



Inspired Style

FEATURES & FINISHES

Construction Features

1. Formed and poured concrete footings and foundation walls (20Mpa).
2. Exterior foundation walls are damp-proofed with a spray tar sealant and wrapped in an HDPE dimpled membrane.
3. Parging complete on exposed exterior foundation walls.
4. 4" thick concrete floor in basement (25Mpa) over 6" clear stone.
5. Pre-Engineered wood I's structural floor joists.
6. 3/4" OSB Tongue & Groove sub-floor sheathing, sanded, screwed and glued.
7. Exterior wall system utilizes 2" x 6" wood framing, and 7/16" OSB sheathing.
8. Pre-Engineered Wood Trusses.
9. Upgraded Party Wall Systems with an STC rating above O.B.C standards.
10. Basement layout includes cold room storage.
11. Poured concrete porch.
12. 5" thick concrete garage slab with steel reinforcing.
13. Sawcut concrete basement and garage floor to minimize and control cracking.
14. Clean out and back flow preventer installed on sanitary line.
15. Sump Pump with backflow preventer installed in Cold Room.
16. Weeping Tile installed around the footing perimeter and connected into the storm sump pit.
28. Windows are Dashwood Gemini Series (double pane) windows. Cardinal LOE -180 glass.
29. Exterior Doors:
 - A) Front door: Smooth-Star, Therma-Tru, privacy glass, insulated fiberglass door.
 - B) Front door hardware: Schlage "Century" gripset with deadbolt lock.
 - C) Garage man door: Smooth Star, insulated fiberglass door with deadbolt lock.
30. Patio Doors:
 - A) Double car units: Dashwood Sitrine, vinyl frame patio doors.
 - B) Single car units: Smooth Star in-swing glass door with deadbolt lock.
31. Final driveway and walkway completed as per grading plan and installed with Unilock Pavers.

Lighting & Electrical

Energy Star® Insulation

17. Basement walls wrapped with (R20) blanket insulation.
18. Exterior Framed walls installed with (R22) batt insulation.
19. Attic installed with (R60) blown in insulation.
20. 1" insulation (code board) installed to the exterior sheathing to provide a (R5) continuous thermal break.
32. 200 amp electrical breaker panel.
33. Electrical receptacles, switches and outlets provided in accordance to the Ontario Building Code & Electrical Safety Association Regulations.
34. Two (2) exterior weatherproof ground fault receptacles on separate circuits.
35. Smoke detectors direct wired on all levels and in every bedroom.
36. Carbon monoxide detector installed outside all bedrooms.
37. 220 volt stove and dryer receptacle.
38. Bathroom GFI receptacles.
39. Garage to receive two (2) receptacles. (One for a future garage door opener)
40. Basement to receive two (1) receptacles. (One in furnace Room. One located by Electrical Panel)
41. 220 volt rough in to garage for future electric vehicle connection.
42. White "Decora" light switches provided.
43. Complimentary electrical walk through.
44. Six (6) data lines included. Location to be determined by home owner.
45. Home is roughed in for future security system.
46. Interior Pot Lights six (6) included. Location determined by Home Owner.
47. Exterior Pot lights (Front):
 - A) Three (3) for Double car units. Location pre-determined by Builder.
 - B) One (1) for Single car units. Location pre-determined by Builder.
48. Rear deck to receive two (2) soffit pot lights.
49. Lighting package allowance (\$1,000.00) included. Selections to be made by Home Owner at Builder's supplier.
50. Rough in for three (3) pendant lights over the kitchen island for double car units and two (2) pendant lights for single car units. (Fixtures not included)
51. Basement to receive two (2) ceiling lamp holders on a switch.
52. Cold Room to receive two (2) ceiling or wall mounted lamp holder on a switch.
53. Garage to receive ceiling mounted lamp holder on a switch.

Exterior Finishes

All exterior materials and colours are architecturally controlled and pre-selected by the Builder; subject to material availability during construction. No changes permitted by the home owner.

21. Brick, stone, vinyl siding, Hardie Board, or other accents as per plans and elevations.
22. Owens Corning TRUDefinition "Duration" roof shingles with SureNail Technology. Limited Lifetime Warranty.
23. Garage Doors:
 - A) Double car units: 16' x 8' CHI Flush insulated door complete with standard track hardware and full perimeter weather seal. Thermal obscure glass down side of door, as applicable to plan.
 - B) Single car units: 9' x 8' CHI Flush insulated door complete with standard track hardware and full perimeter weather seal.
24. Front support post is finished with a pre-fabricated vinyl column wrap.
25. Rear deck finished with pressure treated deck boards.
26. Deck railings are aluminum post and rails with glass panels.
27. Rear deck to have a 6' high pressure treated wood privacy screen at one end of the proposed deck.

