



**COUNTRYWIDE**

# LUXURY COMES STANDARD

Over **\$150,000**  
IN ADDED VALUE!



9' Ceilings on the Main  
and 2nd Floors **\$40,000**

Smooth Ceilings  
Throughout **\$10,000**

10 LED Pot Lights  
Throughout **\$7,500**

3" wide plank engineered  
hardwood flooring  
throughout **\$20,000**

Countrywide Appliance  
Package **\$10,000**

Two coats of finish paint **\$10,000**

Primary Ensuite  
Executive Spa Retreat **\$6,500**

Upgraded Exterior  
Elevations Materials **\$16,000**



Quartz Countertops  
throughout Kitchen and  
Primary Ensuite **\$10,000**

Additional Ensuite  
Bathrooms **\$10,000**

Plywood Sub-floors (glued,  
screwed and sanded) **\$10,000**



**April 2023 Midhurst Valley Phase 1.** Specifications are subject to change without notice. Vendor may substitute materials for those shown in the Plans and Specifications, provided such materials in the sole opinion of the Vendor's consultant are of at least comparable quality. Model homes, displays, marketing materials and Schedule "B's" may include finishes that are upgrades and are not included in the purchase price. These upgrades may be offered at extra cost at time of colour selection or may not be made available. Where brand names are specified, the Vendor, in its sole discretion, may substitute with similar product of at least equal quality from another manufacturer. Colour, texture, appearance, etc. of features and finishes installed in the house may vary from Vendor's samples as a result of normal manufacturing and installation processes. Appliance locations shown on Schedule "B's" may vary. All dimensions stated herein are nominal and approximate only, including ceiling heights. Presentation Centre display furnishings and decorations are not included.

# LUXURY STANDARD FEATURES & FINISHES



- 9' ceilings on main and second floors
- Smooth finish ceilings throughout entire main and second floor
- Stained finish Oak veneer stairs with your choice of square plain black metal pickets, with 3" half round handrails with solid oak nosing
- 3" wide Engineered oak hardwood flooring in a stained finish throughout including all bedrooms
- Quality designed kitchen cabinetry with extended upper cabinets
- Valance trim with lighting in kitchens and servery
- Granite or Quartz countertops in kitchen

- Freestanding soaker tub in primary ensuite
- Quartz/granite countertops in primary ensuite
- Frameless glass shower with 2 pot lights, a rain shower head from the ceiling with a separate handheld spray in primary ensuite
- Capped gas line at rear of home for future BBQ
- 200 AMP Electrical Service
- 10 LED pot lights throughout
- 4 USB electrical outlet combination receptacles throughout home bathroom
- Rogers Ignite TV & Internet Bundle 6 Months Free – For All Countrywide Homeowners.



- Cold Cellar with solid wood door or metal insulated door
- 3 piece rough in plumbing in basement for future bathroom
- Your CountryWide Home is protected by The Tarion Warranty Program
- Countrywide Appliance Package included with all homes

\*See Sales Representative for details



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## STANDARD FEATURES AND FINISHES BY COUNTRYWIDE HOMES

### STATELY EXTERIORS

1. Traditional and contemporary inspired architecture utilizing brick, stone, stucco and architectural board, as per elevation.
2. Precast concrete and or stucco windowsills, headers and arches, as per elevation.
3. Black metal and/or Copper accent roof(s), as per elevation, all other roof areas to receive Limited Life (manufacturer's warranty), self-sealing asphalt shingles
4. Decorative color coordinated exterior aluminum railings.
5. Maintenance – free aluminum soffits, fascia, downspouts and eavestroughs.
6. Metal insulated sectional roll-up garage doors with heavy duty springs & decorative glazing.
7. Elegant Coach lights at all doorways on all front elevations.
8. Fully paved driveways, base and topcoat included.
9. Fully sodded front and rear yards, Narrow side yards may be graveled at the Vendor's sole discretion.

