

Legacy



OUR TOWNS ARE **FULLY LOADED** WITH **PREMIUM FEATURES** & **FINISHES**

Built with you in mind, our towns offer desirable features & finishes that many builders consider as upgrades.

PREMIUM INTERIORS

- 9' Ceilings and large windows
- 2nd floor laundry (as per plan)
- Double front door entrance
- Front door grip set & interior door lever handles
- 5¼" contemporary baseboard and trim
- 3-Pc basement rough-in
- 200-Amp service

PREMIUM BATHROOMS

- Quartz 1¼" countertop with undermount sink in Ensuite & Main Bath
- Hardwood flooring in the great room
- Ensuite shower to have half wall with glass and glass door

PREMIUM KITCHENS

- Quartz 1¼" countertop with undermount sink
- Kitchen backsplash
- 40" kitchen cabinet uppers
- Stainless Steel Kitchen exhaust fan
- Kitchen faucet pull down goose neck

PREMIUM EXTERIORS

- Oversized garage (approx. 22') with door to access house and insulated garage door
- Oversized driveway
- Garage access to rear yard (as per plan)
- Air conditioning
- All brick front elevations

*Limited time only, subject to change without notice. See Sales Rep for more information. E.&O.E



**LEGACY – AYR
SCHEDULE “B”
LUXURY FEATURES – TOWNHOUSE & SEMI DETACHED**

EXTERIOR FINISHES

- Architecturally preselected and coordinated exterior colour packages
- Fully sodded lot except for: driveway, front walkway, rear access from garage man door to rear yard between townhouse units, patio area and natural wooded area where applicable. Lots to be graded to the requirements of the authority having jurisdiction. Common side yards six feet or less and rear access from garage man door may be finished with granular material.
- Services include: roads, curbs, sewer and water connections, natural gas, telephone, hydro, internet and cable TV
- Precast concrete slab walkway from driveway to front door and precast steps at front door. Rear main floor door to be secured closed, does not include rear steps, landing or pre-cast slabs.
- Poured reinforced concrete garage floor.
- One coat base asphalt paved driveway from garage to street. Builder not responsible for settlement.
- Poured reinforced concrete front porch, as per plan
- Prefinished, aluminum soffits, fascias, eaves troughing, and downspouts. Infiltration galleries where required by the authority having jurisdiction.
- Insulated primed metal front entry door and transom above as per plan, with ball knob and deadbolt lock.
- Front, side, and rear exteriors finished in a combination of brick, stone, and vinyl siding, as per plan.
- Lintels and brick above doors and windows will be entirely at the builders' discretion.
- Precast concrete window sills where applicable.
- - Metal sectional overhead garage doors where applicable. As per builder standard exterior colour packages. Design, window style and colour may vary, at builder's discretion, from builder's renderings depending on availability.
- Caulking and weather stripping throughout as required.
- Vinyl thermal-glazed Low E Argon casement windows throughout, excluding basement windows as per plan. As per builder standard exterior colour packages.
- Basement windows to be vinyl sliders. Screens to all operable windows. (standard white) May require window wells due to grade.
- Vinyl double-glazed sliding patio doors where applicable as per plan.
- All windows are to Energy Star specifications, excluding entry door glazing.
- Ceiling, wall, and basement insulation all built in accordance with the requirements of the Ontario Building Code at the time of issuance of the building permit.
- Two exterior waterproof electrical outlet, one in front of the house and one at rear of house, locations to be determined by builder
- Two Exterior water taps, one in garage or front of house and one at rear of house. Locations as per model type and to be determined by builder.
- Approximately 9' high ceiling on main floor and approximately 8' high ceiling on the second floor. Exceptions to ceiling height may occur in raised or sunken floor areas and/or stairway landings, cathedral/vaulted ceilings and bulkheads/dropped ceilings (where required for mechanical, plumbing and /or structural members).
- Weeping tile drainage by basement sump pump as required by authority having jurisdiction.
- Waterproof membrane wrap applied to exterior poured concrete basement foundation walls as required by OBC.
- Prefinished Aluminum porch railing as per plan or if required by OBC. Colour and style at builders discretion.
- Decorative self-sealing fiber glass shingles (with manufacturer's limited warranty).
- 2" x 6" stud construction or equal for exterior walls for habitable areas (except 2"x4" stud construction at garage walls) as per plan
- Extra deep single car garage with single garage door. (Builder's standard style, design and colour)
- Garage to interior man door as per plan where grade permits. (Where optional, additional charge will apply) May require steps and/or landing. May impede into garage floor space.
- Garage access man door to rear yard exterior as per plan and where grade permits (Townhouses only)
- Civic number addresses stone. Location as per builder's discretion

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- Semis & Towns include a party wall comprised of fire-rated drywall and/or block wall complete with two layers of insulations, all as per building code standards.

