

What's included with your new VIEW?

Features, finishes and styles like no other -
that's the Jeffery Difference.



FEATURES & FINISHES



VIEWS
BY JEFFERY HOMES

Your New VIEW

With our latest development, VIEWS in North Oshawa, Jeffery Homes is once again raising the bar for lifestyle-driven features. Between the incredible standard amenities and available upgrades, the VIEWS are certain to be spectacular inside and out.

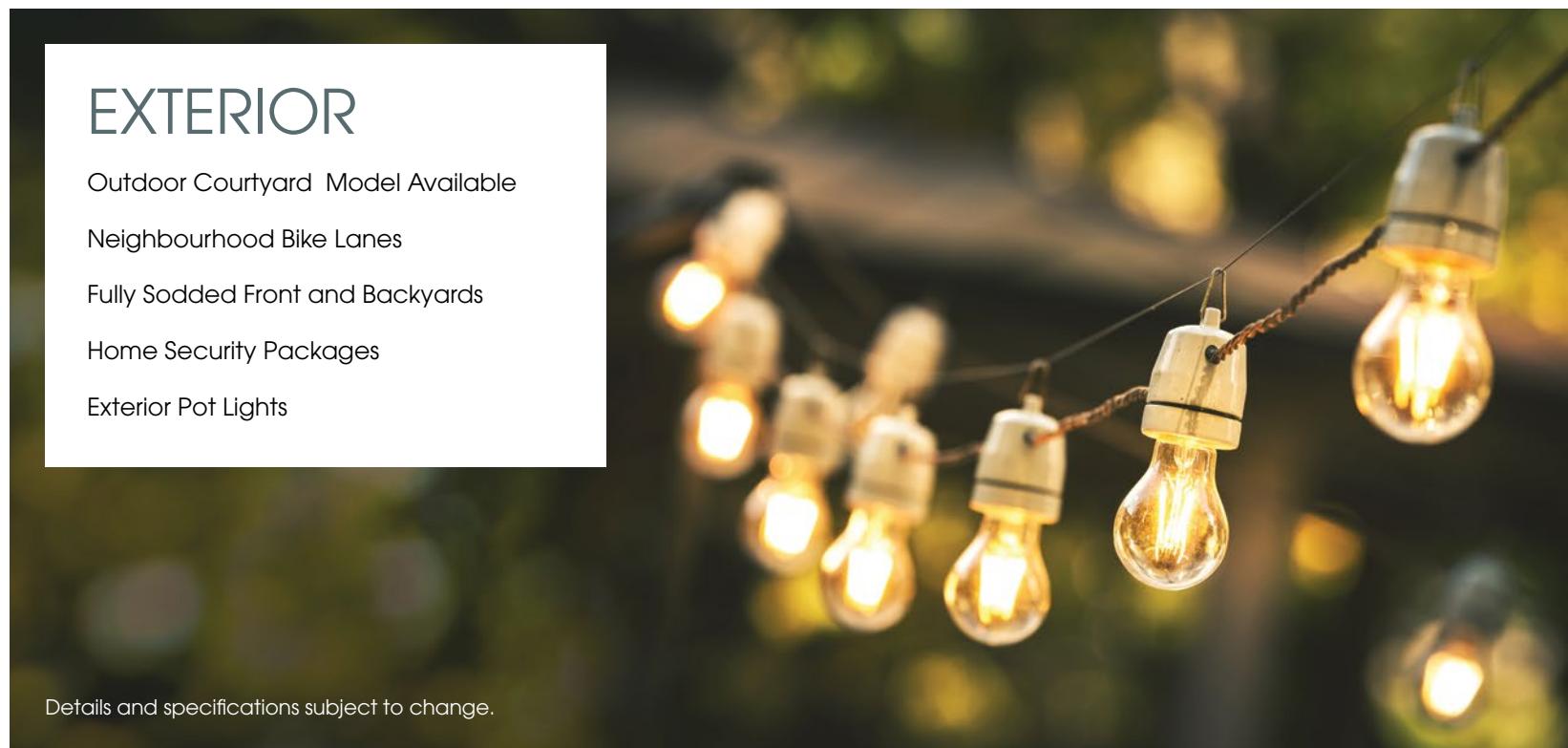
Standard Features & Finishes

EXTERIOR



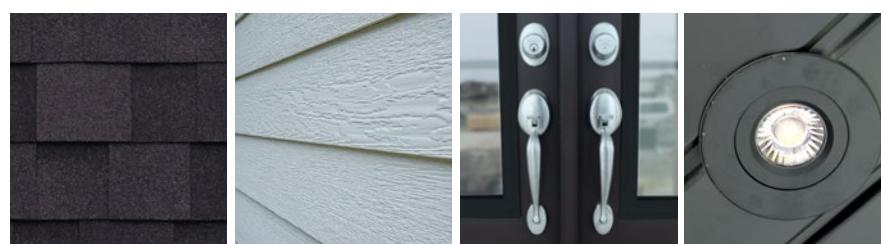
INTERIOR

- 10ft Ceilings in Select Models
- Engineered Hardwood Flooring
- Smart Home Packages
- Custom Designed Kitchen Cabinetry
- Solid Surface Countertops in Kitchen
- Direct Vent Gas Fireplace with a White Mantle Finish
- Home Offices Available in Select Models
- 9ft Basement Ceiling Height
- Walkup and Walkout Basements Available
- Energy Star® Rated Features



First impressions are important. The exterior of your home should be stylish and attractive. But more importantly, it should be solid and durable, built with only the highest quality materials available.

Below is a partial summary of what you can expect with your new Jeffery home, all backed by a Tarion warranty coverage plan.



- ① Architecturally selected and co-ordinated exterior colour packages.
- ② Laminate limited lifetime shingles, complete with extra ice and water shield.
- ③ Pre-finished aluminum/vinyl soffit, fascia, eavestrough and downspouts.
- ④ LP SmartSide® siding on the front elevations, as per plan.
- ⑤ Pre-cast concrete walks to front porch; rear patio step, where applicable.
- ⑥ Covered porches include decorative pillars, columns and spindles, as per applicable plan.
- ⑦ Fully sodded front and backyards.
- ⑧ Steel sectional roll up embossed garage doors with a unique 5 layer paint system exterior finish, as per elevation.
- ⑨ Unique multi-lock window operating mechanism, providing better security and air sealing.
- ⑩ Residential Schlage exterior door lock set, with custom builder logo key.
- ⑪ One pot light in soffit over entry door(s), and one over each garage door.
- ⑫ Electric front door chime.

