

Exceptional FEATURES AND FINISHES



ACADIA PLUS
features
are features and
finishes that:

- ✓ Exceed Building Code standards
- ✓ Are typically considered premium by other builders, but standard with Acadia Frontier Homes

ATTRACTIVE EXTERIOR FEATURES

- Architecturally inspired exterior elevations which may include a combination of elegant quality products such as architectural stone, genuine clay bricks, horizontal/vertical cladding and ornamental trim details as per elevations.
- A+** Generous and spacious double, tandem, or 1.5 sized garages to accommodate vehicle(s) and additional storage.
- A+** 30 year enhanced self-sealing architectural shingles – with high wind rating back by an industry leading pro rated warranty.
- Exquisite frieze board trim detail on front elevations (as per elevation and plan).
- Low maintenance pre-finished soffits, fascia, eavestrough, downspouts, columns and exterior railings installed in locations as per plan.
- Premium quality steel insulated sectional roll-up garage overhead door with glass insert and equipped with heavy-duty springs and long life rust resistant hardware.
- Professionally graded and sodded property per approved municipal grading plans, except driveway (to be paved with asphalt), front walkway (to be pre-cast slabs) and rear step(s), (where applicable). Narrow areas between homes may receive clear stone (where required).

ADDITIONAL STRUCTURAL, FRAMING AND ENERGY SAVING FEATURES

- A+** Grand 9 foot tall ceilings throughout main floor and 8 foot tall ceilings on 2nd floor and Loft space. Ceiling heights reduced in certain areas to accommodate heating/ventilation and structural elements. Basement heights approximately 8 feet tall in many areas except where reduced due to mechanical and or structural elements. All denoted ceiling height measurements are approximate.
- A+** Energy efficient double pane Low E Argon vinyl casement windows with screens. Colour coordinated to complement community character as per applicable exterior colour packages.

- A+** Cold storage room in basement included in all plans.
- Wood frame construction paired with steel beam and steel column supports for added stability in framing structure.
- Exterior walls insulated with R22 fiberglass batts and R31 in sloped ceiling areas. Attic installed with (R60) blown in insulation.
- A+** Enhanced insulation using Icynene spray foam insulation (R31) in all areas over unheated spaces.
- A+** Engineered I-Joists floor system with tongue and groove subflooring. All sub-flooring to be glued, nailed, screwed and sanded prior to installation of finished flooring.
- A+** Pre-engineered wood roof trusses with 3/8" plywood roof sheathing.
- A+** 8" thick (approx.) pour in place foundation walls using 20 mPa concrete.
- A+** Grand 8 foot tall front entry door complemented with a glass insert or accompanied with an elegant side light. (as per applicable plan).
- A+** Garage walls to be sealed with drywall, primed and gas proofed with one layer of compound.
- A+** Concrete garage slab with reinforced grade beams to minimize cracking and settlement.
- Oversized cast in place basement window sliders (24"x36"), as per plan with required window wells as per grading requirements.
- Weeping tile installed around the exterior footing perimeter and connected to a sump pit in the basement for additional drainage protection (as per site requirements).
- Unfinished exterior basement walls wrapped with (R20) blanket insulation.
- All windows and doors to be weather stripped, caulked with high grade materials and sealed to framing with expandable foam for greater air sealing.

