

Menkes Exceptional Finishing Touches

EXTERIOR FINISHES

- Architecturally controlled and selected exterior elevations and colour packages.
- Unique and innovative elevations utilizing genuine clay brick with coordinating coloured mortar, stone, precast, stucco and various exterior accent features.
- Low maintenance aluminum soffit, fascia, eavestrough, and downspouts, as per elevation.
- Aluminum sliding patio doors with screen, as per plan.
- Energy Star rated low maintenance aluminum windows with casement or thermo-fixed glass windows throughout, as per plan. Muntin bars as per elevation and per applicable plan. Colours as per Vendor's pre-determined colour schemes.
- Transom windows, as per plan.
- Screens on all operational windows.
- Front entries to have walkways and steps as required due to grade.
- Exterior front door with satin nickel package including grip set and dead bolt.
- Distinctively modern exterior lighting at front entry area, as per plan.
- Wood deck flooring provided on all roof decks.
- Gas barbeque connection provided on all patios and roof decks.

COMMUNITY AND LANDSCAPE FEATURES

- Two-level, secured underground parking garage with visitor parking.
- Private underground storage/bicycle parking.
- Visitor bicycle parking.
- Professionally graded and landscaped grounds with greenspace.

INTERIOR TRIM & FEATURES

- Ceiling heights as follows (not including dropped ceiling areas and sunken floors):
URBANA COLLECTION - 8ft throughout
METREO COLLECTION - Savvy unit: Lower 8ft, Ground 9ft,
Esprit unit: Second 9ft, Third 8ft
HABITAT COLLECTION - Ground 9ft, Upper floors 8ft
- Carpeted stairs with elegant solid oak handrails and 1 3/4" spindles on oak nosing, in a natural finish, as per applicable plan.
- Purchaser's choice of painted 800 series colonial or classique style interior doors, as per plan.
- Upgraded painted 2" casing for all windows/doors and 3" baseboards (sizing is approximate)
- All interior door hardware to be levers in a brushed satin with painted hinges.
- All archways on main floor to be trimmed, as per plan.
- Wire shelving in all closets.

KITCHEN

- URBANA & METREO COLLECTIONS to receive laminate countertops with breakfast counter as per plan from Vendor's standard samples.
- HABITAT COLLECTION to receive granite countertops with breakfast counter as per plan from Vendor's standard samples.
- Ceramic tiled backsplash from Vendor's standard samples.
- Stainless steel ledge-back kitchen sink with single lever faucet, as per plan.
- Stainless steel appliance package includes:
Self-clean oven
Frost free refrigerator
Built-in dishwasher
Over the range built-in microwave with integrated exhaust fan
- Heavy-duty receptacle for stove.
- Electrical outlets for refrigerator and at counter level for small appliances.
- Quality cabinetry selected from Vendor's standard samples with space for dishwasher, and one bank of drawers.
- Rough-in plumbing and electrical for dishwasher.

BATHROOMS

- White bathroom fixtures in ensuite, main bath and powder rooms as per plan.
- Pedestal sink in powder room as per plan.
- Vanity cabinets include choice of styles and colours from Vendor's standard samples.
- Laminate countertops in bathrooms with white basin as per plan, colours from Vendor's standard samples.
- Mirrors in all bathrooms.
- White ceramic accessories in all bathrooms.
- Choice of decorator ceramic tiles for walls and ceilings in tub enclosures from Vendor's standard samples.
- Full height water resistant backer board in tub enclosures.

- Single lever faucet in all vanities and tubs, as per plan.
- Pressure balanced shower controls.
- Exhaust fans in all bathrooms.
- Privacy locks on all bathroom doors.

LAUNDRY

- Laundry area with connections for water and drain.
- Heavy-duty receptacle with vent to the exterior for the dryer.
- Stacked white washer and dryer, as per plan.

ELECTRICAL

- 100 AMP electrical service with breaker panel and copper wiring throughout.
- White Decora switches and receptacles throughout.
- All rooms to have a switch controlled ceiling light fixture except for the living room, which will receive a switch controlled wall outlet.
- Smoke detectors provided as per Ontario Building Code.
- Carbon monoxide detector provided as per Ontario Building Code.
- All bathroom electrical duplex receptacles protected by ground fault interrupter.
- Arc-Fault receptacles in bedrooms as per Ontario Building Code.
- Electric door chime at main door entry.
- Cable TV. rough-in in any 2 locations as chosen by the Purchaser.
- Telephone rough-in in any 3 locations as chosen by the Purchaser.
- Rough-in security system includes:
URBANA COLLECTION - Casa & Indiva plans includes contacts on all windows and all exterior doors. The Muse & Linea plans to receive contacts on all exterior doors only.
METREO COLLECTION - Savvy plan includes contacts on all windows and all exterior doors. The Esprit plan to receive contacts on all exterior doors only.
HABITAT COLLECTION - contacts on ground floor windows and exterior doors on ground floor.

ENERGY SAVING FEATURES

- High efficiency forced air Hi-Velocity heating system with boiler and hot water tank. (Rented)
- Central air conditioning
- Insulated entry door and decorative glass insert (as per plan) and high quality weather stripping as per plan.
- Upgraded foam insulation above porch ceilings with living areas above.
- Exterior wall and roof insulation to meet or exceed current Building Code.

PAINTING

- Exteriors are architecturally controlled to provide a visually pleasing streetscape with colours pre-selected by Vendor.
- Purchaser to have choice of 1 paint colour throughout from Vendor's samples in an environmentally friendly low VOC washable flat finish.
- All trim and doors to be painted white with semi gloss finish.
- Smooth ceilings throughout.

FLOOR COVERINGS

- Laminate flooring for Living and Dining rooms, including hallways and Den as per plan on main floor only, in a natural finish.
- Choice of quality 36oz. broadloom with 12 mm chip foam under-pad in all non-tiled and non-laminate floor areas, from Vendor's standard samples.
- 12"x12" or 13"x13" ceramic flooring from Vendor's standard samples, as per plan.

QUALITY CONSTRUCTION

- Acoustically engineered demising walls between all units to top of second floor, where applicable.
- Tongue and groove subfloor sheathing, screwed and glued to engineered floor joists.
- Windows and exterior doors fully sealed with high quality caulking.
- Quality 2"x6" exterior wood frame construction.
- Covered poured concrete porches as per plan.
- Railings installed subject to grading requirements and as per plan.

Dwell City Towns

Specifications are subject to change without notice E. & O. E.