

MIRTREN HOMES *Quality Features*

Carriage Lea Estates

Exterior Features

- Serviced subdivision including paved roads, curbs, storm and sanitary sewers and water connections.
- Fully sodded lot including boulevard.
- Subdivision serviced by natural gas.
- Interlocking walkway.
- Two exterior hose bibs.
- Irrigation system in front yard and back yard.
- Two exterior electrical outlets.
- Driveway to be completed with crushed stone gravel. Owner to complete paving within one year.
- All exterior colour schemes are architecturally controlled by vendor.
- Front yard landscaping package.
- 120 square foot pressure treated wood deck.

Quality Construction Features

- Genuine clay brick main floor exterior. Non-brick areas maintenance-free siding or stucco.
- Maintenance-free aluminum soffit, fascia, eavestrough and downspouts
- Poured concrete basement walls with heavy duty damp proofing & weeping tiles. Basement exterior walls strapped with 2 x 4s, insulated to R12 and covered with 6 mil polyethylene.
- Wood and steel beam construction.
- 5/8" tongue & groove spruce plywood for subfloor, glued and fastened with screws.
- 1/2" plywood roof sheathing.
- Exterior walls clad with insulating sheathing and fully insulated to R19 as per Ontario Building Code. Ceilings insulated to R40. Vaulted ceilings (where applicable) - R31.
- Self-sealing high grade architectural profile asphalt shingles with 25-year manufacturers warranty.

Electrical

- 200 amp. electrical service panel with copper wiring and circuit breakers. White decor switches.
- Smoke detector on each floor.
- Carbon monoxide detector.
- \$750 electrical fixture allowance.
- Door chime and range hood fan.
- Rough-in alarm system.
- Three exterior pot lights.
- Four additional outlets in basement.

Heating and Cooling

- Gas fired high efficiency forced air furnace with central air conditioning and programmable thermostat.
- Natural gas water heater - rental supplied by Union Gas.
- Heat Recovery Ventilator (HRV)

Windows, Doors, and Trim

- Maintenance free vinyl clad, Low-E Argon, thermopane casement windows, with colour-matched grills on the front of the house, sliders on the rest of the house. Three (3) basement windows. (grading permitting)

- All operating windows to have screens.
- Sliding glass patio door where shown.
- Coloured front windows.
- Steel clad insulated entry door(s) with Designer glass insert.
- 800 Series Colonial style doors and 5 1/4 inch baseboard.
- Prefinished insulated metal sectional garage door, wired for future garage door opener, and one 1/2 hp door opener installed.

Interior Features

- Quality name brand 40 oz. Broadloom or Berber from builder's samples.
- Imported ceramic floor tiles in foyer, bathrooms, kitchen, and main floor laundry.
- Rounded drywall corner beads.
- Three (3) coats of high quality paint on all walls, and (2) coats on woodwork trim.
- Modern wire shelving in all closets.
- Rough-in for future Central Vacuum system. (finished areas only)
- Rough-in cable television outlets and telephone outlets including jacks. Total of ten (10) outlets in any combination.
- Rough-in drains and vents for future 3-piece bathroom in basement.

Kitchen Features

- Choice of custom quality kitchen cabinets and post-formed laminate counter tops from builder's samples.
- Double stainless steel kitchen sink with single lever washerless faucet.
- Heavy duty plug receptacle for stove installation.

Bathrooms

- High quality white plumbing fixtures in all bathrooms. 1-pce. acrylic tub or 4 foot shower with pressure-balanced valves in main and ensuite baths.
- Water efficient single lever washerless plumbing fixtures.
- Mirrors above vanities.

Laundry Room

- Single poly laundry tub with deck faucets. (where applicable)
- Heavy duty receptacle plug for dryer hook-ups. 4" dryer vent ducted to exterior.

Colour Choices

Purchaser to have choice of colours from available samples of the following, unless already ordered or installed:

- 1) Exterior colour package - soffits, fascia, and eavestroughs.
- 2) Ceramic tiles
- 3) Kitchen cabinets and counter tops
- 4) Broadloom - 1 colour
- 5) Paint - 3 neutral colours

Additional

- Tarion Warranty Corporation enrolment fee included.
- On site interior designer and colour coordinator.
- Home professionally cleaned prior to move in.
- Depending on site conditions, house may be mirror image.

BUILDER'S GUARANTEE

Mirtren Homes is rated "Excellent" under the Ontario New Home Warranty Program for after sales service and has served our community since 1956.