

# STRAWBERRY HILL SIGNATURE INCLUSIONS

## EXTERIOR FINISHES

1. Steel door from garage into house
2. Brick, stone, wood and vinyl accents (as per plan)
3. Roof shingles, 25-year manufacturer's warranty
4. All soffits, eaves, downspouts and fascia in prefinished aluminium.
5. Insulated, low-E, double pane vinyl windows with black or white exterior and interior finish
6. Concrete stairs to front door entry with concrete front porch (as per plan)
7. Insulated fiberglass front door.
8. Patio door on main floor (as per plan)
9. Aluminum railings for balconies at front and rear of house (2<sup>nd</sup> & 3<sup>rd</sup> floor) (as per plan).
10. Weather stripping on all exterior doors
11. Landscape includes Hydroseeding on a best-efforts basis, subject to location
12. Gravel driveway
13. Capped gas line at rear (for future barbecue)

## INTERIOR FINISHES

1. 10' ceilings on main floor, 10' ceilings on 2<sup>nd</sup> and 9' basement (except at coffered, sloped or cathedral ceilings, and where drops are needed for bulkheads for mechanical systems).
2. White painted smooth ceilings throughout
3. Choice of painted white +/-7" baseboard with 3 1/2" casing from design studio standard selections
4. Crown moulding in living and dining area (as per plan)
5. Gas fireplace featuring porcelain slab surround in family room. Electric fireplace in primary bedroom.
6. Neutral colour, quality paint on all interior walls, interior doors and trim
7. 8' smooth interior doors with lever (privacy locks included on bathrooms/ primary bedroom doors)
8. Frameless end to end wall mounted mirrors in all bathrooms
9. All bedroom closets to have a rod with shelf and primary to have built ins
10. Kitchen pantry shelving (as per plan)
11. Sub-floor to be screwed and glued
12. 1/2" drywall (wall and ceiling), waterproof drywall (tub and shower enclosures)
13. Cold cellar (as per plan)

## STAIRS, TILE AND HARDWOOD

1. 1 3/4" Square treads, straight wrought iron pickets, 3 1/2" square post with 3" handrail stained to coordinate with hardwood
2. Variety of imported floor and wall tiles to be selected from design studio standard selections.
3. Niche in bathrooms (interior walls only).
4. Full wall tile and linear niche in primary ensuite with bench
5. Flush tileable floor vents and flush wood insert floor vents, where applicable
6. Choice of ceramic backsplash from design studio standard selections installed to the ceiling in kitchen and servery.
7. Variety of engineered hardwood to be selected from design studio standard selections.

## CABINETS AND COUNTERTOPS

1. Kitchen, servery (as per plan) and laundry room cabinets to be chosen from design studio standard selections with quartz countertop. Kitchen includes choice of single hole or bridge faucet with stainless undermount sink

2. Kitchen extras include, soft close cabinets and drawers. Extended uppers (for 9' ceilings), crown moulding, valance and a canopy hood (for electric stoves only).
3. Primary ensuite cabinets to be chosen from design studio standard selections with quartz countertop, single hole chrome faucet (2) and undermount sink (2).
4. Bathroom cabinets to be chosen from design studio standard selections with quartz countertop, single hole chrome faucet and undermount sink.

## PLUMBING

1. Rough in waterline to fridge location
2. Rough-in for washer and dryer with in-floor drain
3. Low consumption spa toilet
4. Spa-like primary ensuite with freestanding tub and faucet. Includes frameless glass shower with fixture, rain head and drain. Includes bathroom accessories.
5. Other bathrooms feature curb-less stand-up shower (as per plan) and acrylic tub with shower fixtures. Includes bathroom accessories
6. Three (3) exterior hose bibs
7. 3 pc rough-in, in basement for future bathroom
8. Private well and septic system

## ENERGY CONSERVATION FEATURES

1. Forced air, high efficiency gas furnace (propane converted), with ducting sized for air conditioning.
2. High efficiency gas fired water heater on a rental basis.
3. Supply and install sump pump (where applicable)
4. Heat Recovery Ventilation unit to provide fresh air and improve indoor air quality.
5. Rough in and install AC unit
6. Exterior walls are insulated to R22, basement walls with R20 continuous insulation, and attics to R60.
7. Spray foam insulation in garage ceiling below any habitable space above.

## ELECTRICAL

1. Pot lights (as per plan) (up to 50)
2. Under cabinet lighting in kitchen
3. EV charging point in garage (conduit only)
4. 200 AMP Service
5. Screwless white switch and duplex receptacles
6. Receptacle and flush mount ceiling lights as per OBC
7. Wall mounted vanity fixtures in bathrooms and wall sconce vanity fixtures in primary ensuite.
8. 2 pendants with switch over kitchen
9. Rough-in for washer and dryer in laundry room
10. One (1) Cat 6 rough in for family room, bedroom(s) and office. One (1) USB charge port per floor.
11. Exterior vented exhaust fan in all bathrooms and laundry room
12. Two weather proof exterior electrical outlets, one each at front and rear of home.
13. Electrical outlets in garage as per OBC including garage door openers and keypad
14. Dishwasher rough-in provided, dedicated electrical outlet for refrigerator and stove and split electrical outlets at counter level for small appliances.
15. Rough-in and install smart thermostat
16. Carbon monoxide detectors. Electrical interconnected smoke detectors, on each floor, including basement and in all bedrooms

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## GENERAL NOTES

- 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 Vendor's sole discretion.
- All features and finishes where Purchasers are given the option to select the style and/or colour shall be from the Vendor's pre-determined selections.

## WARRANTY

- The Tarion warranty Corporation backs Wiltshire Homes with the following warranties:
- The home is free from defects in workmanship and materials for a period of one year.
- Defects in workmanship and materials for a period of two years on electrical, plumbing and heating distribution systems. Any water penetration through exterior cladding, windows, doors and exterior caulking.
- Major structural defects for a period of seven years.

**Please refer to your home owner information package and/or visit [tarion.com](http://tarion.com) for further details.**