QUALITY INTERIOR APPOINTMENTS

- A+** Very convenient access into the home from garages (where grade conditions and plan permit).
- A+** Spacious, practical and functional mud rooms on main floor plans (where shown) conveniently accessible from the garage.
- A+** ~5" tall designer baseboard trim throughout all finished areas of the home with complementing designer casing trim ~3" wide. All sizes approximate.
- A+** Elegant ~84" tall 2 panel smooth finish interior doors throughout the first floor and ~80" tall on second floors and or loft areas. Interior doors complemented with elegant lever style hardware in brushed chrome.
- Smooth ceilings finished and painted with flat white latex in all bathrooms, laundry rooms, mud rooms and kitchens. All other areas to received textured knock down finished ceiling application with a ~4" smooth boarder.
- Carpeted main staircase with red oak stringers, spindles, handrails and nosings (where required). Large selection from builders level 1 broadloom selections.
- All interior doors and trim work to be painted with brand quality paint in a custom "Acadia White" satin finish latex colour.
- All interior walls to receive one coat of primer and two coats of quality branded latex paint in a low sheen.
- A+** Homeowner to have a choice of 3 of 8 pre-selected interior paint colour options to select from.
 - 13"x13" ceramic tile flooring to be installed in front door foyer area, mud room and or laundry rooms, kitchen area (as defined per plan), all bathrooms and including the main floor powder room. Many choices available from vendor's level 1 options.
- A+** Quality engineered hardwood strip flooring to be installed on finished main floor areas (excluding all tiled areas).
 - Low VOC carpet with enhanced high-density chip foam under pad installed throughout the second floor, including closet and hallway areas;-excluding all tiled areas.
 - Single level shelving complete with hanging rod included in all closets.
 - All flooring to be selected from vendor's level 1 options. A robust selection of enhanced offerings will be made available at your design appointment.

LUXURIOUS KITCHEN, BATHROOM AND LAUNDRY FEATURES

- Superior quality cabinetry with generous selection of maple, oak, thermofoil and laminate in standard finishes available for all kitchens, bathrooms and laundry rooms (as per plan).
- A+** Grand and spacious kitchen islands accommodating numerous seating as per plan. Some islands equipped with kitchen sink for more convenient task execution (as per plan).
- A+** Elegant soft closing doors and full extending drawers included.
- A+** Extended tall upper cabinetry in kitchens to provide for a more customized look and additional storage space.
- A+** Pot and pan drawer bank (x 1) and garbage recycling unit (x 1) included in all kitchen layouts.
- A+** Generous amount of additional kitchen storage space provided in either a cabinet pantry unit or a pantry closet (as per plan).
- A+** High velocity range hood fan included in kitchen – vented to the outside.
- A+** Opulent quartz kitchen countertops are standard. Large selection of colour options will be available from vendor's Level 1 offerings.
- A+** Opulent quartz bathroom/vanity countertops are standard. Large selection of colour options will be available from vendor's Level 1 offerings.
 - Superior gauge stainless steel double compartment undermount kitchen sink with chrome pullout fixture.
- A+** High quality undermount sinks in all 2nd floor bathrooms, finished in white.
 - Rough-in electrical wiring for future under cabinet lighting provided (where possible). Fixtures not included.
- A+** Modern energy efficient toilets with elongated front seating in comfort height, finished in white.
- A+** Elegant freestanding bathtub in master ensuite bathroom (as per applicable plan) with chrome faucet and spray wand feature.
- A+** Master ensuite bathroom features a separate shower stall with 8"x10" ceramic wall tiles to ceiling height from vendor's level 1 selections and complemented with a tiled shower base and a partial glass wall with accompanying glass door. (as per plan)
 - Main bathroom and secondary ensuite bathrooms will receive a deep acrylic soaker tub with 8" x 10" ceramic wall tile to ceiling height as per vendor's level 1 selections.
- A+** Modern bathroom accessories included (paper holder, towel holder, hook) in chrome finish.
 - All bathroom vanities to receive a wall mounted frameless mirror.

The homes at the Community of Black Creek are built to the highest standards, with a laser focus on true craftsmanship and quality materials and fixtures.

ELECTRICAL APPOINTMENTS AND CONVENIENT ROUGH-INS

- A+** Upgraded 200 AMP electrical service panel with copper wiring coming into home with individually marked circuit breakers.
 - White “Decora style” light switches and receptacles throughout all finished areas of home.
- A+** LED lighting fixtures and or bulbs to be installed throughout finished areas for greater energy efficiency and longer life.
 - Smoke detectors directly wired on all levels of the home and inside every bedroom.
 - Carbon monoxide detector hard wired and installed outside all bedrooms.
 - All garages to receive two (2) receptacles. One for future ceiling mounted overhead garage door opener and one wall outlet.
- A+** Energy efficient programmable thermostat (Energy Star rated) to be centrally located on main floor.
- A+** Complimentary electrical walk through with builder representative prior to insulation and drywall installation to identify cable and Cat5 locations.
 - Three (3) data lines roughed in and included in home. Locations to be determined with home owner and builder. Site conditions may preclude certain installation requests.
- A+** Home will be roughed in for future security system installation (system and monitoring are optional).
 - Manor inspired Black Coach lighting on exterior front elevation of home (quantity as per plans).
 - Two (2) exterior weatherproof electrical outlets, one (1) at the front and one (1) at the rear of the home.
 - Central vacuum rough-in will be terminated in the garage with a dedicated electrical outlet for convenient installation.

