

An Inspired Selection of Features & Finishes



THE TRUE MARK OF AN EXQUISITE HOME IS ITS INTERIOR, AND SYMPHONY PLACE OFFERS INTERIORS THAT ARE AS ELEGANT AND AWE-INSPIRING AS THEY ARE FUNCTIONAL. THE THOUGHTFULLY DESIGNED LIVING SPACES FEATURE ALL OF THE MODERN CONVENIENCES, WHILE CREATING DELIGHTFUL MASTER RETREATS AND SPA-INSPIRED PERSONAL HAVENS, PERFECT FOR WORK, PLAY AND ENTERTAINING.

QUALITY CONSTRUCTION AND EXTERIORS

1. Unique and innovative Forest Hill and Chateau style architecture includes genuine clay brick and/or stucco, precast or manufactured stone, stone detailing, key stones, decorative frieze board, masonry soldier coursing, brick or stone quoins and/or other unique architectural applications as per applicable model elevation. Unique custom inspired high roof pitches, mansard roof lines, gables and dormers enhance all elevations as per applicable model.
2. All elevations are under strict architectural and colour control to ensure a truly harmonious and integrated streetscape.
3. Covered front entry porches or porticos with architectural entry details and poured concrete porch slab on applicable models. Aluminum railing to porch and exterior stairs only where grade requires in accordance with the building code.
4. Durable, Low-E semi maintenance free vinyl thermo pane casement windows to all elevations. All operable windows to have screens. All doors and windows to be caulked.
5. Windows to lower level are poured in place white vinyl thermal pane windows.
6. Extended height front entry door system complete with grip set and security dead bolt, as per selected elevation.
7. Garden doors and or French doors at rear decks and balconies as per plan.
8. All sub-floors are tongue and groove sheathing complete with sanded joints, fastened with screws and glued.
9. Maintenance free aluminum fascia, eavestrough and downspouts in architecturally controlled colour schemes.
10. Self-sealing 25-year shingles manufacturers' warranty in architecturally controlled colours.
11. Wood composite raised sectional garage doors as per elevation.
12. Pressure treated wood deck with aluminum railing as per plan.
13. Garage access door to interior as per plan, where grade permits.
14. Floor elevations at foyers, side entries and mud rooms (as per applicable model) may be sunken to accommodate entry doors from exterior or garage where grade conditions require and/or permit.
15. Patterned precast concrete slabs to exterior door landings complete with precast step(s) as applicable.
16. Poured concrete basement floors and foundation walls with damp proofing to walls complete with drainage membrane where applicable.

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17. The home is fully insulated with the use of either fiberglass or mineral wool and energy efficient spray foam insulation where required and in accordance with The Ontario Building Code Specifications. Spray foam insulation is used to seal all windows and doors to prevent air infiltration.
18. Structural wood framing with 2" x 6" exterior wall construction and Engineered Wood Floor Joists.
19. All interior walls and ceilings to be dry walled.
20. Garage walls are fully insulated, dry walled and primed.
21. Fully graded and sodded lot in accordance to the requirements set out by the municipality.
22. Driveway and apron to be paved in a two-step process with base coat of asphalt followed by a final coat to be completed after the first full winter.

INNOVATIVE LUXURIOUS INTERIORS

23. Soaring 10' ceilings on main floor, 9' ceilings on upper levels and approximately 8' on basement levels (except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings). Heights are approximate dimensions.
24. 8' interior archways and 8' contemporary style solid core interior doors on main and 7' on upper level and basement foyer.
25. Contemporary lever interior door hardware in Polished Chrome finish on all interior doors.
26. Master ensuite, powder room and bathroom doors include privacy locks.
27. Contemporary style interior trim to be 3 1/2" casings and 7" baseboards from Vendor's samples.
28. All interior walls to be painted one colour throughout, from builders' samples. All interior doors and trim to be painted white.
29. Smooth finished ceilings throughout (except in unfinished areas).
30. Finished basement foyer as per plan.
31. Clean Face Direct Vent gas fireplace as per applicable model.
32. Contemporary style staircase with stained oak handrails, treads, risers and stringers. Choice of 1 3/4" oak turned picket, straight picket or black iron.
33. Pre-finished 4" x 3/4" Oak stained hardwood on main floor, upper hall and stair landings. Upgraded Berber style carpet in bedrooms and basement landing from Vendor's Designer Packages.
34. Porcelain in 12" x 24" or 18" x 18" (from Vendor's Designer Packages) in foyer, kitchen, powder room and master ensuite.
35. Imported 13" x 13" Ceramic in bathrooms, mud room and laundry room (from Vendor's Designer Packages).
36. Shelf and hanging rod installed in closets. Shelving installed in linen closets.

