



STANDARD FEATURES



QUALITY FEATURES OF YOUR DEVONLEIGH HOME

QUALITY CONSTRUCTION

- Exterior framing with insulation technology.
- 9” poured concrete exterior basement walls with heavy-duty damp proofing and exterior drainage membrane.
- 5/8" tongue-and-groove subfloors. All subfloors to be sanded, screwed & glued.
- Conventional framed construction, all ceiling and roof members 16" O.C., trusses may be used on larger spans 24" O.C.
- Glued on round corner bead to eliminate shrinkage cracks.
- Vaulted or high ceilings on main floor where applicable. 8'0" ceilings on main floor elsewhere

EXTERIOR FEATURES AND FINISHES

- Architecturally distinctive exterior finishes with a wide selection of genuine clay brick on first floor or as per elevation.
- Durable vinyl siding complete with aluminum soffit, fascia and eavestrough on second floor or where applicable.
- Craftsman exterior detailing applicable as per elevation.
- Self-sealing asphalt shingles with 30 year manufacturer’s warranty.
- Superior quality, vinyl clad thermal low ‘E’ argon gas filled glass windows
- Vinyl clad, low ‘E’ argon gas filled glass patio door and screen as per plan.
- Screens on operating windows.
- Insulated entry door with glass insert including dead-bolt lock.
- Pre-finished insulated sectional steel over head garage door.
- Pre-wired for garage door opener (where applicable)
- Two exterior weatherproof electrical outlets. One at front elevation & one at side or rear elevation.
- Two exterior frost-free water taps. One in garage & one at the rear or side elevation as per plan.
- Outside light fixtures near each exterior door.
- Entire lot graded to city requirements and sodded.
- Eco-landscaping package.
- Precast steps and sidewalk slabs included in landscape package.
- Paved driveway, base coat asphalt.
- Full underground services including natural gas, underground hydro and provision for communication services.

INTERIOR FEATURES AND FINISHES

- 800 Series doors with colonial trim complete with polished brass finish hardware.
- Colonial trim and baseboard painted white. (semi-gloss)
- Wire shelving in all closets.
- Solid oak pickets and railings in natural finish (where applicable).
- “California” textured ceilings except in closets and bath.
- Decorator cool white painted interior walls and woodwork. (Eggshell finish or matte finish where applicable)
- Quality name 40oz. brand carpet with 11mm underpad.
- Ceramic tile flooring as per plan. Ceramic tile standard throughout foyer, kitchen/breakfast nook area, powder room, all bathrooms main floor or second floor laundry room or as per plan from vendor’s standard samples.
- Doorbell at main entry.
- Light fixtures installed throughout, except in great room/living room and dining room. Light switch operates 1 receptacle in living room.
- Capped light in dining room.
- Prewired for 2 CAT 6 communication locations.
- Installation of plastic laundry tub where applicable with provision for washer and dryer hook-up.
- Stainless steel sink complete with base cabinet in all main or second level laundry rooms (where shown on plan).
- Smoke detectors with strobe light on all levels.
- Carbon monoxide detector.

SPECIAL KITCHEN FEATURES TO ENHANCE YOUR HOME

- Designer kitchens including the following conveniences:
- RI plumbing for dishwasher & dishwasher opening
- Microwave shelf & electrical receptacle
- Laminate counter tops
- Stainless steel double kitchen sink
- Pantry with single solid door as per plan.
- Two speed hooded fan over stove, vented to exterior.
- Single lever washerless tap in kitchen

SPECIAL BATHROOM FEATURES FOR YOUR HOME

- Vanities in all bathrooms, Pedestal sink in Powder Rooms.
- Showers/Tubs include temperature balancing valves.
- Exhaust fan vented to exterior in all bathrooms.
- White plumbing fixtures in bathrooms with ceramic accessories (where applicable).
- Luxurious one piece tub surround in all bathrooms as per plan.
- Mirrors are full width of vanities.

FOR YOUR COMFORT & CONVENIENCE

- Heat recovery ventilation system (HRV)
- High efficiency Natural Gas forced air heating system.
- Natural Gas rental water heater from local utility.
- 100 AMP electrical service with copper wiring and circuit breaker panel.
- Cross-link Polyethylene water pipes with ABS drain.
- Insulation package for exterior walls and ceilings to meet current O.B.C. requirements. R-27 in walls, R-60 in ceilings, R-31 in vault and sloped ceilings.
- Entire home sealed on exterior walls with 6 mil poly vapour barrier system.
- Heavy-duty wiring and outlet for stove in kitchen and clothes dryer in laundry area.
- LED Light Fixtures
- Decora Plugs & Switches
- Drain Water Heat Recovery
- One USB recepticle located in the kitchen

FOR YOUR PEACE OF MIND

- All homes are covered by the Tarion Warranty Corporation which includes a comprehensive one year warranty plus a two year warranty covering the electrical, plumbing and heating systems and water penetration of the building envelope. Seven year coverage against major structural defects. Warranty enrollment fee to be paid by Purchaser on closing.
- Devonleigh Homes is a registered builder with the Tarion Warranty Corporation.
- Survey paid for by the builder.
- Water meter paid by Purchasers at closing.
- Devonleigh Homes building quality homes in Orangeville, Alliston, Angus, Collingwood, Beeton, Palgrave, Mansfield, Mono, Huntsville, Tottenham and Shelburne since 1996..

SPECIAL NOTE
The decorated model home may contain some optional features not included in the base price. Finishing materials and decorator items contained in any model home or sales office are for display purposes only and may not be included in the dwelling being purchased. Please contact the sales representative to outline the optional features. The model home landscaping may not be representative of the basic landscaping package but may have been upgraded to demonstrate what can be done to individualize each yard.

Brochures, Renderings and Appendix "A", Page 2 of 2 are Artist’s concepts only and may show optional features. Room sizes are approximate. Plans and specifications are subject to change without notice and may show optional items such as fireplaces, window grills etc. Outside details are artist concept only. Purchaser to accept the exterior decorator choices of brick, shingles, paint colours, etc.



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