

THE CHAPLIN

ESTATE TOWNS

Custom Quality Construction and Beautiful Custom Exteriors

- Extraordinary exteriors designed by renowned architect Richard Wengle
- Architecturally unique exterior elevations feature a combination of contemporary grey brick and precast masonry throughout, metal panel system around front elevation windows, wood soffit at front porch area, and a standing seam metal roof at front elevation. Exterior materials are selected by Richard Wengle Architect to achieve the project's overall design vision and allow for a long lasting low maintenance exterior
- Premium quality insulated sectional garage doors with frosted glass windows and electric openers. Doors installed with heavy-duty springs and long life rust resistant hardware.
- A combination of metal standing seam roof with high grade architectural flat roofing membrane to all flat roof sections
- High quality windows with clear thermal pane low E glazing. All operating windows have screens. Windows to be black on exterior and interior
- All exterior walls to be insulated as per 2018 Ontario Building Code requirements
- Engineered floor systems throughout
- Solid prefinished wood front door. Door will have prefinished exterior grade grip set with locking hardware
- Glass guard at all exterior balconies
- All building envelope perforations including doors and windows to be fully caulked
- Poured concrete foundation walls
- Fully private and contained garages
- Rough-in for electric car charger in garage
- Two-car parking
 - *One car parking in private garage*
 - *One car parking on front drive*
- Reinforced concrete garage floor
- Lot to be professionally graded and sodded
- Interlock stone driveway throughout
- Two private hose taps
 - *One in garage*
 - *One in backyard*
- One electrical outlet per side in the garage

Outdoor Amenity Space

- 120 ft. deep south facing lots with private fenced in backyards
- On grade walkouts with patio doors at lower level
- Large main floor rear decks accessed from living room area with stairs to private back yard
- Gas hook up for BBQ
- Opening patio door system from lower level walkout main and third floor balconies
- Exterior plugs at front and back

Custom Crafted Interiors

- Soaring 10 ft. ceilings on main floor, 9 ft. ceilings on lower level and second floor, and 8 ft. 6 in. on the third floor
- Fabulous open concept living, dining and kitchen area
- Custom crafted central staircases with custom designed railings
- Double sided elevator which reaches all levels throughout the building
- Oversized windows throughout with views to the Beltline Trail and Forest Hill Park
- A selection of beautiful wide plank engineered hardwood flooring
- A selection of porcelain tile (or equivalent) in foyer entrance, laundry room floor, all second and third floor bathroom floors and showers/tubs
- Master Bathroom to have in-floor heating system
- A selection of top quality solid core paint grade interior doors (or equivalent) throughout. Matching door handles and hinges throughout. Master bedroom and all bathrooms to have locking door hardware. All hinges and latches to match door hardware
- A selection of 4" (+/-) paint grade casings to all interiors of windows and interior doors
- A selection of 8" (+/-) paint grade baseboards to all interior walls
- Custom fitted closet organizers in all closets. Closets to have drawers, hanging bars and shelving. A selection of drawer fronts and colours for all closet areas. Closets to have adjustable shelves, steel rod, full extension sliders and metal hardware
- Smooth ceilings throughout entire home
- Stain grade wood closed riser staircases throughout. All staircases to have square contemporary profiles where possible
- Interior walls, trim and doors to be painted throughout. Colour to be selected by homeowner during design consultation. Homeowner is limited to one colour per room (closet included in room), one ceiling colour throughout and one trim and door colour throughout
- White Decora plugs and switches throughout entire home
- Elevator with direct access to all levels of home

Custom Designed Kitchen

- Top quality appliances:
 - *36" Sub-Zero paneled refrigerator*
 - *36" Wolf gas range*
 - *Bosch paneled dishwasher*
 - *Sirius concealed range hood*
 - *Panasonic microwave with trim package*
- A selection of several custom cabinetry styles. Selections to be made during colour selection process with the interior designer
- Kitchen to be constructed and installed as per the kitchen drawings, layouts and elevations provided by interior designer
 - *All kitchen doors, gable ends, gable panels and trims to be custom painted MDF. Homeowner to select colour with interior designer*
 - *A selection of several door front styles*
 - *Hard rock maple interior cabinet construction*
 - *All drawers to have soft and self close hinges*
 - *Roll out garbage and recycling bin*
 - *Recessed kick plate*
- A selection of 1-1/2" square edge quartz counter tops (or equivalent)
- Kitchen island to have quartz waterfall counter top
- Homeowner to select from a double or single oversized sink
- Valance lighting under upper cabinets
- Mosaic or porcelain tile backsplash

