



Quality Appointments

QUALITY CONSTRUCTION

- Plan "A" features vertical "board and batten" and/or horizontal vinyl siding accent detailing, as per plan, with one storey brick on side and back, as per plan
- Plan "B" features clay 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
- 3/8" plywood roof sheathing
- Pre-finished aluminium soffit, fascia, eavestrough and downspouts
- Pre-cast concrete walks to front porch; rear patio step, 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. Crushed limestone 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
- Engraved stone home number distinctive to Jeffery Homes
- **Garage Interiors fully drywalled, gas-proofed and primed finish**

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)
- Dramatic ceiling treatments with coffered, vaulted and/or cathedral features, as per plan
- Direct Vent Gas Fireplace (with electronic ignition) with a white mantle finish, as per plan
- One interior white wall and trim colour; as per Vendor's selection
- **Smooth ceilings throughout**
- Aquapex water pipes throughout

- Ducts sized for future air conditioning
- White wire shelving in all closets
- House completely cleaned on closing
- **Painted basement floor**

WINDOWS DOORS AND MILLWORK

- Low maintenance operable/non-operable ENERGY STAR® rated vinyl casement Low E Argon windows throughout main and second floor as per plan, with internal grills on front elev. Vinyl sliders on basement windows with Low E Argon as per plan. Corner models have a grill treatment, as per plan
- **All models have an extra wide basement window, to aid in future basement finishing**
- **Unique multi-lock window operating mechanism, better security and air sealing**
- Garden door(s) with screen, as per plan
- Residential "Schlage" exterior door lock set, with custom builder logo key
- Upgrade trim casing +2" and baseboards +3", as per plan
- Flat archways to be trimmed, as per applicable plan
- Smooth skin two panel passage doors with "Satin Nickel" ball knob style hardware, including closet doors
- **Stained or natural oak finished pickets & railings on main stairs to second floor**



FLOOR FINISHES

- Ceramic tile in foyer, kitchen/breakfast, powder room, bathrooms and finished laundry room, as per plan
- 35 ounce broadloom with underpad in upper hallway and all bedrooms, as per plan
- Engineered hardwood in main floor great room, dining room, living room and main floor hallway, as per plan
- **Stained or natural oak stairs and stringers main floor to 2nd floor, as per plan**
- Premium 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 samples
- **Solid surface countertops in kitchen to be selected from Vendor's standard samples**
- Flush breakfast bars in kitchens, as per plan
- **Double stainless steel undermount sink**
- Single lever upgraded faucet featuring pullout spray
- Dishwasher space provided; includes electrical and plumbing rough-in for future hook up
- Two speed exhaust hood fan (stainless steel) over stove area, vented to exterior
- **Cabinet over stove sized and wired for future space saver microwave**

BATHROOM FINISHES

- Vanity cabinetry and post formed laminate countertops in main and ensuite bathrooms, **complete with drawers**
- 4-piece bathroom will include acrylic free standing oval tub, as per plan
- 3-piece bathrooms to receive an acrylic soaker tub in white with shower rod
- Separate shower stall (where applicable) to include ceramic tile with shower light, quartz jambs and **frameless glass** surround, with ceramic tiled ceiling
- Single lever chrome faucet for bath tubs
- Pedestal sink in powder room with mirror
- Ceramic wall tile installed at full height on standard bathtub enclosures, w/ dropped ceiling
- Toilets, sinks 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
- Exterior Christmas light receptacle, switched inside house
- Ceiling receptacle for future garage door opener, (per door)
- Upgraded **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
- **Two USB charging Outlets for charging phone/tablets**
- **R/in for future HDMI Cable in Great Room**
- Rough-in for future central vacuum system on main and second floor
- Rough-in for air conditioning
- Provisions for dishwasher

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 tile baseboard, as per plan**
- Single basin laundry tub, ceramic tile baseboard located, as per plan
- Main floor and second floor laundry tubs include laundry tub cabinet, as per plan
- Plumbing and venting for future washer/dryer

ENERGY SAVING FEATURES

ENERGY STAR® CERTIFIED HOME



- **Partially ducted HRV system**
- **High efficiency hot water tank (not a rental)**
- **Programmable set back thermostat**
- **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**
- All windows are factory-sealed Low E Argon
- **Right Sized High efficiency gas furnace, with ECM Motor**
- Exterior walls to receive air/vapour barriers with industry leading air tightness
- 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
- All ductwork sealed
- Energy efficient water saving taps and shower heads
- **R60 Attic Insulation**
- Drain water heat recovery pipe
- Solar-ready

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 2020



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, benefitting you by:

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

