

FEATURES & FINISHES: 3-STOREY



HIGHLANDS
OF MOUNT HOPE

The Sonoma Homes standard of excellence is reflected in every aspect of the building process. We believe that every new home should not only meet Provincial and National building codes but we should surpass them. We have included over \$80,000 of upgraded features & finishes in every 3 storey town home at The Highlands!

Exterior: (approximate value: \$33,400)

- Fiberglass front door
- Superior and contemporary design and architectural features
- Professionally selected architecturally controlled exterior colour co-ordinates
- Architecturally controlled streetscapes
- Well-appointed exterior finishes in brick, stone and stucco (as per plan)
- Energy Star windows with Low E Argon Gas
- Sable or Silver Sand exterior vinyl windows (All 3 Levels)
- Architectural detailed roof designs & roof pitches
- 30 year roof shingles
- 8' high stylish contemporary insulated garage door(s) with single pane top row window (as per plan)
- Double car garage (as per plan)
- Sodded yards (where applicable)
- Asphalted driveways (base coat and finish coat)
- Concrete exterior front steps secured to the foundation (where applicable)
- Porch ceilings finished in stucco (where applicable)
- Stone engraved municipal unit number(s)
- Balcony patio deck with tempered glass railing (as per plan)
- Large rear patio decks with privacy brick walls separating units. (as per plan)(where applicable) (as per plan applies to Blocks F, G, L, M) (as per Builder's standards)

Structural and Construction Features: (approximate value: \$13,000)

- Heavily reinforced garage floor with 5/8" steel re-bar and solid concrete structural piers (where applicable)
- All models 2" x 6" wood studs exterior wall construction (2" x 4" wood studs garage walls)
- TGI Engineered Floor System on 2nd and 3rd Sub Floors
- Basement and garage concrete floors saw cut
- 3/4" OSB sub-floor tongue and groove (glued, nailed, sanded seams and screwed)
- Resilient channel construction on third floor truss ceiling areas (where applicable)
- Insulated garage walls
- All windows and doors spray foamed

Plumbing Features and Finishes: (approximate value: \$10,300)

- All plumbing fixtures with separate shut off valves (sinks & toilets)
- Fridge water line
- 2 piece toilets with slow closing seats
- Chrome single lever vanity faucet in bathrooms
- Contemporary shower head with lever handle and built in 2-way diverter in showers
- Contemporary bath and shower trim set with lever handle
- Single lever chrome kitchen faucet with pull down spray
- Confort height toilet
- One piece acrylic shower/tubs (3 storey: Ground level bathroom & third level main bathroom)
- Dishwasher rough in (kitchen)
- 3 piece ground level finished bathroom
- Second level or Third level laundry room with laundry pan (as per plan)

Electrical: (approximate value: \$2,900)

- 200 amp service (Breaker Panel location to be determined by builder)

- Builder to supply and install standard interior and exterior LED lights (chandeliers, pendants and LED pot lights are not included) (Option: LED Pot lights are sold as an upgrade)
- One LED insulated pot light in Master Ensuite shower
- Closets with separate interior light and switch
- Central vacuum rough-in
- Network outlet with Cat6, includes finish (flex room, family room & bedrooms)
- Phone jack with Cat5e includes finish (family room)
- Décor light switches and décor outlets on all finished levels
- One décor outlet with USB charging port in kitchen
- Kitchen island with electrical receptacle

Sophisticated Kitchen Features and Finishes: (approximate value: \$6,300)

- Quality semi-solid maple or semi-solid oak kitchen cabinets (standard upper cabinet height: 31")
- Soft closing cabinet doors
- Fridge cabinet build out
- Sonoma Homes semi-solid maple or semi-solid oak kitchen island (optional breakfast counter of forward island extension is sold as an upgrade)
- Top drawer line above lower kitchen cabinet doors (semi-solid maple or semi-solid oak)

Elegant Bathroom Features: (approximate value: \$2,050)

- Tiled bathroom shower walls in Master Ensuite shower (as per Sonoma Pre-Selected Flooring and Countertop Interior Design Boards) (as per builder standards)
- Semi-solid maple or semi-solid oak bathroom vanity cabinets
- Soft closing cabinet doors
- 3 piece finished bathroom on ground level
- One piece acrylic ensuite shower floor
- One piece acrylic shower/tub in ground level & third level main bathroom

Fine Interior Features and Finishes: (approximate value: \$23,500)

