



HERITAGE CONDOMINIUM INCLUDED FEATURES

LANDSCAPING

- The project will be graded, topsoiled and fully landscaped.
- Walkway from driveway to front door as per site plan.
- Two concrete slabs and if required concrete steps to be placed at all rear man doors.
- Any unit where the rear door is more than 24" above grade will require a wood deck. Standard deck size is 10' x 10'.
- Paved asphalt driveway to street line.
- Units to have wooden fence in rear privacy area, as per site plan.
- Trees and shrubs will be planted as per approved landscaping plan.
- For a more appealing streetscape, all services are underground.

CONCRETE

- Poured 8" concrete basement walls reinforced with rebar.
- Exterior of foundation walls is to have Delta MS Premium Foundation Protection Membrane, backed by a 20 year product warranty and a 7 year leakage warranty.
- 4" weeping tile covered with clear 6" of crushed stone around foundation walls.

EXTERIOR

- Each home, designed and built emphasizes the creation of distinctive elevations, utilizing brick, vinyl siding, stone, stucco and other unique materials.
- All elevation colours, styles, details and materials are pre-determined throughout the site and under architectural control.
- All windows to be vinyl with double glazing and thermapane insulated Low-E glass, with a 25 year limited sealed glass warranty. All operating windows to have screens in habitable areas.
- The Foley loft plan comes with 2 skylights. The Foley vault & loft have a transom window over the patio doors.
- Exterior entrance doors to be insulated, metal-clad doors.
- Exterior siding to be vinyl. Facia, Soffit and eavetrough to be pre-finished metal, as per plan.
- Roof to be 25 year self-sealing shingles.
- Pre-finished non-insulated metal garage doors with lites as per the elevation drawings.

DRYWALL AND INSULATION

- All finished rooms are drywalled, taped, sanded, primed and painted.
- Walls will have a minimum R19 insulation and ceilings with accessible attics will have a minimum R40 insulation.
- Basement walls will be wrapped with Basement Blanket R12 insulation.
- Ceilings to be secured on metal channels between ceiling drywall and roof trusses.
- Textured white ceilings have bordered trim (slope ceilings and basement area excepted).
- Kitchen, bathroom, laundry room have flat ceilings.
- Garage is fully drywalled, with rough coat tape only.
- Grade permitting, a man door is included in every home for direct access from garage to house for your convenience.
- Acoustical insulation in between the common walls of adjoining dwelling units.

HEATING

- The furnace is a brand name high efficiency, forced air natural gas unit.
- The natural gas hot water tank is a rental unit. Purchaser agrees to assume hot water tank rental agreements.
- Dryer vent connection to the exterior.

TILE WORK AND CARPET

- All bathrooms to have 2 piece chrome accessories - towel bar and toilet paper holder.
- Main bathroom to have a ceramic tile tub alcove up to and including a drop ceiling. Customer to choose from Builder's standard samples (level 1).
- Choice from builder's standard samples for ceramic tile in showers (level 1).
- Front entrance, kitchen, bathrooms, main and ground floor laundry room floors to be ceramic tile from builder's standard samples (level 1).
- Choice of carpet, one (1) colour, from Builder's standard 32 oz. nylon samples, with ½ foam underpad (level 1)



HERITAGE POINT CONDOMINIUMS



FOLEY BUNGALOW	1,200 SQ FT	FROM	\$249,900
FOLEY BUNGALOFT	1,678 SQ FT	FROM	\$271,900
ARMINGTON BUNGALOW	1,331 SQ FT	FROM	\$282,900
ARMINGTON BUNGALOFT	1,960 SQ FT	FROM	\$305,900
MERRITT BUNGALOW	1,400 SQ FT	FROM	\$293,900
MERRITT BUNGALOFT	1,839 SQ FT	FROM	\$313,900
MCKINNON BUNGALOW	1,404 SQ FT	FROM	\$293,900
MCKINNON BUNGALOFT	2,000 SQ FT	FROM	\$313,900

\$5,000 IN DÉCOR DOLLARS TO DESIGN THE HOME OF YOUR DREAMS

\$7,000 END UNIT PREMIUM

Site Hours:
Monday to Thursday 1pm to 7pm
Friday 1pm to 6pm
SATURDAY, SUNDAY & HOLIDAYS 11am to 6pm

For inquires or more information please contact:

Julie Carter, Sales Representative
Phone: (905) 322-2855
julie@starwardhomes.com

Prices, terms and conditions subject to change without notice
Prices include all taxes
Square footages may vary slightly
Some designs may require modifications from brochures
Specifications are subject to change without notice
Purchasers must qualify for rebates which are assigned to the Vendor

