

N

A

O

# FEATURES & FINISHES

Modern Townhomes Surrounded  
By Inspiring Natural Beauty  
in Markham

STATE VIEW  
HOMES  
*Live Inspired*

### Features of An EnergyStar® Qualified New Home

- For economical heating, the home will be insulated in accordance with Energy Star® guidelines, which exceed the current Ontario Building Code specifications including; full height basement insulation, expanding foam insulation to all garage ceilings with finished areas above, and around all windows and doors.
- EnergyStar® qualified windows/skylights & glass sliding/French doors to be (Low 'E' argon gas filled, rated for "Zone 2" rating). (As per plan/elevations/options). Maintenance – free structural vinyl thermopane basement windows. (As per plan/elevations/options.)
- 2" x 6" Exterior wall construction with R-22 + 5 insulation, R-60 in attic. Expanding foam insulation to be R-31 to all garage ceilings with finished areas above.
- All bathrooms (with or without windows) have EnergyStar® qualified) vented to the outside.
- Forced air Natural Gas Condensing furnace, 96% ECM efficiency, with an ECM motor, power vented to the outside.
- Heat Recovery Ventilation Unit (H.R.V.) simplified system.
- EnergyStar® qualified condensing domestic Hot Water Tank (rental unit).
- All main trunk ducts, including basements for supply and return and panned joists to be taped, for added heating & cooling efficiency.
- Centrally located electronic EnergyStar® qualified Thermostat on main floor.
- LED light bulbs where applicable to help conserve energy.
- Extensive caulking for improved energy conservation and draft prevention.
- The use of recycled material throughout the building process.

### Pleasing Landscaping Features

- Front, rear, and side yards will be fully sodded. Creating a truly desirable and prestigious streetscape.
- Relaxing outdoor lounge areas and private landscaped courtyard.
- Visitor parking available.
- Professionally landscaped Parkette and maintained grounds.

### Stunning Exterior Features & Structural Components

Welcome to unexpected curb-appeal. With Modern-style roof lines and Modern building materials revel in beauty of your arrival.

- Each home exterior is comprised of a combination of all brick, stone, stucco, freeze board and/or precast accents with masonry detailing around windows and doors (As per plan/elevations/options).
- Quality fiberglass self-sealing high-grade asphalt shingles, with a 25-year manufacturer's warranty, accenting metal roof details. (As per plan/elevations/options).
- Durable, maintenance free, pre-finished aluminum soffits, fascia, eaves trough and downspouts. All Color coordinated
- Prominent insulated entry door with door hardware package including grip-set and deadbolt, featuring glass inserts to front entry door features. (As per plan/elevations/options.). Complementing granite door sills to both front and rear doors for a custom touch.
- Exterior aluminum railings for decorative applications, (where required by code). Actual railing detailing may vary from railings depicted on brochures. (As per plan/elevations/options).
- Two exterior hose bibs are provided, one at rear (or side) and one in garage.
- Sliding patio doors leading to rear. (As per plan/elevations/options.)
- Pre-finished roll-up metal insulated garage doors with decorative glazing and hardware.
- Convenient direct access from garage to home includes an insulated EnergyStar® metal door complete with safety door closure with power bolt deadbolt shown on plans and model types only, and where grade permits only.

### Gourmet Dream Kitchen & Bath Features

- Custom quality designed kitchen & master ensuite cabinets choice of styles from vender's standard samples. (As per plan/options.)
- Space for dishwasher including rough-in plumbing and electrical.
- Built in pantries and broom closets, breakfast counters / Islands and bank of drawers. (As per plan/options.)
- Luxurious granite kitchen & master ensuite countertops with your choice of color from vendor's standard samples.
- Color coordinated kick plates to complement cabinets.
- Stainless steel finish, under mount sink in kitchen with pull-out faucet.
- 6" Kitchen stove vent to be vented to outside.