NOT SHOWN: Home Security Packages included as standard.

Standard Features & Finishes

INTERIOR



Double stainless steel undermount sink with energy efficient single lever upgraded faucet featuring pullout spray.



Solid surface countertops in kitchen to be selected from vendor's standard samples.



Custom designed kitchen cabinetry offered in a variety of finishes, styles and colours from vendor's samples.



High efficiency hot water tank (rental). Compact in size, these virtually eliminate standby heat loss caused by water sitting in storage style water tanks.



Garage interiors are gas-proofed. Steel sectional Steel sectional roll up embossed garage doors included, as per elevation.



Walkup and walkout basements available. 9' basement ceiling height.



Direct vent gas fireplace (with electronic ignition) with a white mantle finish, as per plan.



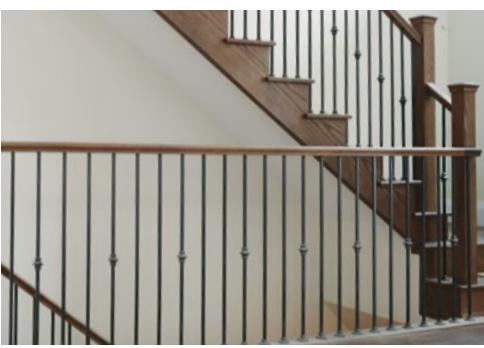
Separate shower stall (where applicable) to include ceramic tile with shower light, frameless glass surround, and ceramic tiled ceiling, as per plan.



4-piece bathroom will include an acrylic stand alone tub, as per plan with handheld shower.



Engineered hardwood in kitchen/breakfast, living room, dining room, great room, family room, study, office, and main floor hallway, as per plan.



Black wrought iron spindles and stained oak railings and posts on main stairs to second floor, stairs above basement door, as per plan.



9' ceilings on main floor on 36' lots, as per plan. 10' ceilings on main floor on 40' lots, as per plan.



\$AVE MONEY WHEN YOU BUY A JEFFERY HOME!

Jeffery homes are built to perform at the ENERGY STAR® qualified level, a standard that is often **20% better** than a standard code-built house.



- ✓ Lower utility costs
- ✓ Higher resale value
- ✓ Increased comfort & indoor air quality
- ✓ Helping the planet

What makes us Unmistakably Jeffery?

YOUR HOME, YOUR WAY

You have the opportunity to personally customize your new Jeffery home. Together with our interior designer, you can design the home of your dreams, your way.



FIT AND FINISH

YES, features of a house are important. But how those features are implemented make Jeffery Homes truly unique.

