



## Gates of Kent Bungalow Townhomes

Purchase price includes the following:

### Ideal Living Space

- 8' ceilings on main floor
- Low E glass windows for increased energy efficiency and optimized home temperature
- Engineered hardwood in the living room
- Ceramic tile flooring in all bathrooms, kitchen and hallway as per plan
- Quality interior light fixtures

### Your Dream Kitchen

- Refrigerator, stove and dishwasher included
- Quality kitchen cabinets and countertop
- Range exhaust fan in kitchen vented to exterior (available in white or black)
- Single lever faucets
- Double stainless ledge back sink

### Bedroom Retreats

- Convenient shelves in all closets and linen closets

### Bathrooms

- Quality vanity cabinets and countertops
- Vanity mirrors in all bath(s) and powder rooms
- Standard bathroom exhaust fan vented to exterior
- Single lever faucets in bathroom(s)
- One piece acrylic tub or shower enclosure as per plan

### Essential Laundry / Mudrooms

- Washer and dryer included (both white in colour)
- Vent to exterior for dryer

### Additional Space

- 8' ceilings on second floor optional finished lofts
- Full height basement on interior models

### Garage

- Painted steel sectional garage door

### Exterior Façade

- Rear patio (subject to plan)
- Paved asphalt driveway
- Lot graded and fully sodded
- Privacy fencing as per plan
- Architecturally designed double laminate fiberglass shingles
- Steel front entry door
- Quality interior and exterior light fixtures
- Low E glass patio doors
- Two exterior waterproof electrical outlets
- Two exterior hose faucets

### Peace of Mind

All homes are warranted by Tarion with 7 year coverage against major structural defects



#### Other Interior Touches

- Flooring - Quality broadloom carpet as indicated on plan
- Hardware - Satin nickel throughout with dead bolts on all exterior passage doors
- Hardware - High quality knobs on all interior doors
- Finish - Cheyenne doors (as per vendor's selections)
- Finish - Primer plus 1 coat of paint
- Finish - California ceilings, except in closets
- Rough-in - 3 piece bathroom in basement (where applicable)
- Rough-in - for garage door opener
- Rough-in - for telephone and cable

#### Comfort Mechanicals

- High efficiency forced air furnace to reduce utility bills
- **Energy recovery ventilator** - acts as the lungs of the home offering superior indoor air quality and excess humidity control. It utilizes high performance motors that are equivalent in power consumption to a compact fluorescent light bulb, which significantly lower energy costs without affecting performance
- House fully insulated to keep the home warm in the winter and cool in the summer.
  - Exterior walls above grade are R25
  - Attic R50
  - Exposed floor areas R32
  - Sloped ceilings R31
  - Basement crawl space R-20 insulation blanket fastened directly to the concrete wall and comes complete with the appropriate vapour barrier\*

\*End units have crawl space, interior units have a full basement.

All plans and specifications are subject to reasonable modifications, as necessary, at the discretion of the Vendor. E & O.E.

**NOTICE TO PURCHASERS:** Due to increasing construction cost, the Vendor commits orders to its suppliers on the date of the Offer to Purchase. Therefore, in some cases the Vendor cannot alter, change or add to the specifications, details or field notes. In order for any change to be implemented, all requests, after the offer becomes firm, must be in writing and accepted by the Vendor.

\*In accordance with standard building practice and TARION rules, the Vendor warrants to make any necessary drywall repairs (due to nail pops and drywall cracks caused by settling) at the one year anniversary of closing subject to scheduling of work. The priming and painting of these repairs will be the full responsibility of the Purchaser, regardless of whether the Builder/Vendor or Purchaser painted the unit initially.

March 20, 2017