### SUPERIOR DOORS AND WINDOWS

10. Colored coordinated vinyl casement windows with low-E, argon gas throughout (basement to be Low-E windows). All operable windows to be screened. Internal aluminum grilles on all front elevations as per elevation.
11. Approx. 8' wide sliding rear patio doors leading to rear patios, as per plan.
12. Insulated metal entry door from garage to house, if grade permits.
13. Front entry doors with satin-nickel grip set, and all other entry doors with standard finish passage and deadbolts.

### LUXURIOUS INTERIORS

14. Approx. 9'-0" ceilings on main and second floors and Approx. 8'-0" ceiling in basement (excluding areas due to mechanical or structural requirements).
15. Smooth finish ceilings throughout main and second floor.
16. Upgraded trim with 5 ¼" baseboard and 3 "casing throughout on all doorways, squared archways and windows.
17. Approx. 7' high two panel smooth style interior doors thru-out the main and second floors.
18. Satin-nickel interior lever door handles and hinges.
19. Stained finish Oak veneer stairs (not including unfinished spruce basement staircase). with your choice of square plain black metal pickets from vendor's standard samples, with 3" half round handrails with solid oak nosing.
20. Electric "LINEAR" fireplace with matching black metal surround from vendor's standard selection (as per plan).

### SUMPTUOUS FLOORING

21. A wide assortment of contemporary ceramic tile

flooring in foyer, kitchen, breakfast area, powder room, laundry room, mud rooms and all bathrooms from Vendor's standard samples.

22. Minimum 3" wide Engineered oak hardwood flooring in a stained finish on the main floor, upper hallway, stair landings and all bedrooms (as per plan and excluding tiled areas).

### GOURMET KITCHEN

23. Quality designed cabinetry with extended upper cabinets (from vendor's standard line).
24. Valance trim with lighting in kitchens and servery (as per plan)
25. Flush breakfast bars in kitchen, as per plan.
26. Granite or Quartz countertops in kitchen/Servery areas from vendor's standard samples.
27. Undermount double-bowl stainless steel sink with single lever chrome kitchen faucet with integrated pull out spray.
28. Rough-in dishwasher space with electrical and plumbing supply only.
29. Outlet in kitchen on separate circuit for future microwave, as per vendor's location.

### BATHROOM RETREATS

30. Ceramic wall tiles installed in combination tub and shower alcoves up to but not including the ceiling.
31. Fully enclosed shower stalls (as per plan) will have ceramic wall tiles installed including the ceiling.
32. 2x2 mosaic tiles on the shower stall floor.
33. All bathrooms receive water conserving 2-piece elongated toilet bowls.
34. with a mechanical pop up drain.
35. Primary Ensuite shower stall with 10mm frameless glass shower enclosure with chrome u-clips and frameless shower door with chrome knob and hinges,, 2 recessed pot lights and one RAIN shower head from the ceiling with a separate handheld spray.
36. Powder room to receive mirror and upgraded pedestal sink.
37. Freestanding soaker tub in Main or Primary Ensuite, as per plan.
38. Deep acrylic soaker tubs throughout (except for Primary Ensuite) as per plan.
39. Choice of Maple or Oak cabinetry (from standard line), with post formed laminate countertops.
40. All bathroom vanities to have top drawers or single bank of drawers on double sink vanities where sizing permits and as per the Builders discretion. Excluding Primary Ensuite.
41. Primary Ensuite ONLY to receive Quartz countertop with an undermount sink and single lever chrome faucet.
42. Upgraded vanity light fixtures in all bathrooms, with standard ceiling mounted fixture in powder room.

## STANDARD FEATURES AND FINISHES BY COUNTRYWIDE HOMES

### FUNCTIONAL LAUNDRY ROOM

- 43. Base Cabinet with stainless-steel drop-in utility sink and pull out chrome faucet in all finished main or second floor laundry rooms, as per plan.
- 44. All required plumbing, electrical and venting rough ins will be provided for future Washer and Dryer installation.

