The Oaks at Six Mile Creek
RIDGEWAY

Schedule B
Features & Finishes
BUNGALOW DETACHED HOMES

Construction Features
- GAF Prestique Timberline fiberglass shingles (50 year non-prorated warranty)
- Poured concrete foundation with rebar and the Tuff-N-Dri™ basement system of waterproofing, which comes with a transferable 30-year warranty. The Tuff-N-Dri outer membrane seals out leaks and seepage and the Warm-N-Dri™ Foundation board insulates walls from the exterior of the foundation protecting the basement from moisture
- Low E Argon filled double glazed windows with warm edge spacers for high performance
- 97% High efficient multi-stage furnace for superior comfort and energy efficiency
- 2" x 6" exterior wall construction with Tyvek house wrap, R22 insulation
- R60 insulation in ceilings, R31 insulation in sloped ceilings
- Basement exterior walls framed with 2" x 4" studs and R22 batt insulation from floor to ceiling
- Engineered TJI floor joists/"Silent Floor" system
- ¾" moisture resistant premium sub-flooring screwed and glued
- Full height basement (approx. 7'8") with extra-large 44" x 30" vinyl windows
- DensShield Tile Backer for all bath ceramic wall tile installations

Exterior Features and Finishes
- Architecturally controlled exterior designs and colour selection
- Smooth fibreglass front entry door "executive" 2 panel, white, with elegant Schlage exterior handle grip set
- Smooth fibreglass garden doors and side entry doors in white (where indicated on plans)
- Steel insulated garage door(s) with attractive front windows
- Exterior finishes in stone, 'HardiePlank' factory finished siding per plans or Board and Batten with Factory Finish Hardie panel and battens in a wide range of colour selections per plans
- Optional Stucco Exterior finish
- Exterior stone in Arriscraft Lafitte manufactured stone, optional Veneer stones and optional Natural Ledger Rock
- Exterior trim in JAMES HARDIE 1" x 4" trim in choice of colour
- Low maintenance aluminum soffit, fascia and eavestroughs
- Downspouts with minimum 10" extension and concrete splash pads
- All exterior doors with keyed alike deadbolt hardware
- Fully sodded lots, front and rear (excluding conservation areas)
- Planting beds included at front of home with topsoil and mulch. Plants not included
- Poured concrete walkway at front
- Concrete steps from Garage to house. Concrete steps from rear doors to yard or where more than 2 risers in wood
- Exterior pot light on front porch. Pot lights on rear covered patios and one pot light over Garage
- Fibreglass columns on front & rear porches for lasting quality
- Flexible caulking applied to all exterior doors and windows
- Rear covered patios with concrete deck on frost-free foundation where indicated on plans (sides in concrete, optional parging available)
- Attractive porcelain address number
- Driveway paving is excluded

Interior Design
- Free consultation with our talented selection staff, flooring & cabinet suppliers

Interior Features and Finishes
- Rounded drywall corners re-enforced with steel backing
- Sprayed finish on Main floor ceilings
- Flat ceilings in Bathrooms and finished Basements
- Masonite two paneled Carrara smooth interior doors
- Minimum 9' high ceilings on Main floor with oversized windows to match
- Stunning cathedral ceilings in most Great Rooms and Sunrooms (from 11' to 16' depending on model)
- Quality 12" x 12" porcelain ceramic flooring in a wide range of upscale tiles (larger size tiles incur additional charges for installation)
- Quality Builders grade broadloom including 10mm underpad
- Interior painted with one prime coat and 2 finished coats, quality flat latex on walls and semi-gloss latex on trim in a choice of 2 colours. Up to 2 mid range colours included at no extra charge
- Interior Garage walls drywalled and primed (finish coat add $600.00)
- Stairwell to Basement finished in drywall and painted on stairwell side (Basement unfinished)
- 3½" trim and 5½" baseboards

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- Solid pine carpet grade stairs, standard where indicated on plans
- Schlage door hardware with choice of finishes in lever styles
- Basement upgrades include full wall in drywall with painted wood cap for lower six risers, carpeted stairs, Mirolin 60" tub shower, pedestal sink and toilet in Bathroom
- One wire shelf installed in all closets and three wire shelves in pantry, per plans

Kitchen

- Quality custom designed Kitchen cabinets with crown moulding and light valance with laminate counters
- Cabinets include upper drawers on all lower cabinets and two large drawers for pots and pans
- Stainless steel over the counter double sink with Moen Camerist chrome, pull out faucet
- Dovetail soft closing box interiors

Bath

- Quality custom Ensuite vanity with laminate counter with full width mirror
- Master Ensuite includes Moen Chateau chrome single lever faucets and white china sink
- Master Ensuite includes a luxurious 6' Soaker Tub and/or 48" Mirolin shower with seat and grab bar with doors in raindrop finish per plans or 60" tub/shower combination, per plans
- Optional ceramic showers with glass doors using Shluter shower waterproofing system for durable shower enclosures
- Main Bath includes Moen Chateau chrome single lever faucets, white china sink and Mirolin 48" shower or neo-angle shower per plans
- American Standard comfort height elongated 2 piece toilet (white) in Ensuite and Main Bath
- Pedestal sink in optional Basement Bath or vanity with china sink, per plans
- Quality Moen 24" towel bars and toilet paper holder in each Bathroom

Mechanical

- 97% High efficient multi-stage furnace for superior comfort and energy efficiency
- 13 Seer central air conditioner included (optional 16 Seer available)
- Navien tankless hot water heater 97% efficient
- Energy Recovery Ventilation System installed, vented to furnace to maintain fresh air and reduce heating expense (rental)
- Hot and cold water supplied to washing machine
- Rough-in for Bathroom in Basement
- Two exterior hose bibs, one in Garage and one at rear elevation
- Cross-linked polyethylene piping used throughout
- Exterior venting supplied to Kitchen – range hood or fan not included
- Panasonic extra quiet fans in all Bathrooms directly vented to exterior
- Programmable thermostat

Electrical

- 200 amp service
- LED lighting throughout
- Pre-wired for telephone (2) and cable (3) locations
- Optional rough-in security system with contacts on (2) doors, (2) motion sensor locations and (1) roughed in key pad entry (must be ordered before foundation)
- Door chime
- Pot light in all showers and in other areas where indicated on marketing plans
- The Seller will provide a credit of $1,000.00 towards light fixtures purchased at Don's Lighthouse (Installation of fans and chandeliers extra)
- Rough in for future charging station in Garage

Warranty

Blythwood Homes warranty backed by Tarion Warranty Corporation includes: the home is free from defects in workmanship and materials and the house is free of defects in materials on exterior cladding, caulking, windows and doors one (1) year and the building envelope remains free from water penetration for two (2) years.

The home is warranted against major structural defects for seven (7) years.

The home is subject to the terms of the Purchase and Sale Agreement. All plans and specifications are subject to change from time to time without notice at the sole discretion of the Vendor. The Vendor reserves the right to substitute materials of equal or better value. The vendor reserves the right to change the foregoing specifications without notice. E. & O. E.

ENERGY STAR

Blythwood Homes
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