- Up to 9' ceiling height on ground level & second level (except for required bulk heads or any ceiling drops for plumbing, HVAC and decorative ceiling details, etc.)
- Up to 8' ceiling height on bedroom level (except for required bulkheads or any ceiling drops for plumbing, HVAC and decorative ceiling details, etc.)
- Plush carpet with upgraded under pad (as per builder's standards) on bedroom level hallway, master bedroom, bedroom 2 and bedroom 3.
- 12" x 12" or 13" x 13" ceramic or porcelain tiles (as per plan) (as per Sonoma Pre-Selected Flooring and Countertop Interior Design Boards) (as per builder standards)
- 6" - 7" Luxury wide superior plank vinyl flooring flex area, family room, kitchen & dining area (as per builder standards) (as per plan)
- 5 1/2" Modern baseboards (all finished levels)
- Modern shoe mould (all tiled and vinyl floor areas) (as per plan)
- 3 1/2" Modern window and door casings (all finished levels)
- 3 hinges on all interior doors (except front door and the garage man door) (if grading permits)
- Front door satin chrome grip set handle
- Interior satin chrome lever handle

- Smooth ceilings in kitchen/dinette area, laundry area and all bathrooms) (as per plan)
- California knockdown ceilings all rooms except for kitchen/dinette area, laundry area and all bathrooms (as per plan)
- One wall paint colour choice for finished levels (as per builder standards)
- Casement windows on all finished levels (operational windows only where applicable)
- Insulated and drywall on all garage walls (Option: finished garage walls is sold as an upgrade)
- Spray foam insulation (garage ceiling) below living space, all plumbing and all duct work in the garage

Sonoma Homes Pre-Selected Flooring and Countertop Interior Design Boards (as per builder standards):

- Your choice of one of the Sonoma Homes Pre-Selected Flooring and Countertop Design Interior Finishes (as per builder standards)

Convenient Mechanical, Hot Water, Heating & Cooling Features:

- Tankless hot water system
- Air conditioner
- HRV or ERV
- High Efficiency Furnace(Homeowner to resume rental agreement or buy out of all equipment from Enercare)

Demising Partition Walls Between Each Unit for Every Finished Level : (approximate value: \$20,000)

- Concrete block wall
- Construction configuration of each dividing wall in between units will consist of a 6" or 8" masonry block wall with additional 2" x 4" wood stud wall on each side of the block wall separating each townhome unit
- Each 2" x 4" wood stud wall will be filled with 2" x 4" mineral wool batt insulation and then drywalled
- Experience Quiet Townhome Living with up to 14" to 16" thick sound barrier demising wall with a high STC rating far surpassing Ontario Building Code Standards (refer to the Sonoma STC charts for further information)
- Increase of fire rating from OBC

Before You Take Possession of Your New Home:

- Professional cleaning of all duct work and furnace
- Professional cleaning of your new home

Exclusive Community Features:

- 8' Length Privacy partition fence in rear yards in between units (as per plan)
- Professionally designed & landscaped community
- Community neighbourhood parkette
- Community entrance features at each entrance on Homestead Drive
- Additional Visitor Parking spaces over and above the required spaces

Design Consultation:

- A personal appointment with the Sonoma Homes Design Consultant.
Design Selection appointments are scheduled weekdays from 9am until 3pm.

Warranty:

Sonoma Homes is dedicated to providing quality customer experiences with valued service under the guidelines of the TARION Warranty Corporation. For full details about The TARION Home Warranty Program please visit the TARION web site.

tarion.com



HIGHLANDS
OF MOUNT HOPE

YOU GET **MORE** IN A SONOMA HOME

Our goal is to design our homes with what is important to our homeowners and their lifestyles. Enjoy more upgraded features for your home at The Highlands!

BONUS FEATURES:

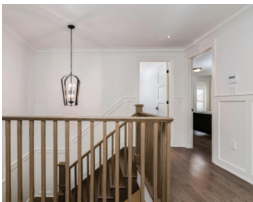
(approximate value: \$19,830)



1. Quartz countertop in kitchen as per Sonoma Homes Countertop Interior Design Standard Selections (as per Builder Standards)



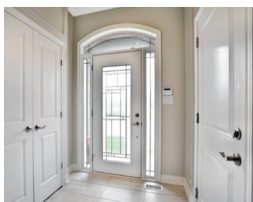
2. Quartz countertop in all bathrooms as per Sonoma Homes Countertop Interior Design Standard Selections (as per Builder Standards)



3. Oak stairs, stringers, spindles and handrail, stained and lacquered (3 Storey Townhomes: ground level to third level)



4. Single lever chrome kitchen faucet with pull down spray



5. Garage entry door into home (if grading permits)