.
- Poured concrete basement walls with heavy duty damp proofing, and Waterproof Wrap.
- SUB-FLOOR JOINTS (5/8 T&G Sheathing) to be sanded and fastened with NAILS AND SCREWS.
- COLD CELLAR INCLUDES, light and comes complete with solid wood core door (as per plan).
- Foam gasket under basement wall plate to reduce air infiltration.
- 2" x 6" EXTERIOR WALL WITH 1"STYROFOAM (R-5 VALUE) FEATURING R-22 INSULATION.
- R-50 roof insulation.
- Garage ceilings and overhangs with livable area above to be R-31 sprayed foam insulation.
- R-20 basement wall insulation full height.
- Engineered Floor Systems to reduce the possibility of squeaking.

ROUGH INS PROVIDED

- Rough in 3 piece washroom in basement.
- CAT5 wiring for telephone outlets in kitchen, family room, and master bedroom.
- Rough in plumbing & electrical for future dishwasher in kitchen.
- ROUGH IN RG-6 COAXIAL CABLE in FAMILY ROOM, KITCHEN, AND ALL BEDROOM(Future High Speed Internet & Digital Television).
- Rough-in central vacuum system dropped to basement.

DOORS AND WINDOWS

- Insulated exterior front doors with dead bolt lock and glass inserts, sidelights, and transoms (as per plan).
- Satin Nickel finish front door grip set.

- Thermopane Colour vinyl casement windows throughout first and second floor.
- Internal bars or grills on front elevations only and they are to match the colour vinyl.
- Casement windows and patio door are Energy Efficient Low E Argon Glass.
- Front Door Frames and Garage Door Frames will have Vinyl Cladding to match the colour of windows.
- Thermopane and vinyl patio doors (as per plan).
- Basement windows to be thermopane vinyl sliders in white (30" x 16").
- Door from garage to house (if grading permits).
- All exterior doors and windows caulked using quality mastic caulking.

CLASSIC INTERIORS

- Two panel smooth finish interior doors throughout (except cold cellar and exterior doors).
- Upgraded interior trim casing and baseboard (2 3/4" CASING AND 4 1/8" BASEBOARD).
- All main floor archways to be trimmed (round archways to be drywalled).
- Satin Nickel Lever Handles with Hinges on Interior Doors (hardware to be unpainted).
- Stairs from first to second floor to be Oak finish (NATURAL FINISH).
- Basement stairs to be paint grade (as per plan).
- Oak Railing and Pickets in natural finish from main floor to second floor (as per plan).
- All Closets to Have Wire Shelving.
- Cathedral and Coffered Ceilings (as per plan).

HEATING AND ELECTRICAL

- 100 AMP service complete with all copper wiring and 30/60 CIRCUIT breaker type.
- All wiring in accordance with Ontario Hydro Standards.
- ENERGY STAR® qualified natural gas condensing furnace min AFUE 95% with ECM motor.
- ENERGY STAR® hot water tank (rental basis), power vented to outside.
- Energy Saving Programmable Thermostats.
- ENERGY STAR® qualified HRV.
- Drain Water Heat Recovery Pipe.
- Heavy duty receptacle for stove.
- Dedicated electrical outlet for refrigerator.
- Counter level outlets in kitchen for small appliances.
- Hollywood strip lights in bathrooms, light fixtures in kitchen, halls, dining room, and bedrooms.
- WHITE DECORA switches and receptacles throughout.
- Rough in Plumbing and Electrical for future Dishwasher.
- Plug in Front Porch Soffit for FESTIVE LIGHTS
- 2 Electrical exterior waterproof plug outlets (front & back of house).
- Electrical outlet for future garage door opener and outlet by front door for festive lights.

