

# INVERLYNN

WHITBY'S ONLY GATED COMMUNITY

## LUXURY APPOINTMENTS

### OUTSTANDING EXTERIOR FINISHES

- Architecturally coordinated colour packages for exterior of home
- **All plans completed in 24" Arriscraft brick, stone and steel siding (as per plan)**
- Foundation wrapped in a drainage membrane for protection against water penetration
- High quality vinyl casement windows with multi-point locks
- **Steel roll-up garage door with architectural window features**
- Fully sodded and graded lot as per municipal requirements.
- Elegant insulated steel front door with window inserts, side lights and transoms (as per plan)
- Building envelope including all doors and windows to be fully caulked
- Crushed stone driveway
- Basement windows to have vinyl sliders

### REMARKABLE INTERIOR FINISHES

- **10 foot ceilings - all areas above grade**
- Includes 500 sq. ft. of quality 4 3/4" solid sawn hardwood installed in location of your choice
- Fireplace - Included (as per plan)
- Natural finish oak stairs in finished areas
- Natural finish oak railing with metal spindles in finished areas (as per plan)
- 50 oz. carpeting in designated areas
- 8 foot interior Colonial or Classic Series passage doors throughout, including closet doors
- Choice of hardware from Builders standard Collection
- **Traditional or modern 5 1/2" baseboard throughout**
- **Upgraded window and door casing throughout**
- Premium eggshell paint with 2 (two) colour choices from Builder's samples
- Smooth Ceilings in all finished areas
- **Elevator (as per plan)**

### SENSATIONAL KITCHENS

- Extended height kitchen cabinets with crown moulding on upper cabinets
- Upgraded porcelain tile flooring (as per plan)
- **Moen faucets**
- **Double undermount Stainless Steel sink in kitchen**
- **Quartz countertops**

### LUXURIOUS BATHS

- **Glass shower enclosures (as per plan)**
- Mirrors in all bathrooms
- Upgraded porcelain tile flooring (as per plan)
- Privacy locks on all bathroom doors
- 3 piece rough-in, basement level
- **Undermount sinks in bathrooms**
- **Moen Faucets**
- **Quartz countertops**
- **Master Ensuites have dual sinks (as per plan)**
- **Master Ensuites have freestanding tub (as per plan)**

### LAUNDRY ROOM

- Stainless Steel laundry tub in cabinet (as per plan)
- **Moen faucet**

### PLUMBING, HEATING & ELECTRICAL

- Two (2) exterior hose bibs – one at rear of house and one either in garage or side of house
- Smoke & CO detectors as per applicable Building Code
- Two (2) weatherproof exterior electrical outlets - one at rear of house and one either in garage or at front porch
- Outlet in garage ceiling for future garage door opener
- Central vacuum rough-in
- Gas-fired hot water heater on a rental basis
- Bell chime at front door
- Roughed in plumbing and electrical for future dishwasher
- Standard pot light in Ensuite showers
- Seasonal switch plug
- 200 AMP electrical service
- **Fire suppression sprinkler system**
- High Efficiency Forced Air Gas Furnace
- High Efficiency HRV
- Tankless Hot Water System on rental basis

### SMART HOME WIRING

- Smart wire
- Prewired for Cable, telephone, internet (Cat 6) in each bedroom, kitchen and great room

### \*SPECIAL NOTE\*

- The number of steps at front and rear may vary from that shown, according to grading conditions and the requirements of the municipality
- Colour selections will be made at the Builder's Décor Centre from the Vendor's Standard Samples
- The purchaser acknowledges and agrees that some variations in colour and shade uniformity may occur and the colours, patterns and availability of samples displayed in the Décor Centre and Model Homes may vary from the displays and availability at time of colour selection
- Ceiling, walls and bulkheads may be modified to accommodate mechanical systems
- Specifications and dimensions are subject to change without notice. Vendor will have the right to substitute materials of equal or better value

### \*EXTRAORDINARY LUXURY FEATURES\*

- **Gated Community Living**
- **Elevators (as per plan)**
- **10 foot ceilings - all areas above grade**
- **Fire suppression sprinkler system**
- **All plans completed in 24" Arriscraft brick, stone and steel siding (as per plan)**
- **All kitchens and baths have quartz countertops with undermount sinks**
- **Glass shower enclosures (as per plan)**
- **Upgraded trim throughout**

### PREMIUM QUALITY WARRANTIES

- 7 YEARS MAJOR STRUCTURAL DEFECTS
- 2 YEARS PLUMBING HEATING AND ELECTRICAL SYSTEMS & BUILDING ENVELOPE
- 1 YEAR ON ALL OTHER ITEMS

\*TARION NEW HOME WARRANTY PROGRAM ADJUSTED ON CLOSING\*

\*SPECIFICATIONS & DIMENSIONS ARE APPROXIMATE & SUBJECT TO CHANGE WITHOUT NOTICE E.&E.O.\*