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HVAC (Heating/Ventilating/Air Conditioning) & Plumbing

54. High efficiency air conditioning unit.
55. 96% efficient gas furnace (Energy Star certified)
56. Programmable Thermostat (Energy Star certified)
57. HRV (Heat Recovery Ventilation system)
58. Exhaust fans installed in each bathroom, laundry room and kitchen (hood fan).
59. Dryer vent to the exterior (dryer connection not included).
60. Galvanized heating ducts.
61. All unfinished basement diffusers located in the ceiling.
62. 50 gallon (gas fired) Hot Water Tank (Energy Star rated) (Rental)
63. ½" PEX water supply lines within the home.
64. 3-piece plumbing roughed in basement bathroom. Location as per plans. Water lines not included.
65. Two (2) exterior Hose Bibs included. (One in the garage and one at rear of the home)
66. A Drainwater heat recovery system installed on the main drain stack

Kitchen & Bath Features

Kitchen includes:

67. Cabinetry custom designed, manufactured & installed by Artcraft Kitchens.
68. Selection of maple, oak, thermofoil and laminate cabinetry in standard finishes available in Kitchen.
69. Soft close doors and full extension drawers.
70. Rough in for under cabinet lighting (fixture not included).
71. Crown moulding and light valance included.
72. 36" upper cabinetry.
73. 30" Elica "Volterra" range hood fan (stainless steel) included.
74. Kitchen counters to be Level One Quartz.
75. Kindred undermount, double bowl (stainless steel) sink.
76. Moen Align, single handle high arc pulldown faucet.

Ensuite and Main Bathrooms include:

77. Selection of thermofoil and laminate cabinetry in standard finishes available in Vanities. Soft-close not included.
78. Laminate countertops for all vanities.
79. Toilets to be American Standard Evolution 2 Flowise, round front seat, standard height, standard seat. (white)
80. American Standard "Colony" drop-in sink. (white)
81. Moen Eva, 4" center faucet, chrome finish.
82. Mirolin Bliss soaker Tub (white) with 2" flange profile on tiled tub deck. Complete with Moen Eva roman tub faucet. (as applicable to plans)
83. Ensuite includes ceramic tile shower complete with "Schluter" membrane system, built in bottle niche, 10mm clear tempered glass enclosure, 24" swing glass door complete with Moen Eva Eco Performance Posi Temp shower faucet, chrome.
84. Main Bath (Single Car): Mirolin Madison 1pc Shower with clear glass bypass door complete with Moen Eva Eco Performance Posi Temp shower faucet, chrome finish.
85. Main Bath (Double Car): Mirolin 1pc Tub/Shower with Moen Eva Eco Performance Posi Temp tub/shower faucet complete with crescent rod.
86. Moen Eva bathroom accessories included. One towel bar and one paper holder.
87. Floating mirrors over vanities in Ensuite and Main bathroom.

Interior Finishes

88. 9 foot high ceilings throughout main floor.
89. ½" drywall installed on all walls and ceilings. To be screwed, taped/mud and sanded.

90. All interior walls to receive one coat of primer and two coats of paint.
91. Garage is drywalled and primed only.
92. Choice of two light-based colours included per home.
93. Paint Supply - DULUX "Lifemaster".
94. Ceilings to receive a smooth finish throughout home.
95. All interior doors and trim to receive one coat of primer and two coats of paint.
96. Standard trim is Poplar. Casing is 3½" and baseboard is 5½". All doors and trim to be painted DULUX "Silvergate White".
97. Interior pocket doors to be solid core doors, 2 panel, smooth.
98. Interior swing doors are hollow core, 2 panel, smooth.
99. Ceramic tile to be installed in Foyer, Hallway, Laundry, Main Bath & Ensuite. Complete with Ditra XL membrane system.
100. 5" Engineered Hardwood to be installed throughout Kitchen, Dining Area and Great Room.
101. Quality carpet to be installed in main floor Bedrooms.
102. All flooring to be selected from Builder's standard samples and suppliers.
103. Main staircase to be carpet clad.
104. Red Oak railings, posts and spindles to be stained and varnished.
105. Single level ventilated wire shelving complete with hanging rod included in all closets.
106. Linen closets complete with four (4) levels of wire shelving.
107. Central vacuum rough-in.
108. No appliances or final connection to the appliances included.

Landscape

- Exterior of the lot to be graded as per the grading plan and fully sodded.
- Pre-cast concrete front entry step onto front porch.
- A complete irrigation system will service all sodded areas.
- Plants and trees installed as per landscape plan.

General Information

- All Homes are Energy Star Certified.
- The Purchaser will be registered under the Tarion Warranty.
- Due to continuous research, plans, specifications, materials & elevations are subject to change at the Builder's discretion. The Builder reserves the right to make substitutions of similar quality & value provided they meet the requirements of the Ontario Building Code
- Marketing brochure room dimensions are approximate and may vary.



Floorplans may change with elevation. Artist's concept only. Construction of dwelling may not be exactly as shown. Some features shown may be optional extras at additional cost. Exterior elevations, renderings or sketches are subject to architectural controls, the availability of materials to the Vendor at construction of the Dwelling, and site conditions. Some windows shown on side elevations may not be available due to the applicable side yard setback. Accordingly, all details, dimensions, treatments, specifications and features shown may be changed by the Vendor, the Municipality, the Developer or the Vendor's control Architect, in their sole and unfettered discretion at any time without notice. Actual usable floor space may vary from stated floor area. Due to site conditions and engineering or structural requirements, individual room dimensions may vary. Square footage is measured using the methods and tolerances prescribed by Bulletin 22 published by the Tarion Warranty Corporation. To view the acceptable measures and tolerances, please visit Bulletin 22 at www.tarion.com. Features identified as "Optional" or "Opt" are at additional cost, and may not be available based on the stage of construction of the home. The location of fixtures such as electrical panels, hot water tanks, sump pumps or furnaces may change due to site conditions or engineering requirements. Features shown "where grade permits" or "subject to grading" may not be available based on the grading of the land, and may in some cases require adjacent floor areas to be lowered by one riser, or "sunken". E & O.E.

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