

FEATURES & FINISHES

At Baywood, we build our homes with a custom touch to exceed the toughest of industry standards. We know that details matter and that is why Baywood gives you luxurious detailing inside and out. From the landscaped boulevards, architecturally – mastered streetscapes and elevations to the finest finishes and suppliers in the industry, we give you peace of mind and a beautifully constructed home in the distinctive Baywood community of your choice.

Baywood is able to customize your new home and make it as unique as your lifestyle. Our optional upgrade list is as big as your imagination. Take advantage of our flexibility as a builder. Whether it's adding an additional bedroom, creating access points for the family dog or any one of the custom touches you've always dreamt of, Baywood can make it a reality. Purchasers are welcome to meet with a consultant at the Baywood Design Studio to discuss customizations and pricing.

All of the features and finishes listed below are included in the purchase price of your new Baywood Home.

CUSTOM TOUCH EXTERIORS

- Decorative brass hardware on entry doors
- Insulated front entry door or double doors with inset pane lites. Fully weather – stripped with deadbolt lock protection
- Thermally insulated exterior and garage man doors complete with deadbolt lock protection.*
- Fully paved driveway
- Full caulking on all exterior openings, including doors and windows
- Decorative aluminum coach - light fixtures at front doors*

- Architecturally landscaped boulevards
- Precast concrete walkways to front entrance and patio
- Roofs and trusses are pre – engineered and reinforced with 3/8" plywood roof sheathing
- Steep roof pitches to elevate exterior appearance
- Aluminum or vinyl soffits, fascia, siding and downspouts*
- Elevation detailing including brick veneer and stucco accent exterior, siding gables, frieze board, precast keystone and window sills and architectural detailing on facings, arches and select brick*
- Covered porches complete with poured concrete decking*
- Constructed using 2 x 6 on outer walls and 2 x 4 on inner walls
- Exterior walls and above garage rooms are insulated to R20, attics to R40 and basement walls to R12 for full height of basement. All insulation is covered by a poly vapour barrier (as per building code) Premium asphalt, self - sealing shingles. These include a 20 - year warranty
- High grade, low – E, vinyl casement windows*. All operational windows are screened
- Wrapped foundations for superior drainage, damp proofing and protection against water penetration
- Architecturally selected brick and stone mortar designed to compliment individual brick colourings
- Two hose bibs conveniently located in the garage and rear of house
- Finished and painted columns, pickets, railings, and claddings
- Rear balconies exiting from the kitchen and eating area

BAYWOOD CUSTOM TOUCH INTERIORS

- Designer tile flooring in foyer, kitchen, bathrooms and main floor laundry areas*
- Reinforced 5/8 tongue and groove subfloors glued and screwed
- Marble thresholds where flooring material permits*
- Purchaser's choice of superior 35 oz carpeting with quality underpad on main and second floors, laminate in main hall
- Solid steel beams and finished concrete throughout basement
- Colonial raised panels on interior doors *
- Decorative colonial baseboards and trim for doors and window casings
- Weather resilient thermal glazed patio doors. 6' 0" wide screened sliding doors or metal insulated glazed doors*
- Matching elegant polished brass hardware and door handles
- Smooth finished ceilings in kitchen, bathrooms and laundry. All remaining ceilings to be stippled with 4" smooth border
- 9' ceilings on main floor and 8' ceilings on ground floor and third floor*
- Flat washable, off – white primer and paint in kitchen, bath and laundry areas,. Semi – gloss white painted interior doors and wood work trim. All other interior walls to receive flat latex off white paint.
- Cold Cellar*
- Oak finished pickets and railings. Paint – grade stairwell stringers on finished areas*
- Optional third bedroom on alternate 3rd floor plan*
- Trimmed archways

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BAYWOOD CUSTOM TOUCH KITCHEN

- Purchasers choice of deluxe kitchen cabinetry
- Purchasers choice of deluxe laminate countertop
- Double stainless steel sink complete with single lever faucet
- Exterior vented hood fan over stove

BAYWOOD CUSTOM TOUCH BATHROOM

- Privacy locks on all doors
- Energy efficient, water saving shower and toilet tanks
- Ceramic tile tub enclosure designed proportionate to ceiling height
- Green Board reinforced tub and shower walls
- Positemp pressure/temperature balance valves for all showers
- Levered faucets with pop – up drains
- Designer strip lighting in bathrooms and powder room
- Pedestal sink in powder room*
- Architecturally proportioned mirrored vanities
- Exterior vented fans

BAYWOOD CUSTOM TOUCH LAUNDRY

- Laundry tub in basement or where applicable*
- Finished laundry room on bedroom floor for convenient access*
- Hot and cold laundry taps for washing machine
- Exterior - vented dryer

BAYWOOD CUSTOM TOUCH GARAGE

- Reinforced concrete flooring with grade beams
- Premium quality sectional roll-up doors with glass inserts*. Includes heavy duty springs and long life, rust resistant hardware.

BAYWOOD CUSTOM TOUCH ELECTRICAL, PLUMBING and HEATING

- Decorative ceiling light fixtures in foyer, hallways, kitchen, breakfast area, dining room and bedrooms
- White Decora style light switches and electrical outlets throughout
- Switch controlled wall outlet in Living room or Great room for lamps*
- Bedroom outlets connected to an arc fault breaker for added safety
- Two Exterior G.F.I. outlets located at front and rear of home
- Bell chime for front entrance
- Heavy duty cabling for stove and dryer
- Copper wiring used throughout home
- Shut off valves for all sinks
- Forced air, high efficiency gas furnace with ducting sized for future air conditioning
- Power vented hot water tank (rental unit).
- 100 AMP electrical service with circuit breakers
- Hard - wired smoke detectors on each floor, including basement
- Hard - wired carbon monoxide detectors on each floor, including basement
- Electrical outlet for future garage door opener
- Dedicated electrical outlets for refrigerator
- Split outlets at counter level for small appliances

BAYWOOD CUSTOM TOUCH TECHNOLOGY ROUGH-INS

- Home is pre-wired with CAT 5 in the kitchen, great room and all bedrooms for internet and phone
- Pre-wired for television with RJ6 coaxial cable in the great room and master bedroom

BAYWOOD CUSTOM TOUCH OTHER ROUGH-INS

- Rough-in for future 2-piece washroom in basement*
- Rough-in for electrical and water pipe for future built-in dishwasher
- Optional security monitoring system
- Central vacuum rough-in piping. Minimum of one on each floor excluding basemen

* as per applicable plan, grade or ceiling height

Purchasers choice of Home Monitoring Service includes a fully installed hardware security system. Ongoing monitoring fees are not included.

Colour and finishing selections are to be made at the Baywood Homes' Décor Centre from Builder's samples. Baywood Homes' Décor Consultant will assist the Purchaser in the completion of their interior colour selections and the selection of upgrades. The Purchaser acknowledges and agrees that variations in colour and shade uniformity may occur and the colours, patterns and availability of samples displayed in the Sales Presentation Centre and model homes may vary from those displayed and available at time of colour selection.

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.