SPECIAL FEATURES

- All Homes are ENERGY STAR® Homes and will be certified by a third party consultant.
- Electrical outlets in all bathrooms wired to a ground fault interrupter, as per electrical code.
- Smoke detectors on all floors & in every bedroom including basement.
- Door chime at front entry.
- Carbon monoxide detector on first and second floor.
- Complete security system (included with order of monitoring, see sales represented with details).
- Exterior railing (where applicable) to be the colour Black prefinished aluminum.
- Decorative columns, as per applicable plan.
- Cathedral and vaulted ceilings (as per plan).
- Gas fireplace with Mantle and Marble surround (as per brochure).
- Ductwork to be professionally cleaned.
- 9 ft. main floor ceilings (except bulkhead and low areas).

SPECTACULAR KITCHENS

- Custom quality kitchen cabinetry with colour coordinated kick plates from builder's standard samples.
- Post formed laminate counter tops.
- Double stainless steel ledge back sink with single lever faucet with vegetable spray pullout spout.
- PANTRIES (as per plan) and space incorporated for dishwasher.
- Two speed exhaust fan vented to exterior over stove area (white only).
- ISLAND, PANTRY, & BREAKFAST BAR as per plan.
- Dishwasher opening available with rough-in plumbing & electrical.
- Extended Kitchen Uppers.

UPGRADED FLOORING

- 13" x 13" or 12" x 12" ceramic floor tile in front foyer, powder room, kitchen, laundry room, main and ensuite bathrooms (as per plan).
- PREFINISHED NATURAL COLOUR OAK STRIP FLOORING 2 1/4"x3/4" FLOORING ON MAIN FLOOR, (except ceramic areas) and 40 oz. carpet on second floor with foam under pad (except ceramic areas).

BEAUTIFUL BATHROOMS AND POWDER ROOMS

- Custom quality crafted vanities in all bathrooms (except powder rooms).
- Plate glass mirror in all bathrooms and powder rooms.
- Quality plumbing fixtures in white.
- Pedestal sink in powder room in white.
- Vanities to have a powder drawer (if possible).
- Exhaust fan vented to exterior in all bathrooms.
- Privacy locks on all bathroom doors.
- Main bathroom to have tub and shower with (8" x 10") wall tile to ceiling height in enclosures only.
- CEMENT "WONDERBOARD" 3/8" HIGH in separate shower stall enclosure walls, as per plan.
- ENERGY EFFICIENT water saver shower head, toilet, and faucets.

- Ceramic accessories in all bathrooms to include towel bar, toilet tissue dispenser, and soap dish.
- Luxurious master ensuite, four or five piece (as per plan). Five piece plans to have corner or oval tub (as per plan) with (8" x 10") CERAMIC TILE DECK & BACK SPLASH (TWO ROWS). Separate shower stall where shown, to have (8" x 10") ceramic tile on walls.
- 3.8 Litre High Efficiency Toilet.
- Single lever faucets for all washroom sinks.
- Upgraded soaker tub in Main Bath (as per plan).
- Porcelain sinks in all bathrooms with mechanical pop up drains.
- PRESSURE CONTROL VALVES for all showers.
- Master Ensuite showers to include light and door (as per plan).
- Shut off valve for each sink and toilet.
- Hot water recirculating line for the Ensuite Washroom.

PAINTING AND FINISHES

- Interior walls to be primed and painted with two (2) coats (one primer/one finishing) of quality latex paint in Purchaser's choice of colour (one (1) colour throughout), from Vendor's samples. Trim and doors to be painted white.
- All main and upper ceilings to be white stippled throughout living areas, except kitchen, laundry, and bathrooms, which have smooth finish.

LAUNDRY AREA

- Cabinet on First Floor only.
- Single laundry tub with chrome faucet, and dryer vent.
- Heavy duty receptacle for dryer and outlet for washer.

BUILDER WARRANTY

- This company is an EXCELLENT RATED BUILDER with TARION Warranty Program and offers a complete Customer Service Program as in accordance with the Ontario New Home Warranty Program.

TARION WARRANTY COVERAGE – BUILDER HAS "EXCELLENT RATING"

- 7 years - major structural defects.
- 2 years - plumbing, heating, electrical systems & building envelope.
- 1 year - all other items.
- Backed by the TARION Program for a period of seven years after closing date.

E. & O.E. November 2014

MOSAİK
HOMES