

STANDARD FEATURES AND FINISHES

Exterior:

- Main floor from vendor samples as per selected plans with **additional upgrades available**
- Second storey from vendor samples as per selected plans with **additional upgrades available**
- Sod included
- Gravel driveway with **additional upgrades available**
- 30 year roof shingles
- 20MPa concrete footings and foundation
- 8" poured concrete foundation walls with exterior foundation waterproofing system
- 32MPa exterior front porch with **additional colour/finish upgrades available**
- Garage door chosen from vendor samples with **additional upgrades available.**
- Garage man door to side of house where applicable
- Garage man door to interior included and is to be painted white with **additional upgrades available**
- (2) GFI exterior waterproof outlets
- Exterior pot lights where applicable
- Pre-finished aluminum soffits, fascia, eavestroughs and downspouts.
- Upgraded white exterior windows with **additional upgraded colours available** from vendor samples.
- Complete exterior caulking
- Rear patio french or sliding door leading to backyard where applicable.

Interior:

- 9' smooth ceilings on the main floor.
- Hardwood and tile flooring from vendor samples
- Plywood underlay at all tile flooring.
- Carpet chosen from vendor samples in all bedrooms

- $\frac{3}{4}$ " premium engineered OSB subfloor that is nailed, screwed and glued
- Upgraded $4\frac{1}{4}$ " baseboards (2) paint colours included from vendor samples with **additional upgrades available**
- Ceilings to be painted white
- Baseboards and trimwork to be painted white with **additional upgraded colours available**
- Cold room with air vents where applicable
- High end door hardware from vendor samples with privacy locks for all bathrooms
- All interior doors to be painted white with **additional upgrades available**
- Drywall construction in garage
- Stained oak stairs and handrails with spindels from vendor samples with **additional upgrades available**
- Master retreat with enlarged walk in closet as per plans

Electrical & Technology:

- Lighting fixture allowance as per signed contract
- Electrical outlets in every room
- Switches to be white throughout the home
- Home security system rough in
- Central Vac rough in
- High powered bathroom exhaust fans with a separate switch from lights
- Door chime at front entrance
- (6) telephone outlets and (6) cable outlets with the locations specified by the purchaser
- Interconnected smoke and carbon monoxide detectors as per OBC
- Ceiling electrical outlet in garage for future garage door opener

STANDARD FEATURES AND FINISHES

Heating & Air:

- Programmable thermostat
- Hot water heater rental with **additional upgrades available.**
- High efficiency furnace
- Qualified Heat Recovery Ventilator
- Ceiling and wall insulation as per OBC

Custom Kitchens:

- Upgraded kitchen cabinetry from Centennial approved manufacturer
- Soft closing hardware and pots/pans drawer
- Granite countertops from vendor samples in kitchen
- Sink/faucet from vendor samples
- Receptacle for exhaust fan, refrigerator and electric range
- Rough in for dishwasher in cabinets
- Several **additional upgrades** including **under cabinet lighting, granite/quartz countertops, eat in kitchen island, etc.** available

Master Ensuite/Bathrooms & Laundry:

- Upgraded cabinetry from Centennial approved manufacturer for all bathrooms and laundry room as per selected plans.
- Laminate countertop from vendor samples in all bathrooms and laundry room with **additional upgrades available**
- All bathrooms complete with sinks and fixtures from vendor samples with **additional upgrades available**
- Basement bathroom rough in
- Laundry room to include sink from vendor samples with **additional upgrades available**
- All sinks including laundry room to have hot and cold water taps

Centennial Touch:

- Personalized decorator consultations to choose colours and finishes from vendor samples
- Scheduled on site meetings with Centennial professional when requested by purchaser
- Pre closing walk through with Centennial professional
- 7 year Tarion new home warranty
- Tree in front provided and planted as per subdivision agreement
- Certified survey plan showing the location of the home on the lot

Additional Upgrades Available:

- **Stone or stucco chosen from vendor samples used on front exterior**
- **Concrete driveway with colour chosen by purchaser**
- **Exposed concrete driveway with colour chosen by purchaser**
- **Coloured concrete front porch with colour chosen by purchaser**
- **Upgraded garage doors**
- **Coloured exterior windows**
- **Additional interior paint colours**
- **Additional baseboard and trim colours**
- **Additional interior door colours**
- **Upgraded railing system for staircase chosen from vendor samples**
- **Kitchen upgrades such as under cabinet lighting, granite/quartz countertops, eat in kitchen island, sink/faucet premiums, etc.**
- **Ensuite/bath upgrades available such as soft closing hardware, granite/quartz countertops, sink/faucet premiums, bath/shower premiums, etc.**
- **Additional cable or telephone outlets**
- **Home Security system**
- **Upgrade flooring such as engineered hardwood or hardwood in bedrooms.**
- **Air Conditioning unit**