



# Beach House RESIDENCES

## FEATURES & FINISHES

At Baywood, we build our homes with a custom touch to exceed 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 Beach House Residences.

### EXTERIOR

1. The homes will be brick or vinyl siding (as per applicable plan/elevation)
2. Prefinished maintenance – free soffits, siding, eavestroughs and downspouts, as per elevation.
3. Soldier coursing, brick arches, keystones and other masonry detailing as per applicable elevation.
4. Decorative shutters for windows as per applicable elevation
5. Self-sealing quality asphalt shingles with 25-year warranty
6. Weather-stripping on all exterior doors.
7. Exterior grip set with dead bolt on main entry door
8. Exterior cast aluminum coach lights on front elevation, as per plan.
9. All patio doors to be double-glazed, with Low E-glass
10. High grade Low-E.Vinyl casement or single hung windows on front elevations and vinyl sliders on sides and rear as per plan.
11. All basement windows to be sliders, double glazed, PVC, with Low- E glass. Corrugated galvanized steel window wells may be required as per grading conditions.
12. Composite sectional roll-up garage door(s) with inserts, as per applicable plan.
13. Semis/Towns to have a wood constructed party wall between units separating living space.
14. Entire lot sodded, if applicable
15. Precast concrete slab walkway to front entry
16. Exterior water tap at rear of house and in the garage as per plan
17. Architecturally predetermined siting and exterior colours
18. Basement to be poured concrete
4. Choice of ceramic wall tile for main bath/tub enclosure walls and shower walls (as per applicable model) from our wide selection of colours and styles
5. Privacy locks on all bathroom doors
6. Single lever facets on all vanities
7. Temperature control valves in all showers
8. Main floor powder room to contain a pedestal sink and toilet (white ) in colour
9. Shut off valves for all sinks
10. All water lines to be polyethylene tubing throughout

### MAIN FLOOR LAUNDRY

1. Plumbing / electrical for automatic washing machine
2. Venting, heavy-duty wiring and outlet for electric dryer

### ELECTRICAL

1. Circuit-breaker panel with 100 AMP service.
2. All wiring in accordance with Ontario Hydro Standards
3. Light fixtures provided in all rooms except , 1) Dining room (this will receive a capped ceiling box only) and 2) Living room (will receive a switched outlet)
4. Two exterior waterproof electrical G.F.I. outlets: one at the rear of the house and one in the porch area.
5. Electrical plugs for future garage door opener(s)
6. Smoke detector on all floors (Hardwired)
7. Combination smoke detector/carbon monoxide detector in upper hallway (hard wired with battery backup)
8. Rough-in central vacuum outlets
9. Exhaust fans in all bathrooms
10. Electrical door chime at front entry/ foyer
11. Rough-in cable. T.V. outlets in family room, master bedroom and computer loft, as per plan.
12. Prewired for one telephone jack in each bedroom and one in kitchen area

### INTERIOR TRIM / FINISHING DETAILS

1. Naturally finish oak railings and pickets on main floor staircase to second floor; as per model type.
2. Painted 800 series style interior passage doors
3. Decorative casing around all windows and doors
4. Baseboard (with shoe mould in all tiled areas)
5. Premium hardware on all interior and exterior doors
6. Interior walls painted with a flat latex paint, except for kitchen and baths which will be painted with a semi-gloss latex
7. All ceilings stippled with smooth edge border, except kitchen, laundry and bath areas.

### FLOORING

1. 36oz broadloom in all floor areas and stairs as per plan except for kitchen, baths, laundry and mudrooms
2. Choose from a selection of imported ceramic tiles (approx. 12" x 12") in foyer; kitchen; breakfast area; main floor laundry area and bathrooms, as per plan.

### KITCHENS

1. Choice of custom quality finished cabinets and counter tops from Vendors samples
2. Easy care double stainless steel sink
3. Vented exhaust hood fan over stove
4. Rough- in plumbing and electrical for dishwasher
5. Heavy-duty wiring and receptacle for electric stove
6. Electrical outlets are conveniently located for fridge and at counter level for small appliances
7. Single lever faucet on kitchen sink

### BATHS

1. Choice of vanity cabinets and counter tops in all bathrooms from Vendors samples
2. All bathrooms to have a wall-mounted mirror
3. All bathroom fixtures are white (standard) in color ,

### HEATING / AIR CONDITIONING/ INSULATION

1. Efficient Forced air gas furnace or combo unit
2. Energy rated natural gas hot water tank- rental unit
3. Ducts/ ventilation system sized for future air conditioning
4. R20 rated insulation on exterior walls
5. Attic insulation to be R40

Colour and finishing selections are to be made at the Baywood Homes Décor Centre from Builders samples. A Baywood Homes Décor Consultant will assist the Purchaser in the completion of their upgrades and interior colours. The Purchaser acknowledges and agrees that variations in colour and shade uniformity may occur and the colour, 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.

### BUILDER'S WARRANTY

Baywood Homes is proud to receive the distinguished Service Excellence Award for After Sales Services and Quality of Construction by the Tarion Warranty Corporation for 15 consecutive years and proudly maintains an excellent rating within the program. Baywoods Customer Care Program is fully computerized and is based on responding to service needs as quickly as possible. Tarion will also serve as your warranty provider:

- 7-years major structured defects
- 2-years plumbing, heating and electrical systems and building envelope.
- 1-year material and workmanship
- Purchaser agrees to pay Tarion enrolment fee upon closing.

SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. BUILDER HAS THE RIGHT TO SUBSTITUTE ANY MATERIALS WITH THOSE OF EQUAL OR BETTER VALUE. A WIDE VARIETY OF UPGRADES AND OPTIONS ARE AVAILABLE E. & O.E.

ALL ITEMS SHOWN ARE AS PER APPLICABLE MODEL. All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from Vendor's samples and are as per Vendor's specifications. All materials are subject to change without notice. E & O.E. All plans are specifications are approximate. Actual usable floor space varies from stated floor area. March 25/2011