

## Muskoka Bay Club – Lofts Features and Finishes

### Exteriors

Architecturally controlled Muskoka-style exterior elevations

Wood siding, natural stone elevations and wood beams as per plan

Architecturally controlled predetermined exterior colour packages

Maintenance-free aluminum eavestrough and downspouts

High-quality double-pane thermal-glazed casement windows on main and second floors

Screens on all operating windows

All services including sanitary, storm sewers, municipal water and natural gas

Self-sealing high-grade 20 year asphalt shingles with architecturally blended colour

Architectural roof pitches as per plan

Poured concrete porch

Package featuring house numbers, grip set including dead bolt and three exterior electrical fixtures

Pressure-treated wood deck with clear glass and aluminum railing

Two exterior hose bibs, rear and garage, as per plan

Landscape package as per builder’s samples

### Kitchens

Custom designed kitchen cabinