SUGARWOOD

Features & Finishes

FREEHOLD TONWHOMES

QUALITY EXTERIOR CONSTRUCTION

1. Architecturally inspired front elevations, including clay brick with stone accents, vertical board and batten vinyl siding or horizontal vinyl siding as per plan.
2. All exterior elevations and colour schemes, including brick and stone selections, including vertical or horizontal maintenance free vinyl siding elements, as per plan are architecturally controlled as part of pre-selected exterior colour packages.
3. Low maintenance columns and railings (only where required by grade), per applicable elevation.
4. Low maintenance, low E Argon vinyl windows and sliding doors, with sealed thermopane glass panels.
5. Casement windows throughout main and second floor. Basement windows are thermal sliders in white. All operable windows are pre-designed by the builder and will have screens. Some front and side elevation palladium, transom, octagon and other accent windows to be faux black glass, as per elevation.
6. Raised panel, sectional garage doors with window inserts, as per elevation. Colour of individual doors are Architecturally Controlled as part of pre-selected exterior colour packages.
7. Lot to be fully sodded (including boulevard, where applicable).
8. Paved driveway. Cost to be credited to the builder on closing.
9. Two exterior water taps with interior shut-off.
10. Two exterior weather-proof electrical outlets with ground fault wiring. One outlet to be located near front entrance and equipped with interior switch. The second outlet will be located at the rear of the house and is not switched.
11. Community to have paved roads, curbs, storm and sanitary sewers.
12. Porches to be poured concrete.
13. Garage floor to be poured concrete, with steel reinforcement at the grid beam.
14. Pre-finished, maintenance-free soffits, fascia, eavestroughs and down pipes as per elevation.
15. 3/8" plywood roof sheathing.
16. Upgraded self-sealing, 30-year asphalt shingles.
17. Steel-beam construction in basement, where applicable.
18. Basement walls are poured concrete with damp proofing system. Exterior drainage membrane provided at basement area and weeping tiles for additional protection against basement leaks.
19. Basement floor to be poured concrete.
20. Upgraded, steel or fiberglass insulated and embossed front entry door with glass insert, sidelights and/or transom windows, as per plan.
21. All exterior doors are insulated, with energy efficient weather stripping and dead bolt lock.
22. Elegant Grip set on front door.
23. Precast concrete slab walkway from driveway to main porch entrance. Any applicable rear patio will be precast concrete slabs.
24. Optional entrance to the home from the garage. As per plan and grade permitting.

GENERAL INTERIOR CONSTRUCTION

1. All framing in accordance with Ontario Building Code and local municipal requirements. Construction of homes inspected at specified stages by municipal officials.
2. All exterior walls of habitable areas constructed with 2" x 6" framing.
3. Professionally engineered roof trusses, as per plan.
4. Upgraded ¾" (+/-) plywood subfloor, to be glued, screwed and sanded at joints.
5. Upgraded engineered floor joist system.
6. All insulated as per Ontario Building Code: Exterior walls of habitable areas insulated to a rating of R22; Roof of habitable areas insulated to a rating of R60; Basement walls R20 (Full Height, 12" above basement floor).
7. Vaulted and coffered ceilings, as per plan.
8. Ceiling heights to be 9' on main floor and 8' on second floor.
9. Ceiling heights may vary from standards noted above, in those areas where ceilings must be dropped to accommodate mechanical and/or structural systems, or where determined by the Builder's architect (such as coffered ceilings).

KITCHENS

1. Laminate countertops, in selection of colours, based on Builder's samples, as per plan.
2. Double compartment ledgeback stainless steel sink.
3. Single lever faucet with pull out spout, in chrome finish.
4. Stainless steel exhaust hood fan over stove, vented to exterior.
5. Choice of cabinets in a variety of colours and styles, from Builder's samples.
6. Electrical outlets for stove, fridge and countertop appliances as per Ontario Building Code requirements.
7. Rough-in, wiring and plumbing for dishwasher hook-up.
8. Open dishwasher space as per plan (Optional filler base cabinet available).
9. Flush breakfast bars, as per plan.
10. Designer kitchen islands and peninsulas, as per plan.

BATHROOMS

1. Elongated, comfort-height toilets.
2. Separate shower stall with glass door in Primary Ensuite, as per plan.
3. Luxurious soaker tubs in Primary Ensuite, as per plan.
4. Bathtub enclosures and shower stalls to be in high quality 6" x 8" ceramic tiles from builder's samples including ceiling. Soaker tub with surround, as per plan. Skirts, deck and surrounds finished in a 13" x 13" ceramic floor tile, from Builder's standard samples including ceiling.

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5. Standard white bathroom fixtures from Builder's samples.
6. Single lever faucets in all vanities, shower controls with built-in temperature balance regulators.
7. Choice of vanity cabinets and laminate countertops from Builder's samples.
8. Oversized mirrors in all bathrooms.
9. Powder room vanity (not a pedestal sink) as per plan.

INTERIOR FINISHES

1. 2 ¾" colonial casing and trim for all doors and window openings, 4" colonial baseboard. Quarter round installed on all hard surfaces.
2. 2-Panel, Square Top, and smooth finish style interior doors, including closets, as per plan.
3. Brushed nickel finish door hardware. All bathrooms to have privacy locks.
4. Complete, oak finish stairs, railing, pickets, risers, stringers and nosing in natural finish.
5. Elegant full height or half columns, as per plan.
6. Trimmed openings on main floor as per plan (excluding rounded arches).

FLOORING

1. Choice of high-quality ceramic tile, up to 13" x 13", from builder's standard selection, in entrance foyer, kitchen, breakfast area, powder room, laundry room (as per plan), primary ensuite floor, soaker tub deck surround (as per plan) and all bathroom floors, as per plan.
2. Polyester broadloom with foam underpad to all main and second floor non-tiled areas. Choice of one colour throughout from Builder's standard samples.

LAUNDRY ROOM

1. Single laundry tub located as per plan.
2. Plumbing and electrical provided for laundry equipment hook-up, location per plan.
3. Heavy-duty electrical outlet for dryer and electrical outlet for washer.
4. Exterior wall vent provided for dryer.

ELECTRICAL

1. 200-amp circuit breaker panel with copper wiring throughout.
2. All wiring in accordance with Ontario Building Code standards.
3. Interior electrical light fixtures throughout, as per plan.
4. Front door chime.
5. Smoke detector, as per Ontario Building Code.
6. Carbon monoxide detector, as per Ontario Building Code.
7. Electrical outlet in the garage for automatic garage door opener as per elevation.
8. Exhaust fans to be provided in all washrooms, as per specifications.
9. Shower stall light (as per plan).
10. White decora light switches and white wall plugs. Light switches to be located at child-accessible height.
11. Decorative coach lamp at front and rear of home, and side entries, where applicable.

HOME COMFORT

1. High efficiency gas-fired forced air furnace with electronic ignition.
2. Heat Recovery Ventilator (HRV), as required.
3. Energy efficient gas-fired hot water tank (Purchaser to enter a rent-to-own agreement with supplier at Closing).

PAINTING FINISHES

1. All interior walls, door and trim to be painted Kingsmen white throughout.
2. All interior ceilings to be smooth throughout.

COLOUR SELECTION AND FINISHES

1. All colour and finishing selections are to be made at Kingsmen Group Inc. Décor Centre and from Builder's standards samples. Kingsmen Group Inc. provides the services of a professional decorator to assist in the completion of their interior finishing selections and the selection of upgrades.
2. The purchaser acknowledges that items displayed in the Model Home or Presentation Centre may include upgraded items only available at an extra cost, as well as other items shown for display purposes only, which may not be available.
3. The purchaser acknowledges and agrees that variations in colour and shade uniformity may occur and the colours, patterns and availability of samples displayed in the Presentation Centre and/or Model Homes may vary from those displayed and available at the time of colour selection.

TARION WARRANTY CORPORATIONS COVERAGE

1. Seven years: major structural defects.
2. Two years: plumbing, heating, electrical systems and building envelope.
3. One year: All other items.
4. Purchaser agrees to pay the TARION warranty enrollment fee on closing as an adjustment.

NOTE TO PURCHASERS

1. Exterior colours are architecturally controlled and selected by the builder to provide pleasing streetscapes.
2. Number of steps at front and rear yard may vary from that shown according to grading conditions and municipal requirements.
3. Variations in uniformity and colour from Builder's samples may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to normal production process.
4. Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards.
5. Actual square footage may vary slightly, depending on elevation selected.
6. Ceilings and walls may be modified to accommodate mechanical systems. Ceiling heights may vary from standard, where ceilings must be dropped to accommodate mechanical and/or structural systems.
7. Home to be finished in a good, workman like manner.
8. All Purchaser's selections are from Builder's standard samples only. Purchaser acknowledges that various decorative items, including light fixtures, window coverings and other items shown in the Presentation Centre, Model Home or Decor Centre are not necessarily included in the purchase price.
9. Purchaser acknowledges that basement and garage areas are unfinished areas.
10. Options shown on floor plan are available at an extra cost.
11. Exterior renderings used for marketing purposes are Artist's Concepts only. Any landscaping, fencing, walkways or other items used to accessorize renderings are for illustrative purposes only.
12. Terms "as per elevation" or "as per plan" refer to illustrations provided in marketing documentation.

KINGSMEN GROUP INC.

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E. & O. E. October 2026