SUPERIOR AND EFFICIENT HVAC AND PLUMBING FEATURES

- A+** High efficiency, brand reputable, 2-stage gas fired furnace (Energy Star certified with high AFUE).
 - Energy Star rated Heat Recovery Ventilator (HRV) vented to exterior to control indoor air quality and humidity levels.
 - Galvanized heating ducts and return air chases. All open chases in the basement will be sealed to minimize leakage.
 - Ducting will be sized to accommodate future air conditioning unit installation.
 - 50 Gallon (Gas fired) hot water tank. (Energy Star rated). Unit will be a rental agreement with third party provider.
- A+** 1/2” PEX water supply lines with all sinks and toilets fitted with isolated shut off valves.

- A+** Two (2) upgraded frost-mitigating exterior cold water taps; located as follows: (1) in garage and (1) at rear of home.
 - Dishwasher rough-in and washing machine connections provided for your convenience.
- A+** Deep acrylic laundry sink installed in a base cabinet unit for more versatility - equipped with a convenient pull out chrome faucet. (as per plan).
- A+** Main drain clean out / back flow preventer installed on sanitary line in basement for added assurance in the event of an emergency.
- A+** Professionally cleaned ductwork prior to home closing for an added level of comfort.

WARRANTY COVERAGE AND GENERAL INFORMATION



- Entire property will be fully graded and sodded (as weather and seasonal timing allows) with complementing front boulevard tree installations as per Town specified locations.
- Builder is backed by Tarion Warranty Corporation which includes: that the home is free from defects in workmanship and materials, exterior cladding, caulking, windows and doors for one (1) year, and the building envelope remains free from water penetration and mechanical defects for two (2) years.
- Additional warranty is provided against major structural defects for seven (7) years.
- Due to continuous market conditions and availability of products and or materials; plans, specifications, materials and elevations are subject to change at Builder’s discretion. The Builder reserves the right to make substitutions of similar quality and value provided they meet the requirements of the Ontario Building Code.
- Marketing materials and/or renderings and/or brochures of model types and elevations, room dimensions and measurements are approximate and may vary.
- The home is subject to the terms and conditions detailed in the Purchase and Sale Agreement.
- The vendor reserves the right to change the foregoing specifications without notice. E.&O.E.

Please note that floor plans may change as well as elevation. Photos and or layouts are the Artist’s concept only. Construction and as built dwellings may not be exactly as shown. Some features shown may be optional features and will be at an additional cost to the purchaser. Exterior elevations, renderings or sketches are subject to designer/architectural community controls, the availability of materials to the Vendor at time of construction of the dwelling, and site-specific conditions. Accordingly, all details, dimensions, treatments, specifications and features shown may be changed by the Vendor, the Municipality, the Developer or the Vendor’s design architect, in their sole and unfettered discretion at any time without notice. Actual useable finished floor area may vary from stated floor areas on any publication. Due to site conditions, engineering or structural requirements, individual room dimensions may vary. Square footage is measured using the methods and tolerances prescribed by Tarion Warranty Corporation. Please reference the details of such at: www.tarion.com. Features identified in Vendor’s publications and distributed material and denoted as “Optional” or “Opt”, are at an additional cost to the purchaser, and may not be available due to the stage of construction and or structural or mechanical encumbrances. The location of fixtures/services such as electrical panel, hot water tank, sump pump, furnace, HRV, Hydro Meter (exterior) and Gas Meter (exterior), may change due to site conditions or engineering or mechanical requirements. Features shown as “where grade permits” or “subject to grading” may not be available based on the grading of the topography of the land and may in some cases require adjacent floor areas to be lowered (or sunken) by the applicable heights. E & O.E.