

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. Keystone house numbers.
- 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.
- Garage completely drywalled, insulated, and painted off-white (Builder's colours), R12 walls, R20 ceiling, and trimmed man doors.
- Self-sealing high grade architectural profile asphalt shingles with 30-year manufacturers warranty.

Electrical

- 200 amp. electrical service panel with copper wiring and circuit breakers.
- Smoke detector on each floor. Carbon monoxide detector.
- \$1000 electrical fixture allowance. (includes door chime and range hood)
- Rough-in alarm system.
- White Decor light switches and standard white plugs.
- Three dimmer switches, three exterior pot lights, and 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.
- Interior door handles silver colour or brass, of knob or lever type.
- Prefinished insulated metal sectional garage door, with customer choice of window from builder's samples, wired for future garage door opener, and one 1/2 hp door opener installed, with keyless entry.

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 and baseboard.
- Choice of wood, or combination wrought iron and wood railings, from builder's samples, where applicable.
- 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, with crown moulding, dentils, under-cabinet lighting, soft close drawers and post-formed laminate counter tops, from builder's samples.
- Double stainless steel kitchen sink with single lever washerless faucet.
- Rough-in for dishwasher.
- 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 - brick, shingles, soffit, 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.
- GST included based on eligibility and rebate assigned to builder.