

# THE GROVE

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FEATURES

## QUALITY CONSTRUCTION

- 9' ceiling height on main floor (some portions of ceilings may be higher or lower in some homes)
- Poured concrete basement walls
- Subfloors glued and nailed
- Basement exterior walls wrapped with waterproofing membrane with weeping tile below
- Exterior walls insulated to meet OBC requirements, attic to R60 and basement full height blanket type insulation to meet OBC requirements

## DISTINCTIVE EXTERIOR FINISHING DETAILS

- All exterior colours and materials are professionally selected and predetermined by the vendor/builder
- Clay brick and/or manufactured stone as per plan
- Low maintenance vinyl siding with aluminum soffit, fascia and eavestroughs
- Self sealing shingles with manufacturers limited lifetime warranty
- Energy efficient low E argon vinyl clad casement windows (some windows on side/rear elevation may be slider style windows and some panes may be fixed)
- Patio door with high efficiency low E argon gas filled panes (as per plan)
- Insulated fiberglass front entry door
- Premium carriage style garage door (locking T-handle on garage door when no man door from garage to house is chosen or provided)
- Garages are fully drywalled and finished with skim coat only
- Coach light and/or pot light at the front door and patio light at rear as per plan
- Front concrete porch with pre-cast steps to grade (All other steps and/or decks are the responsibility of the purchaser and entries shall be barricaded if 24" above grade as per building code)
- Low maintenance aluminum railing on front porches (if required by grade)
- Decorative address stone and/or address numbers. Dependent on plan and community (selected by Vendor/Builder)
- Full asphalt driveway paving included (may not be installed at time of closing)
- Community sodded & graded to municipal requirements (may not be completed at

- time of closing)
- Parging on all exposed foundation surfaces

## SUPERIOR INTERIOR FINISHING DETAILS

- Oak handrail with choice of stained finish and clear coat as per plan
- Choice of 2 panel square or Roman interior doors with 4" baseboard and 2 3/4" casing, capped studio walls
- Interior lever door hardware
- Swing doors throughout as per plan
- California style ceilings. Bathrooms and standard closet ceilings are smooth finish
- Choice of 2 low Volatile Organic Compound (VOC) interior wall paint colours (one colour throughout)
- Low (VOC) high quality carpet with 4lb foam under pad
- 13" x 13" ceramic tile as per plan
- Overhead pewter light fixtures as per plan
- White wire shelving in all clothes closets and four (4) white wire shelves in each linen closet or pantry (as per plan)

## GOURMET KITCHENS

- Custom oak or MDF cabinetry with soft close doors and drawers
- White melamine interiors
- Granite countertops with undermount sink
- Moen pull-out faucet
- Dishwasher electrical and plumbing rough-in (no breaker provided in panel)
- Over-the-range microwave/range hood combo with premium quiet venting (choice of stainless/black)

## DESIGNER BATHROOMS

- Luxurious ensuites as per plan and model chosen
- Ensuite to include walk-in tiled shower with tempered glass door and tiled niche as per plan
- Custom oak or MDF vanities with drawers (in vanities over 36")
- Granite countertops with undermount sink (powder room includes pedestal sink as per plan)
- Moen faucets
- White acrylic tub base and tiled wall surround in main bathroom
- White plumbing fixtures

- Mirror above vanities & pedestal sinks (as per plan)

## MECHANICAL, ELECTRICAL, PLUMBING

- High efficiency natural gas furnace
- Fresh air system (heat recovery ventilator - HRV)
- Ducts professionally cleaned before closing and 12-month supply of furnace filters provided on closing
- High efficiency natural gas rental water heater (purchaser to sign rental agreement with utility company)
- 200 AMP electrical service
- Rough-in for electric car charging station (if electrical panel is not in the garage)
- Automatic garage door opener rough-in
- Two exterior weatherproof Ground Fault Interrupter (G.F.I.) receptacles (1) located on porch and (1) at rear of home, total of (2) at the rear of home for walkouts lots
- Two exterior hose bibs with interior shut offs: (1) in garage and (1) at rear of home (placement determined by Builder)
- Water shut off valve under all sinks and toilets
- 220 volt wiring and outlet for stove and clothes dryer
- Interconnected hard-wired smoke alarms on all levels and in bedrooms
- Carbon monoxide detectors on bedroom levels
- Decora style switches and receptacles throughout
- Predetermined locations for cable T.V., Internet and telephone outlets (combination of 6 in total)

## BUILDER'S GUARANTEE & WARRANTY

- Homes are built to meet or exceed the current Ontario Building Code (OBC)
- Homes covered by Tarion Warranty Corporation includes a comprehensive one-year warranty plus a two year warranty covering electrical, plumbing & heating systems & water penetration of the building envelope
- Comprehensive 7-year structural warranty
- Tarion enrollment fee to be paid by purchaser as an adjustment on closing

## NOTES

- All selections are to be made from samples provided by the Builder/Vendor
- The number of steps at the front and in the garage (if applicable) may vary from that shown and are subject to grade
- The decorated model home, marketing floor plans and images/renderings do contain some items not included in the base price
- Variations in uniformity and color (ie. ceramics, wood products, etc.) from Vendor's samples may occur and can be expected in finished materials
- Plans and specifications are subject to modification at the discretion of the Builder/Vendor. The Builder/Vendor reserves the right to substitute materials of similar or better quality
- All measurements are approximate. E.&O.E
- Furnace, hot water tank, sump pit (if applicable), air conditioner, water meter and hydro panel may not be positioned as shown on plan
- The Vendor/Builder will not allow the purchaser to do any work and/or supply any material to finish the dwelling before closing
- Interior or exterior steps may vary at any entranceway due to grading
- House types and streetscapes subject to final approval by the municipality or the developer's architectural committee and final siting and approval by the vendor's architect
- Purchaser's choice of interior colours and materials to be chosen from the vendor/builder's samples if not yet ordered or installed provided the colours and materials are chosen by the purchaser within 10 days of notification by the vendor/builder. Otherwise, the vendor/builder reserves the right to choose the colour and/or materials
- The vendor/builder shall be entitled to reverse the plan of the house being constructed

ERRORS & OMISSIONS EXEMPT  
JUNE 2021