



HEART LAKE VILLAGE

The Luxury Features

SABERWOOD
HOMES

QUALITY CONSTRUCTION FEATURES

- Poured concrete basement walls with heavy damp-proofing foundation wrap to ensure watertight finish and drainage.
- Fully poured concrete porches, garage floors, as per plan.
- Architecturally designed unique elevations featuring stone, clay brick, stone feature accents and other detailed materials based on model elevation. (Constructed elevations may vary from Artists Concept and are subject to grade conditions).
- Engineered Floor System with sub-floors sanded & screwed down prior to application of finished floor treatment.
- Asphalt self sealing 25 year shingles, as per Vendor's pre-determined color packages.
- Maintenance-free aluminum soffit, fascia, eavestrough and downspouts.
- Maintenance free aluminum exterior railing as per plan and if required due to grade condition.
- Professionally fully sodded front, rear & side yards included.
- Precast slab walkway from driveway to front entry and for rear patio as required.
- Asphalt paved driveway base coat and top coat included. (Saberwood Homes is not responsible for future settlement).
- Two exterior hose bibs (one in garage & one at rear of home).
- Where grading requires a deck, the Vendor will provide a 5' x 7' (approximate size) wood deck with stairs. Premiums due to grade may apply.
- For walk out basement condition the Vendor to provide:
 - Basement sliding patio door as per plan.
 - Full size rear basement vinyl casement windows to match upper floors.
 - A 5'x7' (approximate size) wood deck off main floor rear door and an additional exterior light and electrical outlet, as per plan.

DOORS AND WINDOWS FEATURES

- Maintenance free vinyl casement windows throughout.
- Sliding patio door(s) with screen as per plan.
- Metal insulated front entry door(s) with weather-stripping, as per plan.
- High quality vinyl basement windows with double pane sliding glass.
- All windows & exterior doors caulked with high quality sealant.
- Sectional roll-up garage door(s) with windows as per plan.
- If permitted and allowed by the municipality, a door from the garage to house with stairs will be provided, and is subject to grade allowance.

INTERIOR AND FINISH FEATURES

- Main floor 9' ceilings, 8' ceilings on ground floor, and upper floor .
- Main floor archways to be trimmed.
- Choice of 40 oz. broadloom for staircase with standard 1 5/16" oak pickets, oak handrail & stringers, from main floor to upper floor, chosen from Vendor's standard samples.

- Trim selections from builders standard samples (+/- 2 3/4" casing & +/- 4" baseboards) with colonial style doors.
- All interior doors to have brass coloured knobs & hardware.
- Interior walls to be finished in one choice of paint colour from Vendors standard samples.
- Ceilings in hallways, great room, den, living room, family room, and bedrooms to be stippled with smooth borders as per plan.
- Smooth ceilings in powder room, kitchens and bathrooms and main floor laundry or upper floor laundry as per plan.
- All wood trim and interior doors will be finished in white semi-gloss paint.
- Kitchens, bathrooms and finished laundry room areas are painted in semi-gloss paint finish of chosen colour.

FLOORING FEATURES

- Choice of 12" x 12" or 13"x13" ceramic flooring from Vendor's quality standard tile selections for the following areas: front vestibule, main hall, kitchen and breakfast areas, all bathrooms, powder room, main floor laundry rooms or upper floor laundry room, entrance landing from garage area and basement stair mid landings
- Choice of 40 oz. broadloom with upgraded foam underpad from high quality Vendor's samples on ground and upper floors, except where tiled areas exist, as per plan.
- Natural colour 4 7/8" laminate flooring on Main Floor except where tiled areas exist, as per plan.

GOURMET KITCHEN FEATURES

- Choice of custom quality cabinetry selected from Vendor's samples.
- Extended height kitchen uppers.
- Easy care stainless steel kitchen sinks with single lever faucet.
- Rough-in for dishwasher includes plumbing & electrical only.
- Choice of Formica countertop from Vendor's standard samples.
- Stainless steel exhaust hood fan over stove with 6 inch ducting provided to exterior.

BATHROOMS AND LAUNDRY ROOM FEATURES

- Neutral white bathroom fixtures.
- Framed shower stall with ceramic tiles surround on walls with surface mounted shower light master ensuite as per plan.
- Choice of quality vanity cabinetry selected from Vendor's standard samples, except where pedestal sinks are indicated on the plan.
- Choice of Formica countertop from Vendor's standard samples except where pedestals are indicated.
- White ceramic toilet paper holders and towel bars in all bathrooms.
- Ceramic wall tiles included in tub and shower enclosure, including ceiling.
- Where tub and shower stalls are separate, tub surround is tiled to approximately 16" above tub.

- Marble threshold and jambs in all shower stalls.
- Acrylic tub(s) included where applicable, as per plan.
- Single lever faucets for all tubs and showers, as per plan.
- Single lever faucets on all bathroom and powder room sinks with pop-up mechanical drains.
- Exhaust ventilation fans included in all bathrooms.
- Secure privacy locks on all bathroom doors.
- Strip lighting fixtures above all vanities and pedestal sinks in bathrooms.
- Pressure balancing fixtures in all showers to automatically control and maintain constant temperatures.
- 30" white melamine upper cabinetry above appliances in main or upper floor laundry rooms, as shown per plan.
- Laundry areas include tub, connections for water, and a drain for washing machine, as per plan. Main and upper floor laundry rooms are not constructed to include floor drains.

ELECTRICAL FEATURES

- 100 AMP electrical service provided.
- Black exterior decorative lamps on front elevation, with light at rear door(s), as per plan.
- Weather proof GFI exterior electrical outlet located at the rear of house and at the front entrance porch.
- White switchplates and receptacles throughout.
- Quality Ceiling light fixtures provided in foyer, main hall, kitchen, dining, family, great room, den, and all bedrooms as per plan.
- Smoke detectors provide as per Ontario Building Code (one per floor including basement).
- Carbon monoxide detector as per Ontario Building Code.
- Door chimes provided.
- Rough-in for Central Vacuum

HEATING FEATURES

- Forced air High-Efficiency gas furnace with electronic ignition.
- The Purchaser acknowledges that the condensing hot water system is on a rental program.
- Spray foam insulation in garage ceiling where home is designed with a room over garage, as per plan.

The builder, reserves the right to alter floor plans, exteriors, specifications and prices with notice. All renderings, floor plans and maps in brochures and sales displays are artists' conceptions and are not necessarily to scale and the dimensions are approximate and may vary. E & O.E.

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