

EXTERIOR FEATURES

- 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.
- Pre-packaged professionally selected, exterior colour schemes from vendor’s selection to ensure an aesthetically pleasing streetscape and distinction within this master planned community
- Covered front entries, porches & porticos**, as per plan.
- Laminated self-sealing asphalt shingles with manufacturer’s limited time warranty and decorative accenting metal roof details and finials, as per plan and elevation.
- Pre-finished, eavestrough, fascia, downspouts, and siding, as per plan and elevation.
- Superior thermal insulated **fiberglass front entry doors, approx. 8’ tall with glass window inserts**, sidelights and transoms, as per elevation.
- Oversized main floor windows**, as per plan.
- Front entry black finish grip set with multipoint lock system.
- Exterior black cast aluminum coach lights on front elevation of A and B, including C elevations to receive black aluminum contemporary lights, as per plan
- Colour-coordinated vinyl casement (low-e) windows** (fixed/ operators) throughout (except for basement windows). All basement windows are white vinyl sliders.
- Patio doors or garden doors in Breakfast Area/ Family Room/ Dining Room/ Cabana/ or Principal Bedroom, as per plan.
- Premium quality insulated, roll-up garage doors equipped with decorative glass inserts on all A and B elevations. Clear view contemporary roll-up non-insulated garage doors to all C elevations, as per plan.
- Two (2) hose bibs (one in garage, one at rear).
- Fully sodded front, rear, and side yards. As per approved grading plans
- Patterned pre-cast patio slab walkway to front door and patio walkout at rear.
- Poured concrete front porch, as per plan.
- Poured concrete front entry steps where applicable due to grade, as per plan.
- Poured concrete garage floor with reinforced grade beams.
- Vendor to supply a two (2) coat asphalt paved driveway (base and finish coat).
- Tandem garage, or extra deep garage, where applicable, as per plan.**

INTERIOR FEATURES

- 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. Optional service stairs where applicable to be paint grade, as per plan.
- Coffered ceilings, vaulted ceilings, raised Ceilings, open to below areas and finished lower landings**, where indicated, as per plan.
- Choice of two-paneled flat Carrara molded interior passage doors or “Contemporary” Flat slab passage doors with premium lever type nickel finish interior door hardware.
- Fully trimmed painted flat arches on the main floor, as per plan.



- Trimmed painted half walls, as per plan.
- 5 - 1/4” Colonial baseboards** for 40’ and 42’models (7” Baseboards for 50’and 60’models) throughout finished areas with shoe-mold in all tiled and standard hardwood floor areas.
- 3” Colonial casing for 40’ and 42’ models (3 1/2” casing for 50’ and 60’ models) on doors, and windows throughout all finished areas, as per plan.
- Soaring 10 ft. ceilings on main floor and 9 ft. ceilings on 2nd floor or lofts**, except where precluded by bulkheads.
- Principal bedrooms complete with ensuite & spacious walk-in closet(s), as per plan.
- All closets complete with white wire shelving and hanging rods where applicable, as per plan.
- Direct vent gas fireplace with Mediterranean inspired design single sided precast limestone type mantel**, as per plan, from vendor’s standard selection.
- All drywall applied with screws, using minimum number of nails.
- Entire garage to be drywalled, taped and prime painted including the ceiling, excluding exposed concrete walls.
- Interior walls to be painted with premium quality latex paint for main and second floors. Purchaser’s choice of one colour throughout, from vendor’s standard selection. Interior Doors and Trim to be painted white.
- Smooth ceilings throughout** all finished areas.

QUALITY CONSTRUCTION AND ENERGY SAVINGS FEATURES

- Structurally sound 2” x 6” exterior wall construction featuring R22 insulation.
- ¾” tongue and grove sub-floor, bonded, screwed with joints sanded.
- High performance Engineered “I” joist flooring system, or to O.B.C. specifications.
- ⅝” Roof plywood sheathing.
- R31 sprayed foam insulation to garage ceilings & overhangs with livable areas above.
- R60 insulation in Attic, height as per O.B.C.
- R20 insulation to be installed within 8” above concrete floor in the basement area.
- All window and entry door frames are caulked with premium polyurethane sealant or equivalent.
- Aluminum railings for both porches and balconies (where required by Building Code) and decorative applications, as per plan.
- 9’ Poured concrete basement walls** for all models with heavy duty damp proofing, drainage membrane system and weeping tile.
- 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.
- All homes are equipped with an (HRV) heat recovery ventilator.
- 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).
- Cold cellar in basement, complete with floor drain, door, light and exterior vent.
- Professional duct cleaning before occupancy.
- Energy saving programmable thermostat centrally located on main floor.
- 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** including standard-oak-stair landings, excluding all tiled areas, as per vendors standard selections.
2. **Choice of 12” x 24” imported porcelain floor tile** for front foyer, kitchen & breakfast area, ground floor laundry and mud rooms, basement finished foyer, including second level Principal Ensuite and laundry rooms as per plan from vendor’s standard selection.
3. Choice of imported porcelain floor tile for all secondary bathroom ensuites, and shower areas as per plan from vendor’s standard selection.
4. Metal Transition Lip where ceramic floor abuts other flooring.