### Luxurious Bathroom Features:

- Single lever faucet(s) in all bathrooms.
- High gloss white vanity with single lever faucet for all second-floor washrooms.
- White Pedestals for all lavatory's and powder rooms.
- High efficiency water saving white toilets in all bathrooms.
- Deep acrylic soaker tubs. (As per plan/options.)
- Shower stalls are tiled with 8" x 10" wall tiles up to ceiling. All showers receive a 2" x 2" mosaic floor tile.
- 13" x 13" / 12" x 12" tile flooring in all bathrooms. (As per plan/options.)
- Ensuite retreats with frameless glass showers.
- All bathroom tub & shower enclosures to receive "mold resistant drywall".
- Shut off valves to all bathroom sinks & toilets.
- Privacy locks on all bathroom doors.

### Lighting & Electrical Features

- 100 Amp electrical services with breakers.
- Two (2) weatherproof exterior electrical outlets, one (1) each accessible at front and rear of home.
- Ceiling mounted light fixture in all bathroom including all powder rooms. (As per vender's samples).
- Automatic smoke detector(s) with strobe lighting to meet OBC building codes for home and family safety.
- All wiring in accordance with Ontario Hydro standards.
- Electric door chime.
- White light switches plugs and plates.
- Carbon monoxide detectors.
- Two (2) electrical outlets in garage, one (1) on wall and one (1) on ceiling.
- Ground fault indicator receptacles, as per building code.
- Electric car charger rough-in for environmental trailblazers.

### Exquisite Flooring Coverings

- 13" x 13" / 12" x 12" tile flooring in kitchen, breakfast area, mud room and foyer. (As per plan/options.)
- Natural oak laminate flooring in kitchen, breakfast area, rec room, living/dining room, 2nd, 3rd level hallways, and all stair landings, excluding furnace, storage, mechanical rooms. (As per plan/options.)
- Luxurious broadloom with under pad in all bedrooms, Purchaser's choice of two colours from vender's standard samples. (As per plan/options.)
- Sub-floor is glued, sanded, and screwed down before application of finished floors.

### Laundry Room Accents:

- All upper floor laundry closets/rooms to include a floor drain. (As per plan/options.)
- 13" x 13" / 12" x 12" tile flooring in laundry rooms, & mud rooms (As per plan/options.)
- Convenient durable "no break" Polypropylene laundry tub with separate drain. (As per plan/options.)
- Outside venting for dryer.
- Hot and cold laundry taps for washer with heavy duty wiring for dryer.

## Comfort, Safety, And Security

- High quality locks with dead bolts on all exterior swing door(s).
- Hinges and striker plates reinforced with extra-long screws.
- Additional screws at patio door to help prevent lifting.

## Helpful Rough-Ins For Future Connectivity

- Three (3) cable television outlets (RG-6 Standard). Location to be determined by purchaser.
- One (1) internet rough-in (CAT-5 Standard). Location to be determined by purchaser.
- One (1) telephone outlets. Location to be determined by purchaser.
- StateView Homes shall provide a personally scheduled appointment with our qualified Technical Contractor to explain and co-ordinate any additional Security/ Technology requirement you may desire.
- Rough-in Central vacuum system to all finished floors with pipes dropped to garage as determined by StateView Homes.
- Alarm Rough-in only.
- Monitored security system available through StateView Homes supplier. With purchase of optional two-year security system, the buyer will receive a fully installed security system which includes contacts on all opening windows and doors for "lookout" and "walkout" basement, one motion detector, one keypad, one siren and control panel with associated hardware. (See your Décor Representative for details).
- Municipal address plaques provided.
- Professionally home cleaning service prior to occupancy.
- Duct cleaning at time of occupancy.

## Breathtaking Interior Living Spaces

Step inside a well-built luxurious setting. Built with exceptional attention to detail. Special touches abound, to make everything feel just right.

