



FOR SEMI'S ONLY
NATURA by the FOREST
EXCEPTIONAL QUALITY APPOINTMENTS

EXTERIOR FINISHES

- Architecturally coordinated colour packages for exterior of home
- All plans completed in clay brick, stone and/or stucco as per plan
- Roof shingles – Manufacturer's limited lifetime warranty
- Foundation wrapped in a drainage membrane for protection against water penetration
- High quality vinyl casement windows with multi point locks
- Rear vinyl patio door with screen as per plan
- Steel roll-up garage door with architectural window feature
- Fully sodded and graded lot as per municipal requirements
- Elegant insulated steel front door with window inserts and side lights
- Building envelope including all doors and windows to be fully caulked
- Crushed stone driveway
- Basement windows to have vinyl sliders

INTERIOR FINISHES

- 9 foot ceiling on main floor
- Fireplace – Included
- Natural finishes oak railing and oak pickets on stairwells in finished areas, as per plan
- 40 oz. carpeting in designated areas
- Colonial or classic series passage doors throughout, including closet doors, choice of hardware from Builder's standard collection
- Traditionally styled 4 1/4" baseboard throughout
- Window and door casings 2 3/4"
- Premium eggshell paint with 2 (two) colour choices from Builder's samples
- Smooth ceilings in all finished areas

LUXURIOUS BATHS

- Mirrors in all bathrooms
- White ceramic accessories in all bathrooms
- Quality ceramic flooring up to 13" x 13" (where applicable)
- Privacy locks on all bathroom doors
- Over mount sinks in baths
- Moen faucets

SENSATIONAL KITCHENS

- Extended 36" height kitchen cabinets
- Quality ceramic flooring up to 13" x 13" (where applicable)
- Double stainless steel sink in kitchen
- Moen faucets for sinks
- Laminate surface countertops

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
- Garage rough-in for future car charger
- Exterior exhaust for dryer
- Exterior exhaust for range hood
- Central vacuum rough-in
- Gas-fired hot water heater on rental basis
- Bell chime at front door
- Roughed-in plumbing and electrical for future dishwasher
- Standard light in Ensuite showers
- 200 AMP electrical service

SMART HOME WIRING

- Smart wire connections panel
- 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 the 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

*Purchaser agrees to pay the TARION WARRANTY ADJUSTMENT on closing