

SIGNATURE INCLUSIONS

Kitchen



- Choice of hardwood flooring from design selections
- Flush wood or wood insert floor vents to match flooring selection
- Per lighting plan, eight (8) pot lights
- Per lighting plan, choice of one (1) semi-flush light from design selections
- Per lighting plan, rough in three (3) pendant lights from design selections
- Choice of cabinetry door style, colour and hardware from design selections
- Custom (MDF, painted) soft close cabinetry with extended uppers (9'), crown moulding and cabinetry range cover from design selections
- Choice of cabinetry door style, colour and hardware from design selections
- Under cabinet valance lighting for upper cabinetry
- Choice of quartz countertop (2" thickness) from design selections (includes island)
- Choice of undermount sink from design selections
- Choice of backsplash tile from design selections
- Choice of faucet (single mount with pull out spray) in Chrome from design selections (Moen/Delta)
- Rough-in for appliances, including water line for refrigerator
- Rough-in for vent hood

SIGNATURE INCLUSIONS

Servery/Pantry

- Choice of hardwood flooring from design selections
- Flush wood or wood insert floor vents to match flooring selection
- Pot lights per lighting plans
- Per lighting plan, choice of one (1) flushmount light from design selections
- Pantry shelving as per plans
- Custom (MDF, painted) base cabinetry for Servery from design selections
- Choice of cabinetry door style, colour and hardware for Servery from design selections
- Choice of quartz countertop (2" thickness) for Servery from design selections
- Choice of undermount bar sink for Servery from design selections
- Choice of backsplash tile to ceiling for Servery from design selections
- Choice of bar faucet (single mount) in Chrome for Servery from design selections (Moen/Delta)

Dining Room

- Choice of hardwood flooring from design selections
- Flush wood or wood insert floor vents to match flooring selection
- Per lighting plan, choice of one (1) flush ceiling light from design selections
- Glass railing between Dining and Living room (Lot 1 & 2 Only)
- Tray ceiling
- Crown moulding

Family Room

- Choice of hardwood flooring from design selections
- Flush wood or wood insert floor vents to match flooring selection
- Pot lights per lighting plan
- 46" linear gas fireplace with remote and blower
- Choice of fireplace wall tile from design selections
- Crown moulding
- French Doors with walkout to 500 sq ft covered loggia

Powder Room

- Choice of floor tile from design selections
- Flush, tileable floor vents
- Per lighting plan, choice of one (1) vanity light (horizontal, centered) from design selections
- Per lighting plan, choice of one (1) flushmount light from design selections
- Choice of custom (MDF painted) bathroom vanity from design selections
- Choice of cabinetry door style, colour and hardware from design selections
- Choice of quartz countertop (2" thickness) with 4" backsplash return from design selections
- Undermount sink
- Choice of single-hole faucet and bathroom accessories in Chrome (tissue holder, towel bar and towel ring) from design selections (Moen/Delta)
- Low consumption toilet
- Custom, frameless, wall-mounted mirror

SIGNATURE INCLUSIONS

Foyer

- Choice of floor tile from design selections
- Flush, tileable floor vents
- Per lighting plan, choice of one (1) flush ceiling light
- Crown moulding

Hallways

- Choice of hardwood flooring from design selections throughout hallway
- Flush wood or wood insert floor vents to match flooring selection
- Potlights as per lighting plan
- Crown moulding
- Wainscotting

Living Room



- Choice of hardwood flooring from design selections
- Flush wood or wood insert floor vents to match flooring selection
- Per lighting plan, choice of one (1) flush ceiling light from design selections
- 42" gas fireplace with remote and blower with Open Cast stone surround
- Crown moulding

SIGNATURE INCLUSIONS

Mud Room

- Choice of floor tile from design selections
- Flush, tileable floor vents
- Per lighting plan, choice of one (1) flushmount light from design selections
- Choice of cabinetry colour and hardware from design selections

Office

- Choice of hardwood flooring from design selections
- Flush wood or wood insert floor vents to match flooring selection
- Per lighting plan, choice of one (1) flush ceiling light from design selections
- Crown moulding

Office/Loft Above Garage (Lot 1 only)

- Choice of hardwood flooring from design selections
- Flush wood or wood insert floor vents to match flooring selection
- Per lighting plan, choice of one (1) flush ceiling light from design selections

Staircases

- Per lighting plan, LED recessed stair lights
- Oak stairs (main floor to 2nd floor and main floor to basement) with 4 1/2" posts, 3" hand rail and 1 3/4" treads stained to match hardwood selection
- Straight wrought iron pickets

Second Floor Hallway

- Choice of hardwood flooring from design selections
- Flush wood or wood insert floor vents to match flooring selection
- Pot lights per lighting plan
- Large skylight above stairs