AWARD WINNING Third Generation Company

We have been building spectacular homes for six decades and counting in Durham Region. Our relaxed yet sophisticated designs have become our calling card - along with the unmistakable Jeffery touch homeowners have come to expect!



Quality Appointments

that you've come to expect from Jeffery Homes

QUALITY CONSTRUCTION

- Plan "A" features vertical "board and batten" and/or horizontal vinyl siding accent detailing, as per plan
- Plan "B" features one storey brick, vertical "board and batten" and/or horizontal or vertical vinyl siding accent detailing, as per plan
- Architecturally selected and co-ordinated exterior colour packages
- Laminate limited lifetime shingles complete with extra ice and water shield
- Pre-finished aluminium/vinyl soffit, fascia, eavestrough and downspouts
- Pre-cast concrete walks to front porch; rear Patio Steps where applicable
- Covered porches include; decorative pillars, columns and spindles, as per applicable plan
- Two frost free exterior hose bibs; one garage and one at rear of home. Location to be determined by Vendor
- Fully sodded front, and back yards. Narrow side yards between houses may be gravelled at Vendor's sole discretion. Lots to be graded to the requirements of the authority having jurisdiction, **2 Stage Paved Driveways**

Steel sectional roll up embossed garage doors, as per elevation

- Poured concrete foundation with weeping tile and damp-proofing. Basement walls wrapped with air gap waterproof drainage layer. All services included: asphalt paved roads, concrete curbs, sanitary & storm sewers in roads, water, hydro and gas
- Exterior walls to be kiln dried stud construction with insulated exterior sheathing
- Garage Interiors gas proofed**

LOOK-OUT AND WALK-OUT CONDITIONS

- All walk-out conditions shall include a deck and oversized rear basement window(s) and sliding glass door from basement, as grade permits
- All look-out conditions shall include a deck with steps to grade and oversized rear basement window(s) as grade permits

INTERIOR FEATURES

- Nine Foot High Ceilings on main floor** and eight foot high ceilings on second floor; except in raised or sunken floor areas, stairways, cathedral/ vaulted ceilings and bulkheads/dropped ceilings (where required by mechanical, plumbing and/or structural components)
- Nine Foot Ceilings in Basement**
- Ten Foot High Ceilings on main floor** and nine foot high ceilings on second floor as per plan on **40 Foot Lot Houses**
- Direct Vent Gas Fireplace (with electronic ignition) with a white mantle finish, as per plan
- One interior wall colour including bathrooms and trim
- Upgraded Smooth Ceilings in all rooms** (where applicable)
- Aquapex water pipes throughout
- Melamine White Shelving in all closets with hanging rod
- House completely cleaned on closing
- Flow Thru Humidifier
- Dehumidifier

WINDOWS DOORS AND MILLWORK



- Low maintenance operable/non-operable **Energy Star Rated casement Low E Argon Windows** throughout main and second floor as per plan, with internal grills on front elevation. Vinyl sliders on basement windows with low E argon as per plan. Corner and upgraded rear side models have a grill treatment as per plan
- Screens on all operable windows and on sliding doors
- Unique multi-lock window operating mechanism, better security and air sealing**
- Rough in water line for future fridge**

BATHROOM FINISHES

- Vanity cabinetry and post formed laminate countertops in main and ensuite bathrooms **complete with drawers, where applicable**
- 4-piece bathroom will include an **acrylic stand alone tub**, as per plan with 3 pc Deck Mount Tub Filler with Hand Held

8' High Passage Doors on Main Floor (Only on 40' Plans)

FLOOR FINISHES

- Premium ceramic tile in foyer, powder room, bathrooms and finished laundry room, as per plan
- Standard hardwood in kitchen/breakfast, living room, dining room, great room, family room, study, office, and main floor hallway as per plan.
- 35 ounce broadloom (1 choice of colour) with under pad in the bedrooms and upper hallway
- Stained or Natural Oak Stairs and Stringers main floor to 2nd floor Stairs Above Basement Door as per plan**
- Premium $\pm 5/8"$ tongue and groove sub flooring, sanded at seams, glued and screwed

KITCHEN FEATURES

- Custom designed kitchen cabinetry offered in a variety of finishes, styles and colours (from vendor's samples)
- Extended height upper cabinets in kitchen with standard crown molding** from Vendor's sample, not applicable if bulkhead is required
- Solid Surface countertops in kitchen, to be selected from vendor's standard samples**
- Flush breakfast bars in kitchens, as per plan
- Double stainless steel under mount sink**
- Single lever upgraded faucet featuring pull out spray
- Dishwasher space provided; includes electrical and plumbing rough-in for future hook up. Hook up is not included
- Stainless Steel chimney hood fan over stove area, vented to exterior
- Rough in water line for future fridge**