- Soaring Ten (10') ceilings on Main, & Second floor. Nine (9') on the Third floor (all heights are approximate and subjected to site plan approval conditions, bulkheads & low headroom areas due to mechanical systems and ceiling dropped down areas as required). All heights can be adjusted at the discretion of StateView Homes. Purchaser accepts the same.
- Sunken or raised foyer, mud room, laundry room, garage entrance landing (where permitted or dictated by grade). (As per plan/options). Purchaser accepts the same.
- Easy maintenance free smooth ceilings in kitchen, powder rooms, all bathrooms.
- Spray textured ceilings with 4" smooth boarder through-out balance of home. Walk-in closets to be stippled only – no boarder.
- White paint on all walls & white semi-gloss paint on doors & trim.
- Elegant oak stairs (veneer risers & stringers), Oak square 1 5/16" railings to finished areas with warm natural finished oak handrails. (As per plan/options). If you must access the staircase to the basement level through a doorway, such stairs & handrails to be unfinished spruce painted in a color selected by StateView Homes.
- Striking 4" baseboards throughout with doorstep to tile or oak flooring areas. 2 3/4" casing on all doors windows and flat archways throughout finished areas.
- Quality finished interior knobs on all interior doors with complimenting hinges.
- 6'8" Two panel smooth doors. Pocket doors, and French doors. (As per plan/options).
- Decorated columns & complimenting low wall detail. (As per plan/options).
- Art niche(s), stepped walls, vaulted and / or cathedral ceilings, double height and Palladian windows, curved walls, media centers and art ledges, & waffle ceilings. (As per plan/options).
- Thoughtful storage considerations with well-appointed linen, Pantries and Mud Room closets. Spacious Walk-in Closets with shelving installed. (As per plan/options).

## Customer Friendly Upgrade Program

- We are pleased to provide quotations prior to construction for extras or custom finishes for interior features. Purchasers have the opportunity to make upgraded interior selections when they attend to choose their colours and materials. (When schedules permit).

## StateView Homes Guarantee

- Backed by "Tarion" (Ontario New Home Warranty Program). StateView Homes is a registered member of TARION and shall comply with all warranty requirements.
- 7-year structural warranty, 2-year warranty, & 1-year Builder's comprehensive warranty.

## As Per Plan/Elevation/Options

All references to size, measurements, materials, construction styles, trade/brand/industry name or terms may be converted from imperial to metric or vice versa & actual product size may vary slightly as a result.

All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the Vendor's sole discretion. Purchaser is aware that all items labeled as opt. /optional are not included in the standard layouts.

All features and finishes where Purchasers are given the option to select the style and/or color shall be from the predetermined standard selections.

The vendor will not allow the purchaser to do any work and/or supply material to finish the dwelling before the "Home Closing Date".

House types subject to final approval by the municipality or developer's architectural committee final siting and approval by the vendor's architect.

Variations from vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floors and wall finishes due to normal production process. The vendor is not responsible for shade difference occurring from different dye lots on all material such as ceramic tile or broadloom, roof shingles, hardwood flooring, wood stairs, railing, kitchen cabinets, countertops, or exterior materials. Colours and material will be as close as possible to vendor's samples but not necessarily identical. Where Purchasers are given the option to upgrade the stain of the interior stairs & railings, the purchaser is aware that the stain will complement the Harwood; "It will not match the hardwood"

Purchasers may be required to reselect colours and/or materials from the vendor's samples as a result of unavailability or discontinuation. Due to grade, door from garage to house may not be available.

Ceilings & walls may be modified to accommodate mechanical system.

Purchaser acknowledges being advised that the windows may experience condensation as a result of changes in temperature and humidity in the house and accepts this as a natural characteristic of the windows, and is advised to keep humidity level constant to reduce this tendency.

In an effort to continuously improve its product StateView Homes reserves the right to alter floorplans, exteriors, specifications and prices without notice. All renderings, floor plans and maps in brochures and sales displays are artists' conceptions and are not necessarily to scale and the dimensions/square footages are approximate and may vary due to continuous improvement by the vendor.

The Purchaser acknowledges that the floor plan may be reversed.

The vendor reserves the right to substitute materials that are of equal or better quality. The determination of whether or not a substitute is of equal or better quality shall be made by the vendor whose determination shall be final and binding.

The ceiling height is measured from the top of the unfinished subfloor to the underside of the unfinished ceiling above before finishes and excluding bulkheads and drop ceilings, as per plan.

If minor variations to the size of the Dwelling including internal dimensions of any areas are made to the Dwelling the Purchaser shall accept such minor variations without any abatement to the Purchase Price (5-10% total area allowance).

September 4, 2020







STATEVIEW  
HOMES

*Live Inspired*

NAO Towns

14th and McCowan Road, Markham  
[StateViewHomes.com](http://StateViewHomes.com)