E. & O.E.
REVISED MB 09-24-10

ELECTRICAL

- 100 AMP Electrical Service, with circuit breaker panel.
- Convenient heavy-duty electrical hook ups are provided for stove and dryer.
- All copper wiring.
- Electrical outlets as per Electrical Safety Authority specifications.
- Exhaust fan to be installed in all bathrooms, vented to exterior.
- Switch for principle exhaust fan (90 cubic feet per minute) to be conveniently located adjacent to thermostat on main floor.
- Smoke detector on all levels to government standard (U.L.C.) approved.
- Carbon monoxide detector to government standard (U.L.C.) approved installed on all bedroom levels.
- Light over kitchen sink (depending on plan) will be a pot light or fluorescent light.
- Kitchen range hood to be vented to exterior (where possible); choice of colour from builder's samples.
- Two (2) weatherproof ground fault plugs one (1) on front porch and one (1) in rear.
- One (1) electrical plug for garage door opener in garage ceiling.
- Door chimes at front door.
- Light fixtures will be installed in all rooms (where applicable). The light fixtures will be selected by the Vendor. Model homes may have upgrades, please see your sales agent.
- Electrical receptacle with breaker provided for future dishwasher hook-up.
- Total of 8 locations for any combination of telephone, cable television or CAT5e Data. The exact mix and location to be chosen by the purchaser at the time of contract
- All light switches and plate covers to be Decora.
- Electrical receptacle provided in the garage at the central vacuum rough-in location.
- Two gang electrical receptacles provided at the service panel location for convenient hook-up of future security or A/V systems.

KITCHEN CABINETS AND BATHROOM CABINETS

- A choice of oak veneer, maple veneer or white vinyl coated (thermofoil) flat panel kitchen and bath cabinets, from builder's standard samples (level 1).
- A wide selection of colour coordinated laminate counters from Builder's standard samples (level 1).
- All kitchen cabinets to have an opening for a dishwasher.
- Kitchens come complete with under cabinet valance fluorescent lighting (where applicable) and crown moulding (where applicable) (level 1). See Sales Agents for further details.
- Level breakfast bar (where applicable) with laminate counters standard (level 1.)

DECORATING

- All walls to be painted with one (1) primer coat and one (1) finish coat of "ICI – Inspirations" flat acrylic low VOC paint. One (1) colour to be included throughout and is to be chosen from the standard pastel colours pallet (from the builder's samples)(level 1).
- Exterior elements of house to be painted with one (1) primer coat and one (1) finish coat of exterior grade acrylic or latex paint (Builder selected).
- Plumbing colours to choose from are white and linen.
- All trim and doors to be painted semi-gloss white.
- Series 800 doors, choice of Colonial or Classique (level 1).
- Plate glass mirrors in all bathrooms.
- All door hardware (handles and hinges) to be Brushed Chrome (level 1).

WOODWORK & STAIRS

- 4 1/8 baseboards and 2 1/2 casing paint grade finger joint pine (level 1).
- All finished main staircases to be carpet grade with oak spindles, stringers and railings.
- All open basement staircases to be carpet grade with oak spindles, stringer and railings.
- All other basement staircases and railings are to be utility grade.

WARRANTY.....TWICE THE PEACE OF MIND

Starward Homes 2-Year Warranty

At Starward Homes we **double** the one year interior industry coverage to 2 years.

PLUMBING

MAIN BATH/POWDER ROOM

- American Standard - 6 litre toilet.
- Mirolin, drop in china basin in cabinet or pedestal sink as per plan.
- Moen "Chateau" chrome single lever faucet with pop up drain.

ENSUITE

- Maax "Casa" acrylic 30" x 60" tub.
- American Standard - 6 litre toilet.
- Mirolin drop in china basin.
- Ceramic tile tub surround (level 1).
- Moen "Chateau" chrome single lever faucet with pop up drain. Moen "Chateau" chrome, pressure balancing shower control and head.

LUXURY ENSUITE

- Maax "Casa" 60" x 33" acrylic soaker tub or as per plan.
- Moen "chateau" chrome tub faucet.
- American Standard - 6 litre toilet.
- Mirolin drop in china basin.
- Moen "Chateau" chrome single lever faucet with pop up drain. Moen "Chateau" chrome, pressure balancing shower control and head.
- Ceramic tiled shower enclosure (level 1) with 10mm tempered glass walls and door or Maax "Imperial" neo-angle fibreglass shower 39" x 39" with glass door (as per plan).

LOFT BATH

- Maax "Casa" acrylic 30" x 60" tub or Maax "Imperial" neo-angle fibreglass shower 39" x 39" with glass door (as per plan).
- Moen "Chateau" chrome single lever faucet with pop up drain. Moen "Chateau" chrome, pressure balancing shower control and head.
- American Standard - 6 litre toilet.
- Mirolin drop in china basin.
- Ceramic tile tub surround (level 1).

OTHER PLUMBING

- PEX piping to be used throughout.
- Quality double stainless steel ledgeback sinks in kitchen with Moen single lever washerless faucet and vegetable sprayer.
- White plastic laundry tub with deck mounted chrome taps in laundry area (where applicable).
- All solder to be lead free.
- Two lawn water supplies will be installed. One in garage and one offering backyard access.
- Central vacuum rough-in to garage with decorative plates in finished areas (no basement drop).
- Some units will have sump pumps (as required).
- Drain "T" and hot water supply for future dishwasher.

IN GENERAL

- Kiln dried floor joists.
- Interior walls to be 2" x 4", or better.
- OSB sub-flooring will be sanded at joints and will be screwed and glued into position on all floor joists.
- Deadbolt locks on all exterior swing doors.
- Main level ceiling heights are a full nine feet, (unless under loft or noted on plan).
- Loft level ceiling heights are a full eight feet, at centre and will have sloped areas.
- 2" x 4" (or better) exterior wall construction with a minimum R19 insulation.
- Party walls are double stud construction with a minimum 1 hour fire rating and acoustic insulation.
- Bungalow units are to have vaulted ceilings included as per plans.

905-322-2855

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