



## STANDARD FEATURES

This vibrant Prince Edward County community is located in the heart of Picton. Within walking distance from all of Picton's amenities, Talbot on the Trail offers a wide variety of home styles to fit your wants and needs. Featuring an assortment of home sizes - choose from a bungalow or two storey, some with a walkout basement. Local shops, restaurants, breweries, library, movie theatre and so much more are right around the corner. Direct access to the Millennium Trail will make this community attractive to walkers, hikers, and bikers of all ages. It's a great time to be living in Prince Edward County!

### Exterior

- **Asphalt paved driveway**
- Paved municipal roads. Curbs, sidewalks and street lights
- Municipal water, storms and sanitary sewers
- All services are underground: natural gas, hydro and phone
- Poured concrete garage floor
- Front elevation: Details as per plan
- Sodded front lawn, seeded at back/sides
- Concrete patio stone walkway from driveway to front door
- Prefinished insulated overhead garage door
- Garage (where indicated on plan) will have interior gas-tight passage door with wooden step(s) where indicated on plan, and is pre-wired for optional garage door opener, and one other electrical outlet
- 2 frost free exterior hose bibs (except on back-to-back townhomes – 1 frost free hose bib)
- Roof is covered with quality asphalt shingles with 30-year manufacturer's warranty, or standing seam metal roof as indicated on plan
- Maintenance free aluminum soffit, fascia, trough and downspouts
- All exterior colour schemes are architecturally controlled by vendor to create an attractive streetscape
- Deck/Patio: if indicated on plan and lot size allows, a main floor walk out pressure treated 8' x 10' deck with steps OR an 8' x 10' at-grade paver patio

## Structural

- Foundation to Ontario Building Code specifications
- Exterior walls 2 x 6 kiln dried studs
- Kiln-dried lumber framing, Engineered roof trusses, 1/2 " plywood sheathing on roof
- Floor: to achieve a quieter floor, we use kiln dried joists on 16" centres with 5/8" tongue and groove subfloor, glued and pneumatically fastened
- Basement, where indicated on plan, will be standard 7' 10". One basement window will be egress size, if grading permits, and are as per plan.
- R60 attic insulation. Wall and below grade insulation meet or exceed code
- Townhomes: demising walls between adjacent homes have sound attenuation which meets or exceeds code

## Interior

- **9' ceilings on main floor**
- Ceramic floor tile (Builder samples, 1 selection): baths, foyer, laundry if indicated on plan
- High quality laminate floor in all other areas, with carpet in bedrooms. If home is 2 storey, stairs and hall will be carpeted. If there is an open-stair to basement, stairs will be carpeted.
- Interior walls painted (1 colour, no darks/bolds) with primer and two coats of high-quality latex
- Trim and Doors painted with two coats semi-gloss latex, white
- Railings, if indicated on plan (handrail, spindles, and posts) will be painted white
- Ceilings painted white flat latex
- Smooth ceiling throughout (no stipple)
- Single level shelving in each clothes closet
- Basements & closed stairwells are unfinished, with carpet-grade stairs, poured concrete floor. If basement is indicated as finished space on floor plan, basement and stairs will be carpeted
- Basement: includes rough-in for future bathroom, installed sump where required, location may change as per builder requirements. Basement support columns, ducting, and location of furnace, hot water heater, and HRV may be changed as per the builder's requirements.

## Kitchen

- **Quartz kitchen countertops from Builder samples (Standard and Executive Townhomes)**
- Laminate countertops from Builder samples (Village Townhomes)
- Double bowl stainless steel kitchen sink with single-lever chrome faucet
- Quality décor kitchen cabinets with soft-close. Choice of door style/finish, as per plan and Builder samples
- Rough-in for your dishwasher
- Rough-in for your over-the-range microwave oven (recirculating)

## **Bath**

- **Contempo White Cultured Marble vanity countertops (Standard & Executive townhomes)**
- Laminate countertops from Builder samples (Village townhomes)
- **Raised & elongated water-saver toilets are standard**
- **1-piece Acrylic tub/shower or 1-piece Acrylic shower, customer choice**
- Quality white plumbing fixtures in all bathrooms
- Mirrors at all vanities, one vanity light over each vanity
- Single lever chrome faucets in all vanities, showers, and tubs
- Scald-guard temperature control valve for all showers
- Bathroom accessories: chrome towel bar, paper holder

## **Laundry**

- Hookup connection for washing machine
- One 4" dryer vent ducted to exterior
- Heavy duty receptacle for dryer

## **Lighting**

- **LED Pot lighting in kitchen as per plan (3)**
- **LED Ceiling lights: 1 in each bedroom, hall and walk-in closet**
- **LED Vanity lights** from Builder's samples
- **LED Exterior light fixture** front and back entrances
- Light Fixtures: dining, island from builder's samples

## **Doors, Windows & Trim**

- **Windows:** Solid vinyl maintenance free Low E glass, Argon gas filled (warmer in winter, cooler in summer)
- **Lever-style quality polished nickel interior door handles**
- **7 ½" Baseboard Trim, 3 ½" Window Casing and Door Trim**
- Insulated entry doors, fully weather-stripped, with tarnish resistant grip-set on front door
- Contemporary style interior doors
- Patio doors (where included on plan): vinyl, sliding, with screen

## **Heating and Cooling**

- **Central Air Conditioning**
- High-efficiency forced-air gas furnace
- High efficiency gas-fired water heater (rental)
- Fully ducted Heat Recovery Ventilators (HRV) ducted to bathrooms and kitchen
- Programmable digital thermostat

## Electrical

- 200-amp Service with circuit breakers and copper electrical wiring throughout
- Carbon monoxide and smoke detectors wherever required by code
- Door chime at front entrance way
- Heavy duty receptacle for laundry and kitchen stove
- White "Decora" or equivalent light switches and receptacles throughout
- Unfinished basements: 4 outlets & 4 lights
- 2 weather proof exterior electrical outlets

## General

- **Plans may be reverse image**, depending on chosen lot requirements
- Square footage is calculated from the outside dimension of the building on the first floor. All dimensions are approximate.
- Number of steps may vary depending on lot grade
- Homes are covered by the Tarion Warranty Corporation. Homes will be registered by the Vendor with the enrolment fee to be paid by the purchaser as an adjustment on closing
- Plans, specifications, and materials are subject to availability, substitution, and modification, without notice
- All building permits, inspections and development charges are paid by the Builder
- Connection to municipal services (water and sanitary sewer) are paid by the Builder
- Builder reserves the right to substitute materials of equal or better quality
- Final clean-up of construction site and house professionally cleaned prior to move in
- All homes will be built to the Ontario Building Code Standards as of the date of construction
- Room by room pre-delivery inspection (PDI) will be completed with the Builder
- 2 pre-arranged Site visits with Builder permitted while home is under construction (week days)
- HST will be included in purchase price, **based on eligibility**. If eligible, rebate will be assigned to the Builder.

Although the standard features listed above are substantial, homeowners are welcome to choose from a wide array of upgrade options to customize their home to their liking. Upgrades are priced attractively to ensure that you receive a home that you will love for years to come.

Mar 2021. Subject to Change without Notice. E. & O.E.

