



# ROYAL VALLEY AT VICTORIA PARK

## STANDARD INCLUSIONS



### Exterior and Structural Features

- ✓ Genuine clay brick, stone, and upgraded vinyl as per plan.
- ✓ Exterior drainage layer and damp proofing installed around poured concrete walls.
- ✓ Architecturally appealing exterior lighting.
- ✓ Poured concrete front porch as per plan.
- ✓ Decorative slab walkway from driveway to front porch.
- ✓ Fully sodded lot except where treed.
- ✓ Maintenance-free aluminum eaves troughs, soffit, fascia and downspouts.
- ✓ Aluminum ceilings in all covered porches.
- ✓ Self-sealing 20- 25year asphalt shingles.
- ✓ 5/8" sub-floor is screwed, glued and nailed in place.
- ✓ 2" x 6" stud construction on all exterior walls or to OBC Specifications.
- ✓ 9' ceilings on main floor.
- ✓ Upgraded sectional overhead garage door(s) as per plan.
- ✓ Thermo sealed maintenance-free "E" energy efficient Vinyl windows throughout.
- ✓ Casement windows with inset grills on front and street side elevations.
- ✓ Slider windows on side and rear elevations where applicable.
- ✓ Screens on all operating windows and on patio doors as per plan.
- ✓ Garage to be gas proofed per Ontario Building Code.
- ✓ Exterior hose bib in garage and rear or side yard where applicable.
- ✓ Weather sealed glass sliding door with security lock system as per plan.

### Interior Features

- ✓ Colonial oak handrails and spindles with natural finish on main and second floors.
- ✓ 800 series interior doors.
- ✓ Upgraded 4 1/4" colonial trim and 2 3/4" casement throughout painted in white semi-gloss paint.
- ✓ Closets are fully jambed with casings on interior surface.
- ✓ Ceilings are texture finish in all rooms except bathrooms, laundry, closets and kitchen.
- ✓ Plush 40oz. broadloom (one colour throughout) with anti-static and stain-resistance qualities as per plan.
- ✓ Imported ceramic tiles in the kitchen, main bathroom, ensuite (where applicable), powder room and foyer/entry. (as per plan)
- ✓ 3/4" water service.
- ✓ Wirsbo water pipes and ABS drains.
- ✓ Walls are painted with one primer coat and one finish coat (one colour throughout) in Purchaser's choice of pastel colour from Country Green Homes' samples.
- ✓ Central vacuum roughed-in

### Kitchen Features

- ✓ Custom styled cabinets with laminated (Arborite or Formica) countertops from Country Green Homes' samples.
- ✓ Under counter space sized for future dishwasher with electrical and plumbing roughed-in.
- ✓ Double stainless steel sink with single-lever faucet.
- ✓ Vented kitchen white hood fan pre-selected by Vendor.

### Bathroom and Laundry Features

- ✓ Ceramic wall tile surround in main bath and master Ensuite (where applicable).
- ✓ Custom styled vanity in bathrooms with Arborite or Formica countertops and beveled mirrors in standard sizes.
- ✓ Pedestal sink in powder room with standard size beveled mirror.
- ✓ Single-lever faucets throughout except on laundry tubs, which have 8" centre sets.
- ✓ White bathroom fixtures and accessories throughout.

### Electrical Features

- ✓ Ground fault protection at exterior of home and each bathroom.
- ✓ Receptacle(s) in ceiling of garage for future garage door opener(s). Per Plan.
- ✓ 100AMP electrical service and circuit breaker panel with copper electrical wiring throughout.
- ✓ Heavy-duty wiring and plug for stove and dryer with vent sleeve cap.
- ✓ Combined smoke and carbon monoxide detector hard wired per Ontario Building Code.
- ✓ Door chimes at front entry door.
- ✓ Interior light fixtures on main and second floors including all bedrooms and bathrooms (pre-selected by Country Green Homes) excluding living room. Dining room to be pre-wired and capped (no fixture).
- ✓ Pre-wired for two telephone jacks. Note that Phone Provider will charge for each jack made live.
- ✓ Pre-wired for two cable TV outlets. Note that cable provider will charge for each outlet made live.

### Energy Saving Features

- ✓ R50 insulation in ceiling, and R-20 equivalent blanket in exterior basement walls to meet and/or exceeds Ontario Building Code Standards.
- ✓ Steel-clad insulated front entry door.
- ✓ Weather stripping on all exterior doors.
- ✓ Home fully caulked on the exterior.
- ✓ Forced air high-efficiency natural gas heating system with rental hot water tank,
- ✓ Ducts sized for future air conditioner.

### Security Features

- ✓ Insulated steel exterior doors with deadbolt and magnetic weather-stripping.
- ✓ Heavy-duty grip-set on front entry door.
- ✓ Sliding patio doors per plan are designed to prevent removal from the exterior.

***Subject to change without notice. E. & O. E.***