

134 Stone Zack Lane, Blue Mountains

Schedule "C" Features



Distinctive exterior features

1. Superior architecturally designed homes with prefinished wood siding and stone exterior to give a warm natural feel and fit in with the streetscape.
2. 2x6 interior and exterior wall construction.
3. Entry resistant framing on all perimeter doors.
4. Oversized pivot door front entry system
5. Oversized eavestroughs.
6. Standing seam metal roof
7. Pre-finished wood soffit, fascia and downspouts.
8. Fiberglass clad insulated entry and exterior doors with weather-stripping and dead bolt lock.
9. Fiberglass frame windows (low-e, argon, solar shield).
10. Insulated sectional roll-up garage doors with heavy duty springs and rust resistant door hardware.
11. Poured concrete foundation walls with heavy damp proofing and weeping tile. Pre-formed drainage membrane to all exterior walls excluding garage.
12. Front and rear of lot to be graded and sodded.
13. Two exterior taps- one in garage and one in rear or side close to rear of house.
14. Elegant grip set for front lock set.
15. All windows are fully caulked with quality brand caulking.
16. All opening windows complete with screens
17. Direct insulated access door from garage to house with deadbolt and self closing hinge.

Gourmet Kitchen Features

1. Custom cabinetry with taller upper cabinets.
2. Flat trim moulding and valance on upper cabinets.
3. Granite/quartz countertop.
4. Tiled backsplash.
5. Deluxe hood fan with custom canopy vented to exterior.
6. Dishwasher rough-in includes electrical and plumbing only with space for dishwasher. Hook up, cabinet and door not included.
7. Dedicated electrical outlet for refrigerator.
8. Electrical outlets at counter level for small appliances.
9. Heavy-duty receptacle for stove.
10. Gas line rough in and receptacle for stove.
11. Water line rough-in for ice maker and water dispenser.
12. Rough-in for under cabinet lighting.
13. Deep upper cabinet above refrigerator.

Luxury Bathroom Features

1. Water resistant board on tub and shower enclosure walls up to ceiling.
2. Granite/quartz counter top.
3. Mirrors in all bathrooms.
4. Ensuite bath off master bedroom with elegant tub and separate shower.
5. Electrical outlets with ground fault protection beside vanity in all bathrooms.
6. HRV duct in all bathrooms.
7. Heated floors in bathrooms.
8. Single lever washerless faucets with pop-up plugs in all vanities.
9. Porcelain floor tile.
10. Vapourproof light in all separate showers.
11. Frameless glass shower enclosure on separate showers.

Distinctive Interiors

1. 10' High ceilings, 20' high ceilings in family room (as per plan).
2. Solid wood staircase, stained and painted.
3. 5" flat baseboard throughout, with shoe mould in all hardwood and tiled area's.
4. 3" flat casing around windows and doors
5. One panel shaker style solid core doors.
6. Climate controlled wine room on main floor.
7. Coffered ceilings where applicable.
8. All drywall applied with screws.

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media system. *Additional media equipment NOT provided by Great Oak Homes.**

Family Room

1. 72" linear gas fireplace.
2. Windows roughed-in for motorized blinds in great room/foyer

Laundry room features

1. Laundry sink with hot and cold water shut offs.
2. Heavy-duty electrical outlet for dryer.
3. Dryer vented to exterior

Lighting and electrical features

1. 400 amp electrical service with breaker panel.
2. Electrical outlets protected by arc fault breakers where required.
3. Electrical outlets in all bathrooms include ground fault protection.
4. All wiring in accordance with Ontario Hydro Standards.
5. Smoke and co alarms in all bedrooms, main hall and basement
6. Electronic door chime.
7. Cable TV outlet in family room and master bedroom.
8. Telephone rough-in for media room, family room and master bedroom.
10. Conduit installed for future hot tub wiring.
11. White decora light switches and plugs throughout.

Heating, insulation and energy efficient features

1. Forced air high-efficiency gas furnace with electronic ignition power vented to exterior.
2. Air-conditioning.
3. Thermostat centrally located on main floor.
4. Insulation in exterior walls, roof and basement will meet O.B.C. standards at the time permits are issued.
5. House sealed in vapour barrier as per Building Code.
6. Basement to have radiant in floor heating.

Painting

1. One coat of primer and two coats of quality paint on all walls and Woodwork.
2. Kitchen, laundry and bathrooms to be done in moisture resistant paint.

Floor coverings

1. Foyer, mudroom, laundry and bathrooms to be done in quality Porcelain tile.
2. Heated floors in bathrooms.
3. Hardwood floors throughout.
4. Engineered floor system throughout with 5/8" tongue and Groove subflooring to be glued and screwed.

Also included

1. Garage door openers.
2. As built survey, provided at no additional cost.
3. Garage floor and driveway sloped for drainage.

Warranty

Great Oak Homes warranty includes enrollment of home with Tarion (Ontario New Home Warranty Program).

Two year warranty protection

*The home is free from defects in workmanship and materials including caulking windows and doors so that the building prevents water penetration.

*Defects in workmanship and materials in the electrical, plumbing, heat delivery and distribution systems.

*Defects in workmanship and materials, which result in the detachment, displacement or deterioration of exterior cladding.

*Violations of the Ontario Building Code's health and safety provisions.

*Warranties are limited to the requirements established by the Ontario New Home Warranty Plan Act.

Seven year warranty protection (Major structural)

A major structural defect is defined in the Ontario New Home Warranty Plan Act as: A defect in workmanship and materials that results in the failure of a load-bearing part of the home's structure, or any defect in workmanship or material that adversely affects your use of the building as a home.

Initials of Buyer(s)



Initial of Seller(s)