CAPTIVATING GOURMET KITCHENS

37. Beautiful gourmet style kitchens with flush breakfast bars, serveries and pantries (as per plan).
38. Quality kitchen cabinetry in a selection of door styles and wood types with Natural granite or quartz countertops (from Vendor's Designer Packages).
39. Kitchen backsplash from Vendor's Designer Packages.
40. Extended height upper cabinets and one (1) bank of drawers.
41. Contemporary Square Edge Double stainless steel under mount kitchen sink with single lever pull out spray faucet.
42. Open under-counter space for dishwasher, rough-in for electrical and plumbing also included.
43. Shut off valves to faucet.
44. Heavy duty wiring and 220-volt outlet for stove.
45. Split electric outlet for small appliances at counter level.
46. Stainless steel above range undermount hood fan.



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BEAUTIFUL BATHROOMS

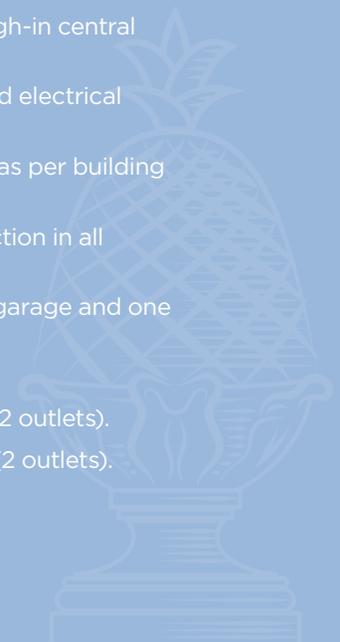
47. Quality bathroom vanities in a variety of door styles and wood types with Natural granite or quartz countertops (from Vendor's Designer Packages).
48. Imported 10" x 20" ceramic wall tiles in tub enclosures and in separate shower stalls with imported mosaic porcelain ceramic on shower floor in master ensuite; tiled ceilings in free standing shower stalls (from Vendor's Designer Packages).
49. White plumbing fixtures in all bathrooms.
50. Water resistant board used on all shower and tub enclosure walls.
51. Water saving toilets and low flow aerators on taps and shower heads.
52. Contemporary style single lever faucets and pressure balanced tub and shower faucets.
53. Shut off valve to all faucets.
54. Contemporary style pedestal sink in powder room.
55. Vanity mirrors with strip light fixtures in all bathrooms.
56. Exhaust fans in all bathrooms.
57. Water resistant light in shower stalls and tub enclosures.
58. Contemporary free standing acrylic soaker tub in master ensuite and acrylic soaker tub in bathrooms (as per applicable plan).
59. Framed glass shower enclosure, as per applicable model.

LAUNDRY ROOM

60. Flat panel white laundry cabinet with laminate countertop as per plan (as per Vendor's Designer Packages).
61. Stainless steel utility sink with washer less faucet.
62. Separate electrical outlets for washer and dryer.
63. Hot and cold laundry shut off valve for washer.
64. Heavy-duty wiring and outside venting for dryer.

