

THE ESTATES OF LAKE DRIVE

Exterior

- All Siding
- **Low E Argon gas thermopane all vinyl casement windows with pencil pewter grills at front elevation.**
- 6' sliding patio door with screen, where applicable.
- Aluminum soffit, fascia, eaves and down spouts.
- Garage overhead doors to be uninsulated steel.
- Insulated metal exterior doors with deadbolt and brass grip set on front door.
- **Floors will be nailed and glued or screwed to engineered I joists.**
- Precast walkways and steps where required. (If more than 2 steps are required at rear of dwelling, the purchaser will be responsible to complete)
- Sodded/seeded lot as per Municipality requirements. **The purchaser agrees that the undisturbed areas at the rear of the lot will be left in its natural state and will not be seeded/sodded. Ponding may occur and the Purchaser agrees to accept this condition.**
- 2 x 6 exterior walls for strength and high insulation R-value.
- Poured concrete porches, garage floors, and walls with water proofing membrane on exterior basement walls excluding garage.
- Engineered roof trusses or cut roof at builder's discretion.
- **25-year shingles.**

Incredible Interiors

- Luxurious, long-life 40oz carpet with ½" under pad in all rooms except kitchen, family, laundry, bathrooms and entry hall.
- Ceramic tiles in foyer, kitchen, laundry, and all baths.
- Oak pickets and handrails – natural finish.
- Hallmark series Raywal (or equal) kitchen cupboards and vanities with walk-in pantry, island counters, and desks (as per plans).
- Premium quality latex off-white paint throughout. White semi-gloss for trim.
- **Colonial 5 ¼" baseboard and 3" colonial casings complete with back banding**
- Mirrors and fans in all bathrooms.
- Full soaker tubs with separate shower stalls (as per plan).
- 800 series interior doors including all closets. No sliders.
- **Lever Pewter interior door hardware.**
- **Décora light switches.**
- Direct vent Gas Fireplace as per plan
- Marble thresholds where tile flooring meets Carpet.
- **Oak stairs** (main stair only) solid oak treads, oak veneer risers and stringers
- **Strip oak hardwood floor in family room.**
- **Granite counter top in kitchen.**
- **9' ceilings on first floor.**

Electrical, Plumbing and Heating

- R20 insulation in exterior walls, R12 in basement and R40 in attic.
- Gas fired forced air furnace. Brand name high efficiency.
- **200 amp electrical** service with circuit breakers and copper wiring to Ontario Hydro specifications.
- Doorbell and exterior light fixtures.
- Two exterior water taps and electrical plugs (one of each located in garage)
- Electric stove and dryer receptacles
- Pre-wired for 5 telephones and 2 cable outlets (additional outlets available upon request).
- Installed water heater (rental unit).
- Electrical outlets beside vanity in all bathrooms connected to G.F.I. as per code.
- All shower stalls to include a pot light.
- Smoke detector on each level for maximum safety
- Rough-in plumbing for dishwasher in kitchen. Cabinet is not included in this space.
- Dryer exhaust vent in laundry room.
- Vented stove hood in kitchen (white)
- White plumbing fixtures with ceramic tile in bathtub enclosure including ceiling.
- 36"x36" framed shower in ensuite with ceramic wall tile (where applicable)
- Energy efficient toilet tanks.
- Moen faucets in the kitchen and bathrooms with pop up drains in vanities and double stainless steel undermount kitchen sink.
- Carbon monoxide detector near furnace.
- Doors and window sealed with high quality caulking.
- Fiberglass single laundry tub or wall mounted drain and water pipes (as per model)

All Homes can be personalized to perfection

The purchaser is advised that cupping and shrinkage are characteristics of hardwood flooring which can appear some time after installation. No warranty is possible with respect to any shrinkage or cupping of any hardwood flooring. The Vendor agrees to install the flooring in a good and workmanlike manner, but will not be responsible for, and is hereby released by the Purchaser from responsibility and liability for cupping and shrinkage of any hardwood flooring. Due to the many variables that can affect the colour of stain on wood such as density, humidity, age and the unique characteristics of each piece of wood, there could be slight colour variations in darkness or lightness. We will make every attempt to come as close to the sample as possible, but cannot be responsible for these variances. We do not guarantee identical colour matching. The Purchaser is notified that the rooflines may vary due to structural roof framing conditions, and may not be exactly as shown. The purchaser is notified that all lots have architectural control placed on them and that as such; exterior features may be added or altered at the Vendor's discretion to comply with Architectural Controls. Markway Homes Ltd. reserves the right to use any visual representation of your home taken both during construction and after closing, for the purpose of advertising and I/we hereby give consent, Specifications and terms are subject to change E & OE. All dimensions are approximate. All renderings are artist's concept and certain elements may not be exactly as shown. Decorative columns, shutters, gingerbread trim, entertainment centres, coffered ceilings, and dormers are optional items. Please ask Sales Consultant for prices. Markway Homes Ltd. is a registered builder with Tarion. Your warranty includes 1 year on all material, 2-year plumbing, heating, electrical and building envelope, and 7 year major structural defects.

Markway Homes Ltd.
www.Markwayhomes.com