



## *The Key to Refined Living*

Distinctively detailed. Perfectly Polished.

True harmony is only achieved by tuning each individual note. With the most exquisite finishes, the most distinctive details, and the highest-quality materials, every Townhome at The Manors resonates with the purest sense of luxury.

**GOLDPARK**  
WORTH MORE™



GOLDPARKHOMES.COM



THE MANORS  
AT PINE VALLEY



*Signature Appointments*





# It's all in the Details

## EXTERIOR FEATURES

1. Gold Park's executive custom elevations, both traditional and contemporary, feature architecturally inspired exteriors which include Genuine clay brick, stone, stucco, contemporary metal facades, decorative columns, pre-cast detailing such as: keystones, banding, porticos, and sills, as per plan and elevation.
2. Pre-packaged professionally selected, exterior colour schemes from Vendor's selection to ensure an aesthetically pleasing streetscape and distinction within this master planned community.
3. Covered front entries, porches & porticos, as per plan.
4. Laminated self-sealing asphalt shingles with manufacturer's limited time warranty and decorative accenting metal roof details, as per plan and elevation.
5. Pre-finished, eavestrough, fascia, downspouts, and siding, as per plan and elevation.
6. Superior thermal insulated fiberglass front entry doors, approx. 8' tall with glass window inserts, sidelights, and transoms, as per elevation.
7. Oversized main floor windows, as per plan.
8. Front entry black finish grip set with multipoint lock system.
9. Exterior black cast aluminum coach lights on front elevation contemporary lights, as per plan.
10. Colour-coordinated vinyl casement (low-e) windows (fixed/operators) throughout (except for basement windows). All basement windows are white vinyl sliders.
11. Patio doors or garden doors in Breakfast Area/Family Room as per plan.
12. Premium quality insulated, roll-up garage doors equipped with decorative glass inserts on all elevations as per plan.
13. Two (2) hose bibs (one in garage, one at rear).
14. Fully sodded front, rear, and side yards. As per approved grading plans.
15. Patterned pre-cast patio slab walkway to front door and patio walkout at rear.
16. Poured concrete front porch, as per plan.
17. Poured concrete front entry steps where applicable due to grade, as per plan.
18. Poured concrete garage floor with reinforced grade beams.
19. Vendor to supply a two (2) coat asphalt paved driveway (base and finish coat).

## INTERIOR FEATURES

1. Oak stairs, handrails, and a choice of 1 3/4" wood pickets or wrought iron picket (from Vendor's standard selection) from main floor to basement and from main to second floor as per plan.
2. Coffered ceilings, vaulted ceilings, raised ceilings, open to below areas, and finished basement indicated, as per plan.
3. Choice of two-paneled flat "Carrara" molded interior doors or "Contemporary" flat slab doors with premium lever/style interior door hardware.
4. Fully trimmed painted flat arches on the main floor, as per plan.
5. 5 1/4" Colonial baseboards for all models throughout finished areas with shoe-mold in all hardwood floor areas.
6. 3" Colonial casing for all models on doors, and windows throughout all finished areas, as per plan.
7. Soaring 10 ft. ceilings on main floor and 9 ft. ceilings on 2nd floor or lofts, except where precluded by bulkheads.
8. Principal bedrooms complete with ensuite & spacious walk-in closet(s), as per plan.
9. All closets complete with white wire shelving and hanging rods where applicable, as per plan.
10. Entire garage to be drywalled, taped and prime painted including the ceiling, excluding exposed concrete walls.
11. Interior walls to be painted with premium quality latex paint for the main and second floors. Purchaser's choice of one colour throughout, from Vendor's standard selection. Interior doors and trim to be painted white.
12. Smooth ceilings throughout all finished areas.

## QUALITY CONSTRUCTION AND ENERGY SAVINGS FEATURES

1. Structurally sound 2" x 6" exterior wall construction featuring R22 insulation.
2. 3/4" tongue and groove sub-floor, bonded, screwed with joints sanded.
3. High performance Engineered "I" joist flooring system, or to O.B.C. specifications.
4. 3/8" Roof plywood sheathing.
5. R31 sprayed foam insulation to garage ceilings and overhangs with livable areas above.
6. R60 insulation in Attic, height as per O.B.C.
7. R20 insulation to be installed within 8" above concrete floor in the basement area.
8. All window and entry door frames are caulked with premium polyurethane sealant or equivalent.
9. Aluminum railings for porches (where required by Building Code) and decorative applications, as per plan.
10. 8' Poured concrete basement walls for all models with heavy duty damp proofing, drainage membrane system and weeping tile.
11. Direct vent gas high efficiency forced air furnace complete with Electronically Commutated Motor (ECM) installed, power vented to exterior, ducting sized for future air conditioning.
12. All homes are equipped with an (HRV) heat recovery ventilator.
13. High-efficiency gas fired hot water heater on a rental basis power vented to exterior. (Purchaser must execute Rental Agreement with natural gas/tank provider).
14. Cold cellar in basement, complete with floor drain, door, light and exterior vent.
15. Professional duct cleaning before occupancy.
16. Energy saving programmable thermostat centrally located on the main floor.
17. Barbeque gas line to rear of home complete with shut-off and quick connect, location determined by Gold Park.