Main Bathroom

- Choice of floor and tub wall tile from design selections
- Flush, tileable floor vent
- Per lighting plan, choice of two (2) vanity lights (horizontal) from design selections
- Per lighting plan, one (1) flush ceiling light
- Choice of custom (MDF painted) double bathroom vanity from design selections
- Choice of cabinetry door style, colour and hardware from design selections
- Choice of quartz countertop (2" thickness) with 4" backsplash return from design selections
- Two (2) undermount sinks
- Choice of single hole faucets, bathroom accessories in Chrome (tissue holder, towel bar, towel ring and robe hook) and shower system (rain head, tub spout and hand held shower) from design selections (Moen/Delta)
- Alcove tub
- Tiled niche
- Low consumption toilet
- Custom, frameless, wall-mounted mirror
- Exterior vented exhaust fan

SIGNATURE INCLUSIONS

Principal Bedroom



- Choice of hardwood flooring from design selections
- Flush wood or wood insert floor vents to match flooring selection
- Per lighting plan, choice of one (1) flush ceiling light from design selections
- Pot lights per lighting plans
- 36" linear gas fireplace with remote and blower
- Choice of fireplace wall tile from design selections
- Crown moulding
- French Doors with walkout to 300 sq ft balcony

Principal Bedroom Walk In Closet

- Per lighting plan, choice of one (1) flush ceiling light from design selections for walk-in closet
- Custom (pre-finished) shelving and drawers as per plans

SIGNATURE INCLUSIONS

Principal Ensuite



- Choice of floor, shower floor and shower wall tile from design selections
- Flush, tileable floor vent
- Pot lights per lighting plan
- Per lighting plan, choice of two (2) vanity lights (horizontal) from design selections
- Choice of custom (MDF painted) double bathroom vanity from design selections
- Choice of cabinetry door style, colour and hardware from design selections
- Choice of quartz countertop (2" thickness) with 4" backsplash return from design selections
- Two (2) undermount sinks
- Choice of single-hole faucets, bathroom accessories in Chrome (tissue holder, towel bar, towel ring and 2 robe hooks) and shower system (rain head and hand held) from design selections (Moen/Delta)
- Tiled shower niche
- Linear shower drain
- Frameless glass shower panel
- Choice of free-standing tub from design selections
- Choice of floor-mounted tub filler in Chrome from design selections (Moen/Delta)
- Low consumption toilet
- Custom, frameless, wall-mounted mirrors
- Exterior vented exhaust fan

SIGNATURE INCLUSIONS

Bedroom 2

- Choice of hardwood flooring from design selections
- Flush wood or wood insert floor vents to match flooring selection
- Per lighting plan, choice of two (2) flush ceiling lights from design selections
- Standard closet rod and 16" shelf

Bedroom 3

- Choice of hardwood flooring from design selections
- Flush wood or wood insert floor vents to match flooring selection
- Per lighting plan, choice of two (2) flush ceiling lights from design selections
- Standard closet rod and 16" shelf

Bedroom 3 Ensuite

- Choice of floor, shower floor and shower wall tile from design selections
- Flush, tileable floor vent
- Per lighting plan, one (1) pot light
- Per lighting plan, choice of one (1) flush ceiling light from design selections
- Per lighting plan, choice of one (1) vanity light (horizontal, centered) from design selections
- Choice of custom (MDF painted) bathroom vanity from design selections
- Choice of cabinetry door style, colour and hardware from design selections

- Choice of quartz countertop (2" thickness) with 4" backsplash return from design selections
- Undermount sink
- Choice of single hole faucet, bathroom accessories in Chrome (tissue holder, towel bar, towel ring and robe hook) and shower system (rain head and hand held shower) from design selections (Moen/Delta)
- Tiled shower niche
- Frameless glass shower panel
- Low consumption toilet
- Custom, frameless, wall-mounted mirror
- Exterior vented exhaust fan

Bedroom 4

- Choice of hardwood flooring from design selections
- Flush wood or wood insert floor vents to match flooring selection
- Per lighting plan, choice of two (2) flushmount lights from design selections
- Standard closet rod and 16" shelf

Bedroom 4 Ensuite

- Choice of floor, shower floor and shower wall tile from design selections
- Flush, tileable floor vent
- Per lighting plan, one (1) pot light
- Per lighting plan, choice of one (1) flush ceiling light from design selections
- Per lighting plan, choice of one (1) vanity light (horizontal, centered) from design selections
- Choice of custom (MDF painted) bathroom vanity from design selections

SIGNATURE INCLUSIONS

Bedroom 4 Ensuite Cont.

