

Charm Craft Homes
Feature List
137 George McRae Road, Blue Mountains

Warranty

- Tarion Warranty

Concrete

- Poured concrete basement walls and floor
- Poured concrete garage floor

Doors and Windows

- All windows are high efficiency Low E Argon triple pane, gas filled maintenance free vinyl clad
- High efficiency Low E Argon glass patio, front and exterior door
- Metal clad 8' insulated front entry doors with 3/4 frosted glass panels as well as side and top lites
- 8' panoramic aluminum garage doors with thermal tinted double pane glass. Each door has 2 wall control stations situated at the front and rear of garage
- Black exterior windows throughout

Mechanical

- Digital Thermostat
- Lennox High Efficiency Forced Air Gas heating vented to exterior
- Commercial styled exhaust fan in kitchen vented to exterior
- Heat Recovery Ventilator
- Bathrooms, kitchen and laundry exhausted via HRV system to outside. Bathrooms also exhausted via fan and switch

Plumbing

- Combination unit tankless hot water heater unit installed. The Purchaser acknowledges that the hot water tank is a rental/finance unit and agrees to execute a rental/finance agreement on or before closing
- Heated basement floors
- Stainless steel under mount sink in kitchen
- White bathroom fixtures with chrome and/or black faucets
- Two exterior hose bibs (faucets)
- Single stainless steel laundry tub
- Acrylic tubs throughout with ensuite featuring a stand alone tub and glass shower
- Twin sinks in ensuite
- Pot filler above stove
- Two sinks in kitchen on separate islands

Rough-Ins

- Gas line and electrical outlet for gas range
- Gas line for barbeque at rear deck and upper garage deck
- Audio speaker line sets in kitchen, garage deck, and media room
- Electrical line for garburator

Insulation

- Basement walls and joist pockets in R-22 foam insulation, above grade walls in R-22 bat insulation, attic R-60 blown in insulation
- Garage walls & ceiling insulated with fibreglass bats

Landscape/Driveway

- Gravel driveway
- Lot graded and sodded

Electrical

- Minimum of two exterior electrical outlets
- 200 amp electrical service

- Electrical light fixtures, interior and exterior.
- Decora switches and plugs throughout in white
- Ultra quiet belt driven garage door openers with remotes, keypad entry
- CO2/Smoke detectors as per fire code
- Pot lights in hall ways, front porch, ensuite, kitchen, family room

Interior - Trim/Hardware/Features

- Vanity mirrors in all bath and powder rooms
- Master bedroom closet organizer system
- White Oak stairs with glass railing on stand offs
- Upgraded 1&3/4" solid interior single panel doors with heavy duty ball bearing hinges
- Upgraded 9&1/4" contemporary baseboard throughout
- Upgraded 4&1/2" contemporary flat casing
- Double sided gas fireplace between family room and dining room with remote temper-ature control finished in natural stone
- 10 & 12 foot tall ceilings on main floor
- Oversized garage drywalled, taped, 2 coats primer
- Smooth ceilings throughout

Flooring

- Stained oak hardwood floors throughout
- Porcelain flooring in foyer, laundry and baths utilizing ditra underlayment.
- Engineered flooring system using 14" TGI joists and 5/8" T&G spruce plywood subfloor glued and screwed
- Heated floors in master ensuite, second master bath and third top floor bathroom

Kitchen & Baths

- Shaker style cabinets in painted finish
- Crown and valance trim in kitchen
- Valance & upper cabinet lighting
- Quartz counter tops in all baths, kitchen, kitchenette and laundry
- Soft Close doors and drawers
- Subway glass tile kitchen backsplash

Exterior

- Walk out basement
- Architectural shingles
- All windows and exterior door frames caulked
- Exterior foundation walls wrapped with air gap drainage membrane above basement floor
- Permacon stone blend at front
- Wood horizontal and V-groove panel siding
- Rear deck at kitchenette area and family room with glass railing on black spigots and top clips
- Covered deck above garage with glass railing on black spigots and top clips

Miscellaneous

- Buyer to assume water heater rental costs on closing date
- Buyer agrees to purchase home as a primary residence and assigns the New Home Re-bate to builder

Main Highlights

- West Coast Contemporary styled home
- Top premium lot situated in a quiet court abutting a green space to the North side of the property. Very private, with only one neighbour
- Commercial style elevator with stainless steel automatic sliding doors

- Custom mirrored panelling in elevator
- Backing onto Georgian Bay Club golf course with amazing views
- Heated floors throughout basement
- Heated floors in ensuite, second master, and third top floor bathroom
- Closet system in master bedroom
- Walk out finished basement featuring a large recreation area, kitchenette bar, office, bathroom with steam shower, climate controlled wine room, 2 level theatre room
- Optional Gym in basement separated by glass wall
- HRV system
- Tankless hot water heater (rental)
- Contemporary trim detailing
- Wood tongue & groove panelling ceiling treatment in family room
- Custom privacy glass wall between master bedroom and ensuite
- Master ensuite features twin sinks, heated floors, rain head curbless shower and water closet
- 10 & 12 foot ceilings on main floor
- Ceiling in kitchen area wired for speakers
- Built in bench seating in mud room with shelving and hooks above
- Walk in pantry and main foyer coat closet
- Stained wood soffit
- Waterfall quartz on both kitchen islands
- Bar sink at kitchen island
- 620 square foot partially covered deck above garage overlooking golf course
- Second floor lounge with kitchenette
- Butlers pantry off of dining room
- Long driveway