



## WELCOME TO YOUR NEW HOME – BUILT FOR COMFORT, STYLE, AND LASTING QUALITY.

This Features and Finishes Sheet highlights the quality materials, expert craftsmanship, and attention to detail that goes into every home we build. From the foundation to the final touches, each feature is carefully chosen for durability, function, and timeless style.

To help personalize your home, purchasers receive a complimentary consultation with a MacPherson Builders Décor Consultant to choose interior colours and finishes from our curated Design Centre options.

W  
E  
L  
C  
O  
M  
E  
T  
O  
Y  
O  
U  
R  
N  
E  
W  
H  
O  
M  
E

# FEATURES & FINISHES //

## STUNNING EXTERIOR FEATURES

### ARCHITECTURAL DESIGN & MATERIALS:

- Unique modern exterior elevations featuring high-quality prefinished James Hardie siding with trim and manufactured brick/stone, as per plan.
- Pre-determined sitings and exterior colours conforming to zoning and architectural guidelines (builder-defined).
- High-grade architectural roof shingles with a manufacturer's limited lifetime warranty plus sections of metal roof, if applicable, as per plan.
- Aluminum soffit, fascia, eavestroughs, and downspouts as per plan.

### FOUNDATION & STRUCTURE:

- 8'6" concrete foundation pour with exterior drainage membrane.
- Basement walls with blanket insulation wrap as per code.
- 2" x 6" exterior wall construction (R-22) with 1" of R-5 foam (R-27 total for exterior wall). Exterior walls and top-floor ceilings/attics insulated as per code.
- Upgraded sound control transmission rating between units on adjoining walls.

### GARAGE & DOORS:

- Private garage as per plans.
- Reinforced concrete garage floors.
- Spray foam insulation in garage ceiling below livable space. Spray foam insulation in garage ceiling below terraces in Rear Lane Townhomes.
- Garage to be fully insulated and drywalled.
- Insulated steel door from house to garage with door closure and deadbolt lock (if grade permits).
- Premium sectional roll-up garage doors with heavy-duty springs and rust-resistant hardware.
- One standard dedicated electrical outlet in garage.
- One Electric Vehicle outlet in garage (Charging Unit not included).
- Rough-in for garage door opener.

### WINDOWS & DOORS:

- High-quality maintenance-free black vinyl casement/fixed windows with low-E and Argon Gas. All operating windows with screens.
- Elegant insulated 8' entry fiberglass door with sidelight(s) and/or transom, as per plan (weather stripping, security deadbolt).
- Hardware on entry door as per plan.
- Rear sliding patio door or patio door system, as per plan.
- Entry-resistant framing on all perimeter doors (excluding patio door).
- All building envelope perforations including doors and windows to be fully caulked.

### SPECIAL FEATURES:

- Terrace with premium quality composite decking on Rear Lane Townhomes include a privacy wall and glass railing.
- Optional Loft Plans for some Rear Lane Townhomes include outdoor gas fireplace on roof terrace as per plan.
- Front entry outdoor ski storage for Front Load Towns as per plan. Rear Lane Townhomes with ski storage located outside or inside garage as per plan.
- Ski room/mud room includes built in cubbies as per plan.
- Fully paved asphalt driveways.
- Walkway leading to front entrance with unipavers and plantings.
- Fully sodded lots.
- Exterior LED pot lights to be above all exterior doors (where possible as per plan). Where a pot light is not possible, a wall sconce will be installed.
- One wall sconce above each garage door for Rear Lane Towns and 2 wall sconces for each garage door for Front Load Towns (one wall sconce on either side of garage door).
- Backlit address numbers at the front of all townhomes as well as the garages at the back of the Rear Lane Townhomes.

## IMPRESSIVE INTERIOR FEATURES

### CEILINGS & WALLS:

- 9-foot ceiling height (or greater) on the main level for all townhomes. 9-foot ceiling height on the second level of Rear Lane Townhomes and 8-foot ceiling height on the second level for Front Load Townhomes. Ceiling height will be lower in areas where architectural designs, mechanicals or ductwork are required as per plan.
- Smooth ceilings throughout (finished areas only).
- Cathedral and tray ceilings as per plan.
- Interior walls painted with one coat of primer and 2 coats of paint.
- Modern 5 ½" MDF square baseboards and 4" MDF casings with backband (painted white).

### FLOORS:

- ¾" tongue and groove plywood subfloors fastened with screws and glued.
- High-quality laminate flooring throughout finished areas (excluding tiled areas).
- Choice of standard 12" x 24" tile flooring for foyer, bathrooms, laundry, mudroom and ski room as per plan.

### STAIRCASE:

- All oak stairs with solid square oak pickets, stringers, handrails, and newel caps where applicable.
- Standard stain applied to staircases. Colour to be determined at Décor.

### DOORS & HARDWARE:

- One-panel solid shaker 8' interior doors on main floor.
- One-panel solid shaker 8' interior doors on second floor for Rear Lane Townhomes and standard 6'8" one-panel solid shaker interior doors on second floor for Front Load Townhomes.
- Pocket doors where applicable, as per plan.
- Satin nickel levers on interior doors.
- Closets include shelf with rod. Linen closets with 5 shelves as per plan.

### FIREPLACE:

- Direct vent indoor gas fireplace or indoor/outdoor gas fireplace, as per plan, with glass panel and oak log.

### BASEMENT:

- Finished basement foyers as per plan.
- Full unfinished basements, insulated to the basement floor (R-20).
- Maintenance-free basement windows (black exterior/white interior) including window wells where required. Egress windows installed as per plan, for future finished basement.

