

Dendor Fine Homes Ltd

Building Features Greenwood Landings, Coldwater

General Information

- *Building permit and development charges included
- *House enrolled in Tarion New Home Warranty (re-imbursed to builder on closing)
- *Hook up of gas, hydro, water and sanitary system
- *All extras and deletions shall be agreed in writing. Extras payable in advance
- *Driveway topped with crushed limestone, limestone path to front entry
- *Allowance of \$10,000 for excavation, backfill and any material required (sand/backfill material and topsoil)

Construction Features

- *Truss Roof system
- *2x6 exterior walls and silent floor system
- *Architectural asphalt shingles (choice of colours)
- * Quality brick skirt to front only and vinyl siding finishes on exterior from builder selection
- *Maintenance free aluminum soffit, fascia and eavestrough (choice of colours)
- *Walls insulated to R24, ceilings blown in insulation to R60, R20 blanket wrap to basement
- *Garage completed to Ontario building code fire proofing specifications
- *8ft poured basement walls, damp proofing, Delta MS foundation protection and weeping tile
- *9ft main floor ceiling heights, 8ft to second floor where applicable
- *3 piece bathroom RI to basement
- *Lot graded and sodded with one hardwood tree planted
- *Low E thermal pane vinyl casement window in white as per plan
- *Insulated Steel entry doors as per plan (80")
- *Sliding patio doors to rear as per plan (80")
- *Non-Insulated garage door/s in white with windows with remote operator

Interior Features

- *5" flatstock baseboard, 3.5" flatstock casing throughout
- *Interior walls primed and painted with 2 coats (choice of 3 colours)
- *80" Hollow core interior doors with 3 hinges and choice of hardware
- * Interior doors and trim painted white semi-gloss
- *Carpeted staircase to second floor with drywalled kneewall

*Carpet grade staircase to basement (unfinished)

* Wire shelving to all closets

Kitchen, Bathroom and Laundry Features

*Layouts as per plans

* Painted shaker design doors/drawers throughout

* Crown molding and undercounter lighting to kitchen

*Solid surface countertop to kitchen from builder selections

*Sink cabinet to laundry room, vanity units to bathrooms

*Laminate Countertops to laundry and bathrooms from builder selections

* Builders standard toilets, sinks, tubs and faucets

*Bathtub or shower (as per plans) with tiled surround from builder selections

*Water lines run in pex piping, shut off valves under all fixtures

Electrical, Heating and Ventilation

*200 AMP electrical service

*York single stage 96% High efficiency, forced air gas furnace located as per builder

*Simplified HRV System located as per builder

*13 seer 2 ton York air conditioning unit located as per builder

*Venting for stove exhaust (6") and dryer

*10 interior/exterior pot lights, 2 shower/tub pots (in white)

*Light fixtures supplied by owner, 5 hours allowed for fixture install (additional hours charged accordingly)

*Exhaust fans to bathroom/s

*Smoke alarms, carbon monoxide detectors and strobe lights as per code

*Decora receptacles and switches located as per code

*Door chime to front entry

Flooring Features

*Hardwood, laminate or Vinyl flooring to great room, dining, kitchen, hallways and foyer from builder selections

*Carpet to all bedrooms and closets from builder selections

*Ceramics to mudroom/laundry and bathroom/s from builder selections

Optional Upgrades:

- Finished basement**
- Gas or electric fireplace to great room**
- Gas line for stove and/or BBQ**
- Heated floor systems**
- Stain grade staircases**
- Fully insulated and drywalled garage to primed finish**
- Central Vac roughed in**
- Solid surface countertops (Granite/quartz) from builder selection to laundry/bathrooms**
- Rear Deck and stairs**
- Tempered glass door and panel/s to shower**
- Exterior stone in place of brick from builder selection**