



### CUSTOM HOME SERIES

### STANDARD FEATURES

#### DI BLASIO SUPERIOR QUALITY CONSTRUCTION FROM GROUND UP

- Oversized poured concrete footings with steel reinforcing rods
- 9-foot-high 10" thick poured concrete basement walls with reinforced steel heavy-duty drainage wrap for superior protection against leakage
- A complete weeping tile system with clear stone connected to the storm sewer system
- Concrete basement floor on a stone base complete with 2 primed floor drains (at furnace & in cold cellar)
- Poured concrete garage floors with grade beams to prevent settling
- Poured concrete front porches
- Standard cold rooms with light, as per plans
- Engineered wood "1" joist floor system for all floors with 5/8" tongue and groove plywood sub-floor applied with screws and glued
- Solid 2" x 6" wood frame with steel beam construction
- All drywall applied with screws using a minimum number of nails
- Two (2) or Three (3) car garage with access to home, where lot permits
- Garage floor and driveway sloped for drainage
- Garage walls are drywalled, taped and primed. Interior garage walls are insulated where habitable, exterior garage walls are insulated beyond current building code requirements

### FABULOUS EXTERIOR FEATURES

- Architecturally selected and controlled stone and stucco front elevations with clay brick and soldier coursing on side and rear elevations (where applicable), window boxing (where applicable), roof and paint colours
- Pre-cast stone window sills (where applicable)
- *Vintages* custom address plaques, where applicable
- Double or Single (depending on grade) solid Mahogany front entry doors, with bronze grip set and dead bolt lock, as per plans
- Maintenance free vinyl casement and fixed windows on front, sides and rear elevations
- Prairie style dividers on windows (front elevation only)
- Maintenance free vinyl thermal pane windows in the basement
- All windows caulked, and operating windows have weather stripping and screens, as per plans
- Covered front porches
- Coach style roll-up garage doors with one section of windows and rust resistant door hardware, as per plans
- Electric garage door openers with keypad and two remote controls
- Low maintenance pre-finished aluminum soffits, fascia, eaves-trough and down spouts
- Self-sealing, Limited Life-time asphalt double-layer laminated shingle roof complete with ice and water shield around the perimeter of low sloping roofs
- Two (2) exterior hose bibs with shut-off valves located in the house; one in the garage and one at the rear of the house location, as per plans
- Two stage asphalt paved driveway and apron on a crushed limestone base
- Pre-cast concrete slab walkway from the driveway to the front entry
- Balance of the lot is to be sodded and graded to meet the municipality's requirements for drainage

### ELEGANT FEATURES

- 10 Foot ceilings on the Main Floor, 9 Foot ceiling on the 2nd floor
- Stain Finished Oak Staircases with nosing, handrails and treads in stained finish, stringers and risers to be painted same colour as trim

- Wrought iron pickets, from builder's samples
- Capri style raised panel, raised moulding or 2-panel flat interior passage doors, as per plans
- French Doors to den, as per plans
- French Door to dining room, as per plans
- Satin Nickel interior door (Mortise) hardware
- Upgraded 7 ¼" Poplar baseboard and 3 ½" Poplar Colonial style door and window casing throughout
- Recessed paneled archways as per plans
- Door stop trim on baseboards in all tiled and hardwood areas
- Smooth ceilings throughout finished areas
- Waffle ceiling in great room, as per plans
- Choice of two interior paint colors from builder's samples with white semi-gloss paint on all trim and interior swing doors
- Six foot (6') sliding vinyl patio door or garden door at breakfast area, as per plan
- Oversized casement windows with transoms above complimenting the 10-foot-high ceilings
- Tray ceilings in master bedroom and upper hall as per plans
- Single or double-sided gas fireplace where shown on plans

### CAPTIVATING GOURMET KITCHENS

- Upgraded kitchen cabinets (specialty finishes excluded)
- Taller upper kitchen cabinets to compliment 10-foot ceilings
- Base corner cabinet with a piano hinged door to provide easy access to space, as per plans
- Miele built-in dishwasher, fridge, freezer, microwave, and convection wall-oven
- Miele full 36" range with 6-burner gas stove and full-sized oven
- 24" beverage fridge
- Under cabinet valance lighting
- Crown moulding on upper cabinets
- Quartz countertops
- A selection of upgraded backsplashes, as per plans
- Double stainless steel under mount sink with single lever, chrome Riobel faucet with integrated pull out spray
- Built-in Canopy hood fan ducted to outside with a switched light
- Heavy-duty 220-volt electrical outlet for oven
- Duplex electrical outlet(s) above countertop
- Kitchen Island with seating, as per plans