Luxurious Bathrooms

- A selection of custom constructed vanities throughout
 - *A selection of custom painted MDF doors (or equivalent) with knobs and handles*
 - *Panels, gables and trim colours to be selected by homeowner with interior designer*
 - *Hard rock maple interior cabinet construction*
 - *All drawers to have self and soft close hinges*
- Electric in-floor heat in master bathroom
- A selection of quartz counter tops or equivalent with 1-1/2" polished square edge with white porcelain under mount sinks
- Freestanding soaker tub to master bathroom with floor mounted tub fillers
- A selection of beautiful faucets throughout all bathrooms
- A selection of magnificent showerheads and hand shower units in all shower enclosures
- One piece toilets in all bathrooms
- Bathroom tile:
 - *A selection of porcelain tile (or equivalent) on all bathroom floors*
 - *A selection of porcelain tile (or equivalent) to all shower walls and floors*
- A selection of various bathroom accessories, which include: towel bars and tissue dispensers
- Mirrors in all bathrooms to be full width of vanity
- A selection of custom built vanity options
- A selection of shower controls and showerheads, toilets, freestanding tubs/tub fillers and bathroom faucets

Master Retreat (Optional Upgrade)

- Top level floor master retreat: (Upgrade option not included as standard)
- Master bedroom retreat will occupy the entire top level of the home
- A choice between one of two master retreat floor plans provided
- Magnificent south facing views overlooking Forest Hill Park and the Kay Gardner Beltline Trail
- Two oversized fitted closets and closet systems in master bedroom
- Large walk-in closet with a selection of custom built in cabinetry throughout
- Third floor stackable washer/dryer in closet. Homeowner to have a choice of various washer/dryer options
- Luxurious master ensuite bathroom with shower, tub, double vanity, water closet and lots of natural sunlight

Living Room

- Custom crafted wet bar with mixture of sink/faucet, drawers, cabinet doors, and open shelving
- Built-in wine and beverage refrigerator
- Built-in gas fireplace
- A selection of quartz fireplace surrounds
- Access to powder room from living room area

Entrance Foyer

- Front entrance doors easily accessed from front walkway with no stairs
- Direct access from front entry foyer to private garage
- Built-in cabinetry as per floor plans
- Multiple closets in front foyer for coats, shoes, hats, gloves, etc.
- A selection of beautiful floor tiles throughout entire foyer

Recreation Room

- South facing walk out with sliding patio doors to access back yard and lower level exterior patio
- Abundant space for home theatre, games room, play area, office, etc.

Laundry Room

- Front loading washer and dryer combination
- A selection of porcelain tile for laundry room floor
- Laundry vanity with laundry sink and melamine counter top (if applicable to floor plan)

Standard Features and Finishes

Garage

- Private internal garages with room for garbage and recycling bins
- Rough-in for electric car charging systems
- All garages to be insulated and dry-walled

Heating and Air Conditioning

- Two (2) forced air high efficiency gas furnaces (owned), two (2) high efficiency air conditioners (owned), and one (1) high efficiency water heater (rented)

Lighting and Electrical

- 200 amp electrical service with circuit breakers
- Electrical system to comply with electrical safety authority standards
- Decora plugs and switches throughout
- Pot light, lighting fixture and switch locations to be installed as per the provided reflected ceiling plan and electrical plan
- Lighting fixtures to be supplied in location shown on reflected ceiling plan and in designer's specifications
- Wired smoke detectors and strobe lights in all bedrooms and on all levels throughout. Wired carbon monoxide detectors on all bedroom levels
- Wired chime doorbell

Technology Wiring, Alarm System and Rough-ins

- Pre-wiring for internet (Cat 5E), TV cable (RG6) and phone lines (Cat 5E)
- Six (6) locations for each type of wiring
- Alarm system throughout. Includes contact points on all operating windows and doors on lower level and main level. Keypad to be installed at front door entrance area and motion detectors to be installed on all levels
- Central vacuum installed with outlets on all floors
- Rough-in for security cameras at front and rear of home

Interior Customization and Colour Selection

- All finishing selection is to be coordinated through Sierra Building Group's design team. Homeowners will be given the ability (depending on when they purchase) to select their interior finishes from Sierra Building Group's exclusive designers. Should the homeowner wish to select something outside of the provided finishing items, Sierra Building Group and their design team will work with homeowners to provide alternative customization options
- Homeowners may select from the following finishing items: kitchen, vanities, counter tops, closets, audio/visual, trim, doors, door hardware, plumbing fixtures, lighting, appliances, hardwood flooring, and tile

Tarion New Home Warranty

- Seven (7) years major structural defects
- Two (2) years plumbing, heating and electrical systems throughout
- One (1) year on all other items

Miscellaneous

- Exterior colour selections are architecturally controlled for the purposes of providing a harmonious exterior plan
- Variations in uniformity and colour from Vendor's samples may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to the normal production process
- Hardwood flooring, where supplied, may react to normal fluctuations in humidity levels producing gapping or cupping, both considered to be within acceptable industry standards
- Actual square footage may vary slightly depending on the floorplan selected
- Ceilings and walls may be modified as needed to include the addition of boxed in areas to accommodate mechanical systems
- Homeowners must use our selected suppliers for finishing items. No substitutions are permitted

The vendor shall have the right to substitute other products and materials for those listed in this schedule. Colours and specific finishes will depend on Vendor's package as selected. All specifications, dimensions and materials are subject to change without notice. Rendering is artist's concept. E & O.E. All homes are protected under Tarion Warranty Program.