

TOWNHOME FEATURES AND FINISHES



Village Green.

For over 50 years Averton has been building distinguished homes throughout the GTA. Averton homes are built to meticulous standards that exceed our customers' expectations and raise the bar for the building industry. At Village Green you can select from a number of exceptional townhome designs, all polished to perfection with Averton's legendary finishing touches.

ELEGANT AND DISTINGUISHED EXTERIORS

- Aesthetically pleasing and architecturally designed streetscapes and elevations with complementing exterior colour schemes, styles, and materials.
- Impeccably detailed designer clay brick exteriors, vinyl siding and/or brick with stone detailing exteriors, as per elevation, with complementing roof, and paint colours.
- Soldier coursing, brick arches, keystones and other masonry detailing, as per plans and elevations.
- Durable precast concrete window sills, headers and entrance arches, as per plan and elevations.
- Elegant exterior columns, as per plan.
- Durable, maintenance free, prefinished aluminum soffits, fascia, eavestroughs and down pipes - all colour coordinated.
- Long-lasting, self-sealing fiberglass shingles (25-year manufacturer's warranty).
- Fully weatherproof, insulated garage door with decorative glass inserts, as per elevation.
- Designer-selected decorative exterior lights on front façade.
- High grade insulated metal front door with brushed nickel contemporary gripset.
- Front door to receive energy-efficient Low-E glass insert and/or sidelight(s), as per plan.
- Durable and energy-efficient vinyl Low-E casement windows throughout. All operating windows are to be screened. Front elevations windows will have decorative grilles, as per plan.
- All exterior doors are complete with weather stripping.
- Driveway to be professionally finished with top coat of asphalt at a cost of \$750 (to be paid by the Purchaser at closing).
- Fully sodded lot.
- Precast concrete slab walkway to front entry and rear patio.
- Optional finished basement to have the same finishes as main floor, as per applicable model.
- All lookout lots to have decks with stairs to grade, and walkout lots to have a deck only, as per plan.
- Duct cleaning of entire system.

HIGH QUALITY, RUGGED, DURABLE, CONSTRUCTION

- 2'x6' exterior wood construction with R22 insulation in walls, R50 insulation in attic.
- R22 insulation in basement in accordance with the Ontario Building Code.
- 5/8" tongue and groove OSB sub floor, screwed and glued.
- Poured concrete basement floors and foundation walls with heavy duty damp proofing to walls, drainage layer and weeping tiles where applicable.
- Poured concrete front porch.
- Poured concrete garage floor.
- Spray foam insulation to garage ceiling below any livable space above.

GORGEOUS INTERIOR FEATURES

- Impressive 9' ceilings on main floor, 8' ceilings on lower and upper floors (excluding low headroom areas), as per plan.
- Choice of pre-selected finishing packages from standard or upgrade design boards, featuring exquisite quartz countertops in kitchen.
- Modern and stylish European inspired 12x12 ceramic tiled flooring from Builder's standard samples, as per plan.
- Plush 40oz broadloom and underpad throughout finished areas, excluding tiled areas, as per plan. Carpet on all interior stairs with white painted wood square pickets and contemporary handrail.
- Contemporary white interior doors and sliding closet doors, as per plan, complete with contemporary 2 1/2" trim and casings and 4" baseboards.
- Contemporary brushed nickel lever interior door hardware.
- Spray textured ceilings throughout except in kitchens, bathrooms and laundry rooms.
- Interior walls painted with one coat primer and one finish coat of quality, low VOC latex paint from Builder's samples. All interior doors and trim finished in white semi-gloss latex paint. One paint colour throughout.

HIGH EFFICIENCY HEATING & PLUMBING

- Quality engineered high efficiency Energy Star™ rated gas hot water/forced air furnace. Natural gas rental hot water heater provided, supplied by Builder.

- Central air conditioner ductwork rough-in (excludes line sets and electrical).
- Two exterior water taps are provided, one located in the attached garage and one located at the rear of the home.
- Heat Recovery Ventilation system - HRV - for lower heating bills.
- Drain water heat recovery to save on energy.
- Laundry rooms with plastic tub and hot/cold water connection for future washer, dryer and associated venting.

SUMPTUOUS BATHROOMS

- Ceramic wall tiles in tub enclosures and separate shower stalls. Ceilings not included.
- Large mirrors above vanities and pedestal sinks.
- Privacy locks on all bathroom doors.
- Designer-selected polished chrome pressure balance control faucets in tub enclosures and separate shower stalls, as per plan.
- White acrylic 1-piece deep soaker tub/shower installed for easy maintenance. Separate showers to have white acrylic shower base.
- Quality white dual flush plumbing fixtures with polished chrome single lever faucets.
- White pedestal sink in the powder room, as per plan.
- Bathrooms and powder room outlets are wired with a Ground fault indicator.
- Bathrooms to receive wall lighting.
- Elegant master ensuite separate shower to receive stylish recessed shower LED pot light, as per applicable model.
- Exhaust fan vented to the exterior in all bathrooms and powder rooms.

GOURMET KITCHEN DESIGN

- Undermount stainless steel kitchen sink with chrome single-hole pull out faucet.
- Rough-in plumbing provided for future dishwasher.
- Rough-in wiring provided for future dishwasher.

HEAVY DUTY ELECTRICAL FITTINGS

- 100 AMP electrical service with circuit-breaker panel in accordance with the Ontario Hydro Requirements.
- Heavy duty stove and dryer connections.
- Interior smoke and carbon monoxide detectors supplied by Builder as required by the Ontario Building Code.
- One LED light fixture in the center of each room and receptacles and switches as required by the Ontario Building Code. Decora switches and plates are standard.
- A total of 2 outlets to be used in any combination of telephone or cable outlets. Standard layout provided by Builder.
- A total of 2 Cat6 outlets placed per standard layouts provided by builder.
- Security system rough-in to lower and main floor levels only.
- Electrical receptacle for future garage door opener.
- Central vacuum rough-in located run to garage.
- Interior door chime as selected by builder.
- 2 exterior weather proof receptacles connected to a Ground Fault Circuit Interrupter safety switch. Locations are at front and rear of the home.

WARRANTY

The warranty is limited to the warranty provided pursuant to the Ontario New Home Warranty Plan Act.

GENERAL NOTES

In an effort to continuously improve its product, the Vendor reserves the right to alter floor plans, exteriors, specifications and prices without notice.

All renderings, floor plans and maps in brochures and sales displays are artist's conceptions and are not necessarily to scale and the dimensions are approximate and may vary.

All colour and finishing selections allowing the Purchaser a choice are to be made from Vendor's quality samples. The Purchaser acknowledges that finishing materials contained in any model suite or sales office display including broadloom, furniture, electrical fixtures, drapes, flooring, upgrade kitchen cabinets, stained staircases, and railings etc. may be for display purposes and may not be of the same grade or type, or may not necessarily be included in the dwelling unit purchased herein.

The measurements adhere to the rules and regulations of the Tarion Warranty Corporation.

Note: actual usable floor space may vary from the stated floor area. E. & O.E.

Upgrade packages are offered at an additional fee.