

FEATURES & FINISHES



PARK AND LAKE

WATERFRONT RESIDENCES
IN OSHAWA





Smarter Than The Average Home

With a collection of Smart features included in your Park and Lake home, the decision to buy here could be the most intelligent move of your life!

Smart Home Features

- One smart door lock from garage to house
- One smart thermostat
- Three smart lighting control switches
- Two smart flood sensors
- One smart panel
- One year Smart Home remote access

Exterior Features

1. Architecturally controlled and designed **clay brick** and / or **stone** and / or aluminum siding above second floor window on modern elevation, with vinyl shakes / scales on dormers and in gables exterior with quality trim details, all colour coordinated, per applicable model and elevation.
2. Masonry details in brick as per elevation.
3. **Energy efficient low e argon vinyl casement windows** throughout; as per elevation (except basement windows). All operable windows to have screens.
4. Steel, insulated front entrance door with weather-stripping.
5. Front entry door with **satin nickel plated grip set, dead bolt,** and **black coach lamps.**
6. All exterior doors and windows to be fully caulked.
7. Insulated door from garage to house with safety door closure, if grade permits.
8. **Self-sealing asphalt roof shingles** in blended colours with a **25 year manufacturer's warranty.**
9. Pre-finished aluminum **maintenance free** soffits, eavestrough, fascia and downspouts.
10. **Paneled sectional roll-up garage doors** as per elevation.

11. Garage walls to be drywalled, taped, and primed.
12. Two exterior hose bibs, one in garage, and one at rear.
13. **Paved driveway.**
14. Precast concrete patio slab walkway from driveway to front porch, including precast steps at front or rear doors where applicable.
15. Lot sodded and graded to the requirements of the Municipality.
16. All homes to come with civic address house number.
17. Six foot patio slider and transom with screen, in kitchen area.

Interior Features

1. Natural **oak staircase** and oak stringer from ground floor to second floor.
2. Natural finish oak pickets, railings, and stringer on stairwells in finished areas.
3. **Colonial style interior doors** and **colonial style trim** 5 1/4" baseboard and 2 3/4" casing throughout finished areas, quarter round trim to tiled or wood floor areas where indicated on plans.
4. **Satin finish lever** interior hardware for all doors.
5. All doors and windows to be trimmed throughout in finished areas.
6. 7 1/2" coloured laminate flooring on main floor, landing to second floor, & second floor hallway, except where tiled areas as indicated on plans.
7. Quality 40 oz. **broadloom** with foam under pad in all bedrooms, except tile areas as indicated on plans.
8. **Quality imported ceramic tile** (13"x13" or 12"x12") in foyer, kitchen, laundry, and bathrooms from vendor samples.
9. **Electric fireplace** as per plan.
10. **Wire-ventilated shelving** in all closets, including linen.
11. Interior walls finished in quality **latex paint** in all areas.
12. Stipple-sprayed ceilings throughout, except kitchens, bathrooms, and laundry rooms to receive smooth finish ceilings.
13. All interior doors and trim to be painted white. Interior walls to be painted from choice of two colours from vendor's samples.

Kitchens

1. Purchaser choice of quality design kitchen cabinets from vendor samples.
2. **Extended kitchen upper cabinets.**
3. Granite countertop from standard line with undermount double bowl stainless steel sink and pull out chrome faucet.
4. Space for **dishwasher** provided in kitchen cabinets with **rough-in wiring and future drain connection** included.
5. Two speed exhaust hood fan over stove area vented to exterior.
6. Heavy duty electrical receptacle for stove.
7. Split electrical outlets at counter level for small appliances.
8. USB plug.

Laundry Areas

1. **Quality imported ceramic floor tiles** in laundry room, from vendor's samples.
2. Single laundry tub with hot and cold water faucet, as per plans.
3. Connections for hot and cold water to future washer.
4. Heavy duty electrical outlet for dryer and electrical outlet for washer.
5. Dryer vent connection to exterior.

Bathrooms

1. **Ensuite bath** in primary bedroom with free standing tub and separate shower stall with framed glass and door as per applicable model type.
2. **Single lever taps with temperature control** in bathtub and shower, and oval bathtubs where no separate shower stall.
3. **Pedestal sinks** in all **powder rooms.** Other bathrooms with **vanity cabinets** with laminate countertops, from vendor samples.
4. **Single lever faucets** to all vanity and pedestal sinks with **mechanical pop-up drains.**
5. **Quality imported ceramic tiles** from vendor samples to floors, bathtub enclosure, and shower stall.
6. **Ceramic tiled shower stalls** (where indicated on plans) with **marble jambs** and separate **interior shower light.**
7. **Full vanity length mirrors** in all bathrooms.
8. White plumbing fixtures in all bathrooms, with water saving toilets.
9. Exhaust fans vented to exterior in all bathrooms.
10. Privacy locks on all bathroom doors.
11. Strip lighting in all bathrooms.

Electrical

1. **200 amp service** with circuit-breaker type panel.
2. **Light fixtures** installed throughout, except living area with switch activated wall outlet, and capped ceiling outlet in dining area.
3. Hard wired **smoke detectors** on all floors and carbon monoxide detector, as per Ontario Building Code.
4. **Rough-in wiring** for future **dishwasher.**
5. Two electrical outlets in garage (one in wall, one in ceiling for future garage door opener).
6. **Decora** style electrical switches and receptacles.
7. Door chime at front entry.
8. Pre-wiring for **telephone** and **cable tv outlets.**
9. Ground fault interrupter protection in all bathrooms.
10. Weatherproof GFI exterior electrical outlet located at the rear and front porch.
11. Rough-in for Electric Vehicle Charging System in garage.

Heating and Insulation

1. **High efficiency forced-air natural gas furnace and heat recovery ventilator (HRV).**
2. Insulation to meet or exceed Ontario Building Code standards to all exterior walls, roof areas, garage ceilings, and basement.
3. Power vented hot water tank (gas) on a rental basis.
4. Thermostat centrally located on main floor.

Security & Central Vac.

1. **Fully installed security system** included at the purchaser's option when monitoring service is ordered prior to construction.
2. **Rough-in central vac system.**
3. **Smart home features**
 - One smart door lock from garage to house
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Construction & Other Features

1. **9' ceilings on main floor** and 8' ceilings on second floor (except drop ceiling areas).
2. **Rigid 2" x 6" exterior framed wall** construction.
3. Tongue & Groove sub-flooring throughout, nailed, screwed down, and joints sanded prior to finish flooring installation.
4. Engineered roof truss system and 3/8 inch roof sheathing.
5. Poured concrete basement walls with **drainage membrane blanket wrap to all interior basement living areas,** and weeping tile drain pipe at footings where applicable.
6. Covered front entry porches with railings where required by grade.
7. Poured concrete basement floors and garage floors.
8. **Engineered floor system,** that reduces floor squeaks.
9. Professional duct cleaning prior to closing.
10. Interior Design Consultant will assist in selection of interior colour and upgrades at Decor Centre.
11. **Three piece rough-in,** in the basement as per plans.

Warranty

1. SO Developments Inc. warranty is backed by **Tarion,** which includes:
 - the home free from defects in workmanship and materials for one year after the closing or possession date
 - a two year warranty extends to defects in the electrical, plumbing, heating systems, and exterior building envelope
 - a seven year warranty against major structural defects

Note: The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal value shall be made by the Vendor's architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the Property may vary from Vendor's samples as a result of manufacturing and installation processes. Illustration shown is artist's concept. Rendering is of an upgraded kitchen. E&O.E. September 2024.