WALKER
HOMES LTD.

SOLSTICE
at summerside

Features and Finishes

MODERNO **COLLECTION**

Interior Features

- Natural gas fireplace as per builders' standard.
- California knock down ceilings, bathroom ceilings to be flat finished.
- Standard 5 inch trim and 3½ inch casing.
- 9 foot ceilings on main floor. 8 foot ceilings on second storey where applicable.
- Deluxe red-oak wood staircase stained to match main floor hardwood with wrought iron pickets.
- Round or square drywall corners.
- Rough in for central-vac.

Painting

- All interior walls painted with spray primer, 2 coats of colour paint latex; standard 2 colours selected from builder's samples.
- All doors & trim painted white.

Kitchen

- Luxurious kitchen cabinetry with quartz counter-tops selected from builder's samples.
- Double bowl stainless steel sink.
- Standard single lever taps.
- Dishwasher rough-in.
- Water line run to fridge.

Laundry

- Hot & cold water taps for washing machine as per plan location.
- Waste water drain for washing machine as per plan location.
- External dryer vent as per plan location.
- Electrical receptacles for washing machine & dryer as per plan location.
- Laundry tub. (In select models)

Flooring

- Engineered floor joist system.
- 12 inch x 24 inch tiles in kitchen, front entrance, laundry room & bathrooms. Selected from builder's standard samples.
- Sub floor glued & screwed.
- Underpad under carpet.
- Engineered hardwood on main floor & second floor hallway. Selected from builder's standard samples.

Electrical & Lighting

- Copper wiring to hydro electrical company specifications.
- 200 amp service. Panel location to be determined by the builder.
- Exterior & bathroom receptacles to have ground fault interrupt.
- 220 volt heavy duty outlets for stove & clothes dryer.
- Builder to provide all light fixtures & décor light switches.
- 4 cable & 4 Cat 6 (Data) outlets provided.

Bathrooms & Ensuites

- Low flush, comfort height toilet(s) of builder's standard.
- Mirrors installed.
- Single pedestal sink in 2 piece bathroom(s) with builder's standard taps.
- Acrylic tub shower insert of the builder's standard in select house models.
- Acrylic shower insert and drop in tub in select house models.
- Luxurious cabinetry with quartz countertops selected from builder's samples.
- European ensuite wet baths to include:
    - Curb-less showers
    - Glass shower panel
    - Linear shower floor drain
    - Free standing tubs
    - Fully tiled shower

Basement

- High efficiency forced air gas furnace.
- On demand boiler.
- 3 piece roughed-in plumbing in basement.
- Basement insulated to code.
- Joist headers spray foamed.
- Central air conditioner included; brand name and size will be determined by builder and heating & air conditioning technician.
- Drain heat recovery pipe provided and installed.

Garage

- Poured concrete floor.
- Garage door(s) with automatic openers.
- Garage insulated to code, drywalled & tape coat.
- Garage door to house with landing as required.

Doors and Windows

- Interior door style to be selected from builder's samples.
- Transom window above front door on select models.
- Front door selected from builders samples, white in colour.
- Double glazed, vinyl-clad windows with screen, white in colour.
- Modern design garage doors.

Exterior Features

- Lot graded to the requirements of the City. Sodded at front, rear & sides.
- House to be mainly full brick, stone available as upgrade. Colour choices available from builder's samples.
- Quality vinyl siding accents on select parts of the house. Colour choices available from builder's samples. (On select house models)
- Quality shingles, colours selected from builder's samples.
- Maintenance free aluminum soffit, fascia & down spouts.
- Two exterior faucets & two exterior electrical outlets. (Builder to determine location)
- Deck & steps are not included from patio/garden door. (Door will be disabled at closing)
- House number provided by builder. Builder to determine location.
- Broom finish concrete driveway with poured concrete front steps.
- Exterior lighting to be 4 pot lights on front elevation. Rear patio door to be wall mounted exterior light chosen by builder.

Insulation

- 2 inch x 6 inch exterior walls with a combined R-value of R24 between foam board & batt insulation.
- Ceiling insulation will be blown cellulose R50 where there is ceiling with attic space & R31 where there is ceiling without attic space.

Miscellaneous

- Enrolment in Ontario New Home Warranty program Tarion.
- Doorbell provided and installed.
- All plans, elevations and specifications are subject to modification from time to time by the vendor, according to Ontario Building Code.

Colour/Style

- Architecturally controlled exteriors.
- No homes within 5 lots of each other are to have the same or similar exterior colours.
- Colour & style of following items shall be chosen from the builder's samples providing they have not been ordered & that the colours & materials are available from builder's supplier. There shall be only one selection of colour/style for each item with the exception of those marked with an asterisk.
    - Exterior brick.
    - Exterior stone. (Upgrade)
    - Exterior siding.
    - Exterior aluminum soffits, fascia & eaves trough.
    - Interior paint colours.
    - Hardwood flooring.
    - Ceramic tile.*
    - Carpet.
    - Kitchen cabinetry.
    - Bathroom vanities.
    - Quartz countertops

ALL PLANS, ELEVATIONS & SPECIFICATIONS ARE SUBJECT TO MODIFICATION FROM TIME TO TIME BY THE BUILDER, ACCORDING TO ONTARIO BUILDING CODE. THE BUILDER SHALL BE ENTITLED TO REVERSE THE ELEVATION OF THE HOUSE (BUILD AS MIRROR IMAGE). SEE SALES REPRESENTATIVE FOR MORE INFORMATION.

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