MECHANICAL, ELECTRICAL AND NATURAL GAS COMPONENTS

65. High efficiency heating system.
66. Heat Recovery Ventilator (HRV).
67. Energy saving Setback Thermostat.
68. Air Conditioning Unit.
69. Humidifier.
70. High efficiency gas operated power vented hot water tank supplied on a rental basis. (Purchaser to sign rental agreement prior to possession).
71. 200-amp electrical service.
72. 20 Interior Halogen Pot lights with white trim installed as per purchasers requested locations.
73. Standard light fixtures provided throughout (except living and dining room).
74. Switch controlled receptacle in living room and capped outlet in dining room ceiling as per applicable plan.
75. Automated smoke and carbon monoxide detectors.
76. Electric door chimes at front door.
77. Electrical outlet and light in garage.
78. Convenient Garage Door opener (with remote) installed.
79. Poly water pipes and ABS drains.
80. Rough-in security system. Rough-in central vacuum terminated in garage.
81. White Decora light switches and electrical outlets throughout.
82. Weatherproof exterior outlets, as per building code.
83. Ground fault interceptor protection in all bathrooms and powder room.
84. Two exterior hose bibs, one at garage and one at rear.
85. Pre wiring for CAT5 (2 outlets).
86. Pre-wiring for television cable (2 outlets).
87. Pre-wiring for telephone jacks (2 outlets).



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GENERAL FEATURES AND WARRANTIES

88. Cachet Estate Homes has been building homes of the highest quality for over 35 years, and offers a complete customer service program.
89. The Tarion Warranty Program offers:
 - i. Seven (7) Year protection on structural defects*
 - ii. Two (2) Year protection on mechanicals and materials including electrical, plumbing, heating and distribution systems, all exterior cladding, windows and doors*
 - iii. One (1) Year protection on workmanship and material defects*
90. Cachet Estate Homes shall provide all warranties offered by its reputable component suppliers for roofing, hardware, electrical, plumbing, heating, cooling and mechanical systems, including other key elements, as applicable.
91. The Purchaser acknowledges that any features, materials or decorations contained in Vendor's sales office, marketing materials, artist renderings or model homes may include features, decorations, fixtures and chattels that are not intended to be included in the dwelling and such features, decorations, fixtures and chattels shall not be included in the dwelling or under this Agreement unless expressly provided for herein or in any schedules forming part of the Agreement.
92. The Purchaser agrees that all colours and materials referred to herein are to be selected from the Vendor's standard samples. Should substitution of any colour or material selections specifically chosen by the Purchaser become necessary, the Purchaser will re-select such substitute material from the Vendor's standard samples.
93. The Purchaser acknowledges that the specifications and finishes in home(s) located at the Vendor's other projects may differ from the specifications in model homes and new homes being purchased at the project that is the subject of this Agreement. The Vendor reserves the right to substitute materials with that of equal or better quality.
94. Cachet Estate Homes is pleased to provide a comprehensive décor service program to assist Purchasers in the selection of interior finishing packages. Optional upgrade finishes and extra features will be available for additional cost at the time of colour selection.
95. All references to sizes, measurements, materials, construction styles, trade/brand/industry names or terms may be subject to change or variation within generally accepted industry standards and tolerances. Measurements may be converted from imperial to metric or vice versa and actual product size may vary slightly as a result. All references to features and finishes are as per applicable plan, model type or elevation, and each item may not be applicable to every home. Locations of features and finishes are as per plan or at the Vendor's sole discretion.
96. Ceiling height may not be as outlined in the features and finishes list in some areas due to mechanical, electrical, plumbing or structural requirements. As a result, some ceiling areas on each level may be lowered in order to accommodate those requirements. Some areas may be subjected to the use of bulkheads, boxes, archways or beams and Purchaser agrees to unconditionally accept any and all of the required bulkheads, boxes, archways or beams.

Selection of all features and finishes where the purchaser is given the option to select the style and/or colour, shall be made from the Vendor's predetermined standard selections.

*As stated by the Tarion Warranty's Construction Performance Guidelines

All specifications, dimensions and materials are subject to change without notice, as set out by the Tarion Warranty Corporation regulations and the Purchase and Sale Agreement. E. & O.E. November 2016

