



FINE FEATURES AND FINISHES*

A beautiful new Kaneff home provides the elegant setting for the life you want for your family. Featuring plenty of family-sized extras, walkouts, finished basements and rare side door entries, our towns offer spacious sunny floor plans and thoughtful designs with quality features and finishes throughout.

- Stone and genuine clay brick elevations with accent frieze boards and exterior trim as per plan*
- Concrete block common walls
- Engineered floor joist system
- Impressive exterior coach lamps at the front door entrance as per plan*
- Forestview & Songbird Collections - Approximately 9' first (main) floor & 8' second floor ceilings (except in areas of low headroom, bulkheads or as otherwise determined by Vendor) and approximately 8' basement ceiling height
- Gateway Collection - Approximately 8' first (main) floor, 9' second floor and 8' third floor ceilings (except in areas of low headroom, bulkheads or as otherwise determined by Vendor) and approximately 8' basement ceiling height
- Pathway Collection - Approximately 9' first (main) floor and 8' second floor & third floor ceilings (except in areas of low headroom, bulkheads or as otherwise determined by Vendor) and approximately 8' basement ceiling height
- Pre-finished 3" oak engineered hardwood flooring on first, second and third floor hallways where applicable.*
- Luxurious 35 oz. broadloom carpet with 7/16" underpad in all bedrooms as per plan*
- Gas fireplace finished with elegant custom mantel in premium white lacquered paint as per plan*
- Clear coated oak staircase with oak railings and wood pickets from main to second floor and third floor where applicable.*
- 13" x 13" Glazed porcelain floor tile on first (ground) floor areas as per plan (mud room/garage entry, foyer, main floor laundry and powder room floors) and second (main) floor areas where applicable as per plan (powder room floors VSS)
- 12" x 12" or 13" x 13" (at the Vendor's discretion) ceramic floor tile on second and third floor (where applicable) baths and laundry floors (as per plan and VSS)
- Upscale 5 1/4" baseboards and 2 3/4" casings in interior finished areas*
- French or garden door(s) or patio slider(s) as per plan*
- Lever door handles in satin nickel with matching coloured hinges*
- Choice of oak, maple or thermofoil finished designer kitchen cabinet doors*
- Choice of granite or quartz countertops in kitchen*
- Double stainless steel undermount sink in kitchen with pull-out faucet*
- Chrome MOEN or DELTA faucets in kitchen and all bathrooms*
- Custom glass shower enclosure in master ensuite as per plan*
- Marble countertop and undermount sink in powder room as per plan*
- Choice of cabinetry for bathroom vanities*
- Rough-in 3 piece bathroom in basement as per plan*
- 100 amp breaker panel in basement
- Smooth finish ceilings in all common areas and hallways
- Rough-in with CAT-5 to all bedrooms, family room and den/library
- Rough-in RG6 cable to master bedroom and family room
- Rough-in security on first (ground) floor or second (main) floor areas (where applicable as per plan), in windows and doors, one (1) keypad location and one (1) motion detector (location determined by Vendor)
- Hard-wired smoke and carbon monoxide detectors
- High efficiency HVAC (Heating, Ventilation & Air Conditioning) system; two-stage furnace with HRV (Heat Recovery Ventilator) and 13 SEER air conditioner
- Low-E Argon filled double-glazed vinyl casement windows on front elevation as per plan

*Subject to vendor's terms and conditions, changes etc. E & OE.