## GOURMET KITCHENS

### CABINETS:

- Custom designed contemporary kitchen cabinetry (purchaser's choice from a premium kitchen supplier).
- Pantry and generous kitchen island as per plan.
- Extended breakfast bars where applicable.
- Paneled hood fan.
- Full-depth cabinet over fridge as per plan.
- 40" upper cabinets.
- Soft close system on all cabinetry doors and drawers.
- Pull-out garbage and recycling bin.
- Stack of pot and pan drawers.

### COUNTERTOPS & SINK:

- Quartz countertops in kitchen (purchaser's choice of 2 cm quartz from a range of colours).
- Stainless steel undermount single bowl kitchen sink.
- Chrome one-handle high arc pulldown kitchen faucet.

### APPLIANCES & KITCHEN LIGHTING:

- Luxury kitchen appliance package from Fisher & Paykel (fridge, range, dishwasher and range hood ventilated to exterior).
- Undercabinet puck lighting.

## LUXURY BATHROOMS

### VANITY & COUNTERTOPS:

- Floating vanity cabinetry.
- Quartz countertops with 3" backsplash (purchaser's choice of 2 cm quartz from a range of colours).

### SHOWER & TUB:

- Shower pot light in all shower stalls.
- Frameless full glass enclosure with glass door for shower stall only, as per plan.
- Tiled shower walls up to ceiling height with marble jamb and 2" x 2" ceramic floor tile in shower stall.
- Shower bench with marble top and tiled front in shower stall, as per plan.
- Where a shower/tub combination is specified, ceramic tile will be installed on the walls up to ceiling height.
- 5' soaker tub where a tub/shower is shown on plan. Freestanding Tub in some primary ensuites as per plan.

### FIXTURES & ACCESSORIES:

- Quality white bathroom fixtures (contemporary elongated one-piece toilets, oval undermount bathroom sinks).
- Chrome faucets in shower stall and tub/shower combination.
- Single lever chrome faucets with drain in all bathrooms.

### ADDITIONAL FEATURES:

- Mirrors in all bathrooms.
- Modern vanity lighting.
- Privacy locks on bathroom doors.
- Exhaust fans vented to the exterior in all bathrooms.
- Energy-efficient water-saving showers.

## ELECTRICAL FEATURES

### EXTERIOR & LIGHTING:

- Weatherproof exterior outlets (front, rear, and roof terrace of Rear Lane Townhouses). Additional outlet on secondary terrace of Rear Lane Towns with Loft as per plan.
- Soffit plug at front of townhome.
- 10 interior LED pot lights throughout main floor. Ceiling flush mount light fixture in all other areas, as per code.
- All exterior and bathroom receptacles are protected by a ground fault interrupter.
- White "Decora" style light switches and wall plates throughout.

### SERVICE & OUTLETS:

- 200-amp electrical service with circuit breakers.
- 220 V service for stove and dryer.
- Dedicated outlets for refrigerator and dishwasher.
- Separate circuit plug for integrated insert range hood.
- Split receptacles at counter level for small appliances.
- Electrical receptacles next to all floating vanities in all bathrooms, as per plan.

### ADDITIONAL SYSTEMS:

- Smart thermostat centrally located.
- Smoke detectors and carbon monoxide detectors as per code.
- Forced air high-efficiency gas-fired furnace.
- Fully installed air conditioning, sized by HVAC plan.
- Heat Recovery Ventilator system (HRV).
- Mechanicals include furnace, tankless hot water heater (rental), HRV and sump pump.

## PLUMBING FEATURES

### WATER HEATING & FIXTURES:

- Anti-scald pressure and temperature balanced valves in all showers.
- Tee connection at kitchen sink for dishwasher.
- Waterline for fridge.
- All interior sinks and faucets to have shut off valves under each sink.
- Exterior hose bibs (front, rear and roof terrace of Rear Lane Townhomes), location as per builder.
- Après Ski Bar complete with sink, faucet and cabinetry for some Rear Lane Townhomes as per plan.

## LAUNDRY AREA

### FIXTURES & APPLIANCES:

- Recessed plumbing box for hot and cold laundry taps for washer.
- Exterior exhaust for dryer.
- LG front-load washer and dryer.
- Undermount stainless steel laundry sink
- Chrome one-handle high arc pulldown faucet.

### STORAGE:

- Base and upper cabinets as per plan.
- Choice of 2 cm quartz countertops from a range of colours. 3" backsplash included on back wall only.

## ROUGH-INS FOR FUTURE

### PLUMBING & ELECTRICAL:

- Plumbing rough-in for future 3-piece bath in basement (waste pipes only).
- Capped ceiling outlet for future pendant over kitchen island.
- Gas BBQ rough-in on roof top terrace for Rear Lane Townhomes, as shown on plan. Gas BBQ rough-in at rear for Front Load Towns, as shown on plan.

### TECHNOLOGY & SECURITY:

- Pre-wired with CAT6 for computer networking and RG6 for cable or future satellite service (service not provided by the vendor), with 2 outlets for each.
- Pre-wired for 2 phone lines.
- Security system rough-in, including wiring for ground floor doors, basement operable windows, two motion detector locations, control panel, and siren.

## FOR YOUR PEACE OF MIND

### ENERGY EFFICIENCY:

- ENERGY STAR Qualified Home meeting or exceeding energy efficiency standards.

### WARRANTY:

- Tarion Warranty Corporation coverage:
  - 7 years – major structural damage.
  - 2 years – plumbing, heating, electrical systems.
  - 1 year – all other items.