### **SUPERIOR FLOORING DETAIL**

- Porcelain tile flooring in the following areas: foyer, kitchen, breakfast area, all bathrooms, mudroom and laundry room, as per plans
- 12" x 24" porcelain tiles on the main floor, as per plans
- 5" Vintage Stained Engineered Hardwood Flooring throughout on plywood underlay
- All sub-floors screwed, and joints sanded prior to finished flooring installation

### **LUXURIOUS BATHROOMS**

- Privacy locks on all bathroom doors
- A selection of cabinet doors in a wide variety of styles and colours in the ensuite and main bathrooms
- Quartz or Granite countertop in each bathroom
- American Standard under mount sinks with upgraded Riobel faucets in all bathrooms
- Bank of drawers in ensuite baths, where accommodated
- Mirror with make-up bar lighting in all bathrooms
- White plumbing fixtures in bathroom's (Toilet, Sink, Bathtub)
- Pressure balanced faucets in all bathtub and shower enclosures, as per plans
- Porcelain wall tiles to the full height of all tub and shower enclosures including ceiling in showers, as per plans
- 2<sup>nd</sup> floor bathroom showers with seats and frameless tempered glass enclosures

### **ADDITIONAL MASTER ENSUITE FEATURES**

- Luxurious deep soaking free-standing tub, as per plans
- Quartz tub deck with built-in air tub, shower seat and matching countertop as per plans
- Separate porcelain tiled enclosed shower with frameless tempered glass doors and Quartz jamb accents, as per plans
- Rain shower head, hand shower, body jets and temperature setting thermostatic valves

### **LAUNDRY FEATURES**

- Base cabinet with built-in stainless-steel sink
- Upper cabinets for convenient storage where indicated on plans
- Samsung oversized front load washer and dryer

- White ceramic backsplash
- Hot and cold-water pipes with shut off valves and ABS drainpipe for easy washer connection
- Dryer location is outfitted with a 220-volt heavy-duty electrical outlet and vented to outside
- Door from garage to laundry/ mudroom where indicated and where grade permits

### **BASEMENT FEATURES**

- Finished basement landing area, as per floor plans

### **ELECTRICAL**

- 200 AMP electrical service with breaker panel and all copper wiring throughout
- Decora white receptacles and light switches throughout
- Duplex ground fault receptacle next to vanity in all bathrooms
- Switch controlled wall outlet in Living Room and Great Room, as per plans
- Six (6) exterior electrical outlets, (3) in the garage and (1) at the front and (1) at the rear of the house (location determined by builder)
- Exterior electrical outlet in soffit, switch controlled inside front entry for seasonal lights
- Luxurious light fixtures in kitchen, breakfast area, great room, den, living room, dining room, bathrooms, bedrooms and upper hallway over the stairs
- LED Pot Light in tiled shower enclosure, as per plans
- 10 LED Pot lights at the front exterior elevation, location determined by builder
- 30 Interior LED pot lights with 4 dimmer switches throughout, as per plans
- Outdoor light fixture at the front door
- Two switched lights located in the garage

### **HOME AUTOMATION**

- Telephone outlet located in kitchen, great room, den and master bedroom with finished jacks and white plates, as per plans
- Cable T.V. outlet in great room, den and in each bedroom
- Cat 6 outlet in kitchen, great room, den, and all bedroom's home run to the electrical panel, as per plans
- 2 – Honeywell Programmable Wi-Fi Controllers

- Roughed-in security system
- Door chimes supplied and installed
- Three (3) interconnected smoke/carbon monoxide detectors, one on each level
- Four (4) roughed-in sets of speakers on the main floor at the kitchen, great room, den and dining room or other, as per plans
- Wifi controlled garage door openers

### **HEATING & ENVIRONMENT FRIENDLY ENERGY SAVING ITEMS**

- 2 - Carrier Infinity HVAC systems
- 2 - Forced air high-efficiency Carrier two stage variable UVB natural gas furnaces
- 2 – Heat Recovery Ventilation Systems
- 2 – Whole Home Humidifiers
- 2 - Electronic Air Cleaners
- 2 - High-efficiency gas fired hot water heater on a rental basis
- Gas piping included to Range, BBQ, Fireplaces and an additional take off for future requirements
- Energy-efficient water saving showerheads and toilet tanks
- The main and 2<sup>nd</sup> floor exterior walls are insulated to R22, the attic to R60, basement exterior walls to R20 with blanket insulation to full height, and the garage ceiling will receive spray foam insulation to a rating of R31
- Professional air duct cleaning before occupancy
- Energy Star rated windows

### **WALK-OUT LOT FEATURES (Lot 15, 16, 17 and 19)**

- An Oversized rear balcony deck
- Oversized Sliding Door and oversized basement windows laid out in sequence to compliment the main floor and exterior grade
- Convenient 2<sup>nd</sup> floor laundry room
- 6 coach style lights at the rear of the house

**E & O.E. August 2019**