## FLOORING FEATURES

1. 4 3/8" wide plank pre-finished engineered oak hardwood flooring throughout, excluding all tiled areas, as per Vendor's standard selections.
2. Choice of 12" x 24" imported porcelain floor tile for front foyer, kitchen & breakfast area, ground floor laundry and mud rooms, including second level Principal Ensuite and laundry rooms as per plan from Vendor's standard selection.
3. Shower floor base to be tiled mosaic tile including quartz threshold as per in Vendor's standard selections.
4. Choice of imported porcelain floor tile for all secondary bathroom ensuites, and shower areas as per plan from Vendor's standard selection.
5. Metal transition lip where tile floor abuts other flooring.

## KITCHEN FEATURES

1. Choice of luxurious designed fine kitchen cabinetry, with soft-close doors, bank of drawers, as per plan from Vendor's standard selection.
2. Extended upper cabinets with crown molding, as per plan from Vendor's standard selection.
3. Extended deep fridge upper cabinet complete with deep gable end(s), as per plan from Vendor's standard selection.
4. Kitchen pantry, as per plan.
5. Kitchen islands with extended breakfast counter, as per plan.
6. Choice of quartz or granite countertop with square eased edge, from Vendor's standard selection.
7. Double bowl stainless steel undermount sink with single lever chrome pull down faucet.
8. Rough-in electrical and plumbing for future dishwasher, open space in cabinetry.
9. Deluxe stainless-steel kitchen chimney style hood exhaust fan over stove vented to exterior.
10. Heavy-duty receptacle for future stove.

## BATHROOM AND LAUNDRY FEATURES

1. Water resistant board used on tub and shower enclosure walls.
2. Choice of luxurious designed fine cabinetry and elegant quartz countertops with under-mount sink from Vendor's standard samples.
3. Double sink vanities to have bank of drawers where applicable.
4. Principal ensuite bath with elegant freestanding tub and separate shower, as per plan.
5. Energy efficient water saver shower heads and toilet tanks.
6. Mirror installed over length of vanities in all bathrooms and powder rooms.
7. Coordinating bathroom accessories in all washrooms from Vendor's standard selection.
8. Single lever chrome faucets with pop-up drains in all bathroom and powder room vanities.
9. Clear frameless glass shower enclosure.
10. Ceramic tile applied to all tub and shower enclosure walls.
11. All shower enclosures will receive separate light and switch, as per plan.
12. Exhaust fans vented to exterior in all bathrooms and laundry room, complete with separate light and switch.
13. Laundry room and mud rooms to feature base cabinet with acrylic laundry sink and laminate countertop, as per plan from Vendor's standard selection.
14. Heavy Duty electrical outlet and outside vent for future dryer.
15. Hot and cold "shutoff" valves to all water lines to sinks and toilets.

## ELECTRICAL FEATURES

1. 200 AMP electrical service with circuit breaker panel.
2. White Decora switches and plugs throughout.
3. Interior light ceiling fixtures throughout, excluding living room (living room to have split switch receptacle).
4. Eight (8) pot lights throughout main floor, as per purchaser selected locations.
5. Two (2) exterior weatherproof electrical outlets with GFI, one at the front of the home, one at the rear of the home.
6. Exterior coach light supplied as per standard.
7. Three (3) electrical outlets in garage, two in the ceiling, for future garage door openers, as per plan.
8. Electrical outlet in unfinished area of basement by electrical panel.
9. Vanity lighting in all bathrooms and powder room, as per plan.
10. GFI protection included in all bathrooms.
11. RG6 high speed cable TV rough-in outlets in family room, principal bedroom, and loft/office as per plan.
12. CAT5 wiring for telephone rough-in outlets in kitchen, family room and all bedrooms, as per plan.
13. Electrical door chime installed.
14. Interconnected electrical smoke detectors hard wired into the electrical system, one (1) on each floor including basement and one (1) in each bedroom, as per O.B.C.
15. Direct wired carbon monoxide smoke detector located in the upper hall, as per O.B.C.
16. Rough-in security wiring to all basement and main floor exterior doors and windows, includes rough-in wiring for one future motion detector and one future keypad, locations to be determined by the builder.
17. Rough-in central vacuum system with all pipes extended into garage, for easy future finishing.

## GRADING CONDITIONS

1. Included in the "Lot Premium", where a "Walk-Out Deck" is required due to grade conditions, larger vinyl windows in the rear basement shall be installed and a wood deck (various sizes per model type) with stairs to grade shall be installed at the rear patio door as per plan of the ground level.
2. Included in the "Lot Premium", where a "Lookout Basement" is required due to grade conditions, oversized vinyl windows in the rear basement shall be installed and a wood deck (size varies) with stairs to grade shall be installed at the rear patio door as per plan of the ground level.
3. Included in the "Lot Premium", where a "Walkout Basement" is required due to grade conditions, installed shall be a basement patio and or garden door as per plan at the rear of the basement, full size rear basement vinyl windows, additional brick, framing, insulation, an additional light, and electrical outlet. Also included shall be a wood deck (size varies) installed at the rear patio door and or garden door as per plan of the ground level.

## WARRANTY

The Tarion Warranty Program offers:

- Seven (7) Year protection on structural defects.
- Two (2) Year protection on mechanicals and materials including electrical, plumbing, heating and distribution systems, all exterior cladding, windows and doors.
- One (1) Year protection on workmanship and material defects.

All references to sizes, measurements, materials, construction styles, trade/brand/industry names or terms may be subject to change or variation within general accepted industry standards & tolerances. Measurements may be converted from imperial to metric or vice versa & actual product size may vary slightly as a result. All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the Vendor's sole Discretion to select the style and/or colour shall be from the Vendor's predetermined standard selections. Useable square footage may vary from stated floor areas.