INTERIOR FINISHES

- Smooth ceilings in powder room, bathrooms, closets, and finished laundry room (where applicable). All other rooms will be California spray texture finish. Final layout and area of texture finish to be determined by builder.
- 3 7/8" Colonial -styled baseboards, door frames, and 2 3/4" window casing throughout as per builder's standard samples. All interior trim hardware to be Bala Satin Stainless, excluding exterior door hinges. All as per builder's standard samples.
- Standard height (80") hinged interior doors embossed with 2 panels.
- Standard height (80") hinged interior closet doors, embossed with 2 panels, as per plan.
- Drywall half walls capped and painted on stairways and second floor as per plan. Railing finished in Natural finish as per plan.
- Carpeted main stairway and painted stringers.
- Interior walls and woodwork painted one colour throughout. Trim doors to be finished in semi gloss. All painted walls and ceilings to be finished in flat. Wall colour to be builder's white, trim colour to be builder's white.
- Optional Gas fireplace as per plan.
- Rough-in for Central Vacuum System on 1st and 2nd floor. Rough-ins to be dropped to nearest accessible location in basement and/or garage. Buyer responsible to connect rough-ins together and piping to vacuum location. Work to be done by buyer after closing.
- Trimmed main floor archways as per plans.
- Wood shelving installed in all closets.
- Cathedral ceiling and transom window in bedroom 2 as per plan (Townhouses only), depending on elevation and layout. Final layout and location at builder's discretion.

BATHROOM FEATURES

- Quality bathroom plumbing fixtures in white (sinks, toilets and tubs) with single lever chrome faucets.
- Vanity in ensuite and main bathroom and pedestal sink in powder room, as per plans and from builder's standard samples
- Mirrors in all bathrooms and powder room. Sizing will be according to builder's discretion.
- Ceramic wall tiles in bathtub / shower enclosures to dropped ceiling height as per plan.
- Optional soaker tub for optional ensuite layout as per plan. Note: tile will only extend above the optional soaker tub platform as per OBC requirements.
- Wall tiles to be one colour throughout as per builder's standard samples.
- Water saving toilets and low flow shower heads.
- Acrylic bathtub or equal in white.
- Post-formed laminate countertop in all bathrooms with a choice of colours from builder's standard samples.
- Exhaust fan in all bathrooms.
- Separate shower stall (where applicable) to include ceramic tile from builder's standard samples.
- All sinks and toilets to have shut off valves.

KITCHEN FEATURES

- Double stainless-steel sink with single lever chrome faucet.
- Quality custom-styled cabinetry in variety of styles and finishes as per builder's standard samples.
- Standard height (40") upper cabinets in kitchen, if bulkheads and layout permits. As per builders' discretion.
- Fridge opening will have a standard width of 37" and stove opening will have a standard width of 30" unless otherwise indicated by the buyer in writing to the builder, prior to start of home construction.
- Post-formed laminate countertops in a variety of colours to be selected from builder's standard samples.
- Stove hood exhaust fan vented to exterior, standard white.
- Opening provided in kitchen cabinets for future dishwasher, including electrical and plumbing rough-in for future hook up. Electrical wire will not be connected to hydro panel and left stubbed in basement under dishwasher area. Plumbing rough in will be left stubbed under kitchen sink. Hook ups to appliances are not included and to be done by Buyer after closing, even if appliances are included as part of agreement.

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- Flush breakfast bar in kitchen where applicable, as per plans.
- Soft close cabinet doors (excluding corner cabinet doors)

CONVENIENT LAUNDRY FEATURES

- Heavy duty outlet for laundry dryer, provision for exterior dryer vent.
- Hot and cold taps and drain for washing machine provided.
- Power vented gas-fired hot water tank (rental), or equal. Rental agreement with Buyer as per APS.

FLOORING FEATURES

- Ceramic tile flooring (as per plans) and one choice of colour from builder's standard samples. Installed in kitchen/breakfast, front vestibule, main bathroom, ensuite, and powder room and finished laundry room (where applicable) as per plans. Excluding basement areas.
- Wall to wall 40-ounce broadloom with 10mm 4lb under pad in one choice of colour throughout finished areas from builder's standard samples. Does not include basements or basement stairways.
- All subfloors are +or- 5/8" OSB or equal and are glued and screwed to the floor joists and sanded at seams prior to floor installation.
- Concrete basement floor with drain.
- Engineered floor joists or equal as per plan. At builder's discretion.