KITCHEN FEATURES

1. Choice of luxurious designed fine kitchen cabinetry, with **soft-close doors**, bank of drawers, and colour coordinated kick plates as per plan from vendors standard selection.
2. **Extended upper cabinets with crown molding**, as per plan from vendors 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.
11. Dedicated electrical outlet for future refrigerator.
12. Split electrical outlets at counter level for small appliances.

BATHROOM AND LAUNDRY FEATURES

1. Denshield 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. Vanities to have a top drawer or bank of drawers on double sink vanities, where size permits as per plan.
4. Powder rooms to feature choice of luxurious designed fine cabinetry and elegant quartz countertop with under-mount sink as per plan.
5. Colour coordinated kick plates to compliment cabinets.
6. **Ensuite bath off Principal Bedroom with elegant freestanding tub and separate shower**, as per plan.
7. **Energy efficient water saver shower heads and toilet tanks**.
8. Mirror installed over length of vanities in all bathrooms and powder rooms.
9. **Make-up counters, as per plan**.
10. Toilet paper on towel bar accessorizing all Washrooms from vendor’s standard selection.
11. Single lever chrome faucets with pop-up drains in all Bathroom and powder room vanities.
12. **12” x 24” Porcelain tile floors in Principle Ensuite**, as per plan, from vendor’s standard selection.
13. Porcelain tile floors for secondary bathrooms and powder rooms, as per plan, from vendor’s standard selection.
14. **Large frameless glass shower enclosure** with glass shower door, tile applied to wall areas complete with mosaic tile shower base and quartz sill in Principle Ensuite, as per plan.
15. All other shower enclosures complete with mosaic tile shower bases and tiles on walls, separate light, and switch, as per plan.
16. All shower areas to receive pressure balance temperature control valves.
17. Exhaust fans vented to exterior in all Bathrooms and laundry room, complete with separate light and switch.
18. Laundry room and Mud rooms to feature base cabinet with built-in single compartment laundry sink with laminate countertop, including matching upper cabinets, for all models, as per plan from vendor’s standard selection.
19. Mud room to have a bench, as per plan.
20. Drain and water connections, with dedicated electrical outlet for future washing machine.
21. Heavy Duty electrical outlet and outside vent for future dryer.
22. Hot and cold “shutoff” valves to all water lines to sinks and toilets.
23. Three (3) piece plumbing rough-in for future bathroom in location as per plan.

ELECTRICAL FEATURES

1. **200 AMP electrical service** with circuit breaker panel (labeled) and all copper wiring.
2. White Decora switches and plugs throughout.
3. Interior light fixtures throughout, excluding living room (to have controlled wall outlets).
4. **Eight (8) pot lights throughout main floor**, as per purchaser selected locations.
5. Modern light fixtures in upper and main hall areas.
6. Two (2) exterior weatherproof electrical outlets with GFI ground fault interrupter, one at the front of the home, one at the rear of the home.
7. Holiday receptacle in exterior soffit above garage area complete with wall switch control.
8. Light fixture supplied adjacent to or above exterior door, excluding Juliet door, as per plan.
9. Three (3) electrical outlets in garage, two in the ceiling, for future garage door openers, as per plan.
10. Electrical outlet in unfinished area of basement by electrical panel.
11. Elegant lighting in all bathrooms and powder room above basin(s), as per plan.
12. GFI - Ground fault interrupter protection in all bathrooms and powder room.
13. GFI – Ground fault interrupter
14. RG6 high speed cable TV / internet rough-in outlets in Family room, Principal bedroom and Den.
15. CAT5 wiring for telephone rough-in outlets in Kitchen, Family room and all bedrooms, as per plan.
16. Electrical door chime installed.
17. 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.
18. Direct wired carbon monoxide smoke detector located in the upper hall, as per O.B.C.
19. Rough-in security wiring, to all basement, main floor doors and windows, includes rough-in wiring for future 1 motion detector and 1 future keypad, locations to be determined by the Builder.
20. Rough-in central vacuum system with all pipes extended to into garage, for easy future finishing.

WARRANTY

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 and or garden door of the ground level.

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 and or garden door of the ground level.

Included in the “Lot Premium”, where a “Walkout Basement” is required due to grade conditions, installed shall be a basement patio door 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 of the ground level.

Styles, materials, location of features, grade heights, door swings and specifications are subject to site, industry and Municipal conditions and may vary. The Vendor reserves the right to substitute materials with that of equal or better quality and make modifications with respect to such conditions. Dimensions and measurements are approximate and may vary within industry accepted tolerances from the actual.

All illustrations are Artists’ Concept. Plans, dimensions and specifications are subject to change at the discretion of the Vendor. All dimensions are approximate. E & O.E.



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