- 3-piece bathrooms to include an acrylic soaker tub in white with shower rod

Separate shower stall (where applicable) to include ceramic tile with shower light, **frameless glass** surround, with ceramic tiled ceiling, as per plan

- Single lever Chrome Faucet for tubs
- Pedestal sink in powder room with mirror
- Ceramic wall tile installed at full height on standard bathtub enclosures, with dropped ceiling
- Toilets, and Tubs in white

Ultra Low Flush Water Conserving Toilets with slow closing seats

- Chrome bathroom accessories to co-ordinate; towel bar brackets, and paper holder in main, ensuite and powder bathrooms
- Mirror treatment over bathroom vanities with strip lighting above
- ENERGY STAR rated exhaust fans or HRV inlet in bathrooms, laundry rooms and powder room as required
- Single lever Chrome Faucet with pop-up drain in bathrooms and powder room sinks



Shut off valves at every plumbing fixture, Temperature controlled shower valves

ELECTRICAL FEATURES

- 100 AMP electrical service, circuit breaker panel, copper wiring throughout
- One pot light in soffit over entry door(s), and one over each garage door
- Exterior outlets (2), as per plan
- Electric Front door chime
- Ceiling receptacle for future garage door opener, (per door)
- Premium LED light fixtures provided throughout finished areas

- Heavy-duty wiring and receptacle for clothes dryer and stove
- Hard wired visual smoke detectors provided in each bedroom, every floor hallway, including basement
- Carbon monoxide detector, installed by Vendor
- Insulated electrical boxes on exterior walls

- Decora switches and plugs

- Rough-in for future central vacuum system on main and second floor
- Four Cable/Phone outlet locations with Structural Wire
- Rough-in for future HDMI Cable in Great Room**

SMART HOME TECHNOLOGY FEATURES

- Smart Thermostat
- Ethernet Cabling Provided in Great Room TV Location and in Bedrooms
- Installation of Wi-Fi mesh network consisting of wire access points. Access points will be located as required in optimal locations for optimal performance. Ethernet cabling will be run to the basement electrical panel and integrated into a network switch
- Installation of one professional grade video doorbell at front door. Power wire for the doorbell will be run to the electrical panel and integrated into panel for power
- Installation of one HD outdoor camera on the corner of the garage. Programming of the video doorbell and the outdoor camera in their applicable app

- Installation of one CAT6 data connection to four bedroom locations and one CAT6 data drop to the Great Room TV location. Cables will be terminated and ready to connect
- Installation of 8 Port Gigabit switch at the electrical panel location. Wall mounted with all ethernet cables terminated and plugged into it

LAUNDRY FEATURES

- Main floor, basement, or second floor laundry room, as per plan
- Drain in Laundry Room Floor for Upper Level Laundry Rooms Including Ceramic Tiled Baseboard as per plan**
- Single basin laundry tub with cabinet, located as per plan, main floor and 2nd floor laundry
- Plumbing and venting for future washer/dryer

ENERGY SAVING FEATURES

ENERGY STAR CERTIFIED HOME



- Partially ducted HRV system

- High efficiency hot water tank rental supplied and installed by the Vendor
- Vibration boots installed on main furnace supply and return air ducts to make virtually silent duct work

4" Furnace media filter for better air quality in your home



- 14 Seer Air Conditioning

- All windows are factory-sealed Low E Argon
- Right Sized High efficiency gas furnace, with ECM Motor**

- Exterior walls to receive air/vapour barriers

- All window and exterior door frames to be caulked

- Foam insulation around all door and window surround

- Spray Foam insulation** above unheated spaces below habitable rooms

- Advanced framing techniques to optimize energy performance of exterior walls

- R20** Basement insulation wrap, **R60** Attic Insulation

- All ductwork joints sealed

- Energy efficient water saving taps and shower heads

TARION WARRANTY PROGRAM COVERAGE

- 7 years for major structural defects
- 2 years for plumbing, heating and electrical systems and building envelope
- 1 year for all other items
- Backed by TARION Highest Service Rating. Purchaser agrees to pay the TARION warranty enrolment fee as an adjustment on closing

Prices and specifications are subject to change without notice. Builder has the right to substitute materials of equal or better value. A wide variety of upgrades and options are available.

E. & O.E. January 2026



VIEWS
BY JEFFERY HOMES



Ready to change your VIEW?

Contact our Sales Associates today.

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