ELECTRICAL FEATURES

- 100-amp electrical service with breaker panel and all copper wiring throughout as per Ontario Hydro Specifications and OBC. Location to be predetermined by utility contractor on a lot-by-lot basis.
- One rough in, per room, for future ceiling light provided in family room, living room, dining room and all bedrooms. This does not apply to any room with a ceiling height over 10 feet high.
- Switch controlled wall outlet in living and family rooms or any room with a ceiling over 10 feet high.
- High efficiency HVAC system. Furnace duct work to accommodate future air conditioner. Location to be determined by builder's mechanical contractor.
- Energy recovery ventilator (ERV).
- Programable thermostat.
- Front door chimes installed.
- Hard wired Smoke detector alarm installed on each floor level and in bedrooms as per O.B.C. requirements at time of issuance of building permit. Hard wired Carbon monoxide detector installed on second floor hallway only. As per O.B.C. requirements at time of issuance of building permit.
- Two rough-in TV (RG6) outlets with Cat 5E data. (rough-in only) Finishing plates and final connections to be done by buyer after closing
- One rough in phone/data Cat 5E outlet. (Rough in only)
- One electrical outlet provided for future garage door opener.
- White Decora plugs and switches throughout finished areas.
- Exhaust fans in bathrooms and powder rooms as per plan
- Dryer vent to exterior
- Heavy duty wire and receptacle for dryer and stove.

WARRANTIES

- One year Ontario New Home Warranty.
- Two years Ontario New Home Warranty to exterior, basement, and mechanical/electrical systems.
- Seven years Ontario New Home Warranty Protection (Major Structural Defects).
- The Ontario New Home Warranty Program's enrolment fee is to be paid by the Purchaser as an adjustment on closing
- All construction to be in accordance with the Ontario Building Code at time of issuance of building permit

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GENERAL

- The home is subject to terms and conditions of the Agreement of Purchase and Sale (APS).
- Materials, specifications, floor plans, terms, and luxury features are subject to change without notice at the builder's discretion.
- Prices are subject to change without notice at the builder's discretion.
- The builder reserves the right to substitute materials and fixtures with those of equal or greater value.
- The builder reserves the right to make changes or modifications to the plans and specifications at its discretion.
- All renderings are artist concepts and all floor plans are approximate in design.
- All dimensions are approximate.
- Presentation plans and model homes may show optional features that are not included in the base price.
- Items, fixtures, and finishes in the model homes may be for display purposes only and may not be included in the purchase price and may not be available for future purchases.
- Some structural changes may be present in the model homes. These will not be included in the house unless they are specifically requested on options and upgrade agreement and all structural changes are at the sole discretion of the builder.
- Some items in the brochures may be optional and available at an additional cost.
- Pre-delivery inspection (PDI) will be conducted with the builders' representative and the Buyer on or before the date of possession. PDI will take place Monday to Friday between the hours of 9 am and 3 pm as decided by the builder.
- Furnace, hot water tank, ERV, sump pits, plumbing stacks, water meter, hydro meter and hydro panel locations will be at the discretion of the builder and their mechanical contractors and may vary from lot to lot.
- Due to grading conditions, if necessary, stair risers and railings may be necessary at front and garage entries. Rear entries will be secured closed.
- Specifications may vary depending on model type.
- All colour and finished selections are to be made from the Builder's standard samples and color packages, upgrades may be chosen and the buyer acknowledges there will be additional charges. The Buyer acknowledges and accepts that variations in colour and shade may occur; especially in natural wood products and the availability of colours and patterns may vary from those displayed at the time of the colour selection. Note* Selections of dark colours will highlight natural characteristics of the product i.e. knots, graining of the wood ,type of wood, tool marks, dust, dirt etc. and will not be acknowledged as a flaw or a warrantable repair. All selections and upgrades must be completed and signed prior to construction. Selections that have not been completed by a specified date will be completed by the Builder on the Buyer's behalf. The Builder may require full or partial payments of any upgrades prior to construction. All flooring and cabinetry selections will be made at builders trade partner locations and by scheduled appointment only as per builder's discretion.
- Tice River Estates Inc. – June 1st 2023, E. & O.E

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