- Choice of cabinetry door style, colour and hardware from design selections
- Choice of quartz countertop (2" thickness) with 4" backsplash return from design selections
- Undermount sink
- Choice of single hole faucet, bathroom accessories in Chrome (tissue holder, towel bar, towel ring and robe hook) and shower system (rain head and hand held) from design selections (Moen/Delta)
- Tiled shower niche
- Frameless glass shower panel
- Low consumption toilet
- Custom, frameless, wall-mounted mirror
- Exterior vented exhaust fan

Loft/Den

- Choice of hardwood flooring from design selections
- Flush wood or wood insert floor vents to match flooring selection
- Per lighting plan, choice of one (1) flushmount light from design selections

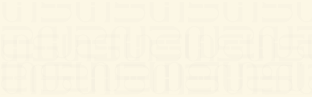
Laundry Room

- Choice of floor tile from design selections
- Flush, tileable floor vent
- Per lighting plan, choice of one (1) flush ceiling light from design selections
- Choice of custom (MDF painted) cabinetry from design selections
- Choice of cabinetry door style, colour and hardware from design selections

- Choice of quartz countertop (2" thickness) with 4" backsplash return from design selections
- Undermount sink
- Chrome faucet from design selections (Riobel)
- Rough-in for washer and dryer
- Rough-in and install floor drain
- Exterior vented exhaust fan
- Sound insulation for interior wall

Other

- Rough-in and install central A/C
- Rough-in for central vacuum system
- 200-amp service
- High-efficiency furnace two (2)
- High-efficiency hot water tank (rental)
- Rough-in and install sump pump
- Rough-in and install heat recovery ventilation (HRV) unit
- Sub-floor to be screwed and glued
- R-30 ceiling insulation, R-22 wall insulation, R-60 attic insulation, R-20 basement insulation and spray foam in applicable areas per OBC
- Professionally cleaned (including ducts) prior to occupancy



SIGNATURE INCLUSIONS

Garage

- Poured concrete floor
- Per lighting plan, two (2) utility lights
- Finished walls and ceiling (insulated, vapor barriered, drywalled, primed and painted)
- Conduit for future electric vehicle plug rough-in
- Two (2) insulated steel garage doors, including wired garage door openers
- Door from garage into house

Basement

- Poured concrete floor with foam board insulation
- Finished section with choice of carpeting as per plans
- Per lighting plan, choice of one (1) flushmount light from design selections
- Per lighting plan, eleven (11) utility lights
- Rough-in for future 3-piece bathroom
- HVAC ducts run to floor level
- Cold cellar to include solid core door with weather stripping, utility light, floor drain and vent.

Interior Finishes and Features

- 10' ceilings on main floor, 9' ceilings on 2nd floor and basement
- Standard CO/smoke detectors per the OBC
- Rough-in and install smart thermostat
- Rough-in for smart door chime
- Decora rocker light switches and duplex outlets
- 1/2" drywall (wall and ceiling), waterproof drywall (tub and shower enclosures in bathrooms) and smooth ceilings throughout
- Chamfer (squared) wall corners
- Choice of baseboard (7") and casing (3.5") design style from design selections to be painted white
- Choice of interior door style from design selections painted white
- 8' interior solid doors (main floor) and 6'8" interior solid doors (basement and 2nd floor)
- Choice of interior door hardware finish from design selections
- Privacy locks on all bathrooms and Principal bedroom
- Baseboards, trim and casing painted white
- Ceilings painted white
- Choice of neutral wall paint colour from design selections for walls

SIGNATURE INCLUSIONS

Exterior Finishes and Features

- Brick and stone (3:1) front exterior with stucco accents
- Roof shingles, 25-year manufacturer's warranty
- All soffits, eaves, downspouts and fascia in prefinished aluminium
- Insulated, Low-E, double pane vinyl windows with black exterior and white interior finish
- Poured concrete front porch
- Insulated fibreglass front door
- One (1) patio door on main floor to Loggia
- Black wrought iron railing at Front Entrance
- One (1) patio door on 2nd floor deck off of Principal Bedroom
- Black aluminum railing for balcony off of Principal Bedroom
- One (1) patio door at basement walk up
- Concrete stairs from basement walk up to backyard
- Weather stripping on all exterior doors
- Landscape design includes sodded yard
- Rear walk out and patio finished with concrete
- Asphalt driveway
- Three (3) hose bibs, one on each side and one rear
- Capped gas line at rear (for future barbeque hook up)
- Concrete stairs to front door entry
- Decorative house number

Exterior Lighting and Electrical

- Exterior decorative lights as per lighting plan
- Rough in for one (1) Chandelier in Loggia
- Exterior GFCI outlets at front, sides and rear

GENERAL NOTES

- All references to sizes, measurements, materials, construction styles, trade/brand/industry names or terms may be subject to change or variation within generally accepted industry standards & tolerances. Measurements 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.
- All features and finishes where Purchasers are given the option to select the style and/or colour shall be from the Vendor's pre-determined selections.

WARRANTY

The Tarion Warranty Corporation backs Wiltshire Homes with the following warranties: The home is free from:

- defects in workmanship and materials for a period of one year.
- defects in workmanship and materials for a period of two years on electrical, plumbing and heating distribution systems. Any water penetration through exterior cladding, windows, doors and exterior caulking.
- major structural defects for a period of seven years.

Please refer to your home owner information package and/or visit tarion.com for further details.