### COMFORT AND PEACE OF MIND FEATURES

- 45. Control switch located on interior of home near garage to power off your future garage door opener as added security feature.
- 46. Capped gas line at rear of home for future BBQ, location to be determined by vendor.
- 47. Rough in central vacuum system with all runs dropped to the garage.
- 48. Two exterior hose bibs are included, one at the rear and one in the garage.
- 49. Shut off valves for all sinks and toilets.
- 50. Smoke and Carbon monoxide detectors installed and hard wired as per Ontario Building Code.
- 51. Programmable thermostat.
- 52. Door chime at front entry doors.
- 53. Monitored security system available through builder's supplier. Must be ordered by purchaser (see builders' representative for details).

### LIGHTING, ELECTRICAL AND TECHNOLOGY

- 54. 200 AMP Electrical Service.
- 55. Conduit pipe from the garage to the basement for future electric car charging stations. Location to be determined by vendor.
- 56. 10 LED pot lights throughout. Not applicable to open to above, high ceiling or vaulted ceiling areas.
- 57. One exterior SEASONAL electrical outlet mounted on lower soffit, operated on a separate switch.
- 58. Screwless plate plugs and switches throughout, excluding fireplace switch as per Vendor's standard specifications.
- 59. Interior light fixtures in all bedrooms, family room, kitchen, great room, dining room, living room, breakfast area, den, halls, laundry and capped outlet in open to above areas as per vendors specifications.
- 60. Weatherproof exterior electrical outlets- one at front entry, one at rear and one exterior plug on any accessible front exterior balcony, as per plan.
- 61. Electrical wall outlet(s) in garage and an electrical outlet per garage door on garage ceiling for future garage door opener.
- 62. Up to 5 tv cable (RG6) rough-ins throughout home, with locations to be determined at pre-wire consultation.
- 63. Up to 5 Telephone (Cat 5) rough-ins throughout home, with locations to be determined at pre-wire consultation.
- 64. 4 USB electrical outlet combination receptacles throughout home, with locations to be determined at pre-wire consultation.

### SUPERIOR CONSTRUCTION

- 65. Approx. 8 foot poured concrete basement walls with heavy duty damp proofing, drainage wrap, weeping tiles and full height blanket insulation.
- 66. Advanced floor joist system utilizing upgraded "Engineered Floor Joist Technology".
- 67. Tongue and Groove subfloor with sanded joints, glued and fastened with screws for additional stability.
- 68. Conventional air circulating system HRV-simplified/partial.
- 69. High efficiency natural gas furnace with ECM Motor.
- 70. Taped heating/cooling ducts in basement and garage ceiling.
- 71. Poured concrete porch AND steps, as per plan and approved grading.
- 72. Rough-in three-piece plumbing (drainpipes only) in basement for future bathroom, as per vendor's standard location.
- 73. Cold Cellar with solid wood door or metal insulated door, weather stripping, light and floor drain as per plan and builder discretion.
- 74. All garage walls to be fully drywalled, finished taped and primed (except block party walls.) Ceilings to have spray foam insulation below livable and/or cantilevered areas.
- 75. Concrete block party wall (For Semi Detached Models Only).

### WARRANTY

The Tarion Warranty Program offers:

- Seven (7) Year protection on structural defects
- Two (2) Year protection on mechanicals and materials including electrical, plumbing, heating and distribution systems, all exterior cladding, windows and doors.
- One (1) Year protection on workmanship and material defects.
- All references to sizes, measurements, materials, construction styles, trade/ brand/industry names or terms may be subject to change or variation within generally accepted industry standards & tolerances. Measurements may be converted from imperial to metric or vice versa & actual product size may vary slightly as a result.
- All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the Vendors' sole Discretion.
- All features and finishes where Purchaser is given the option to select the style and/or color shall be from the Vendor's predetermined standard selections. Usable square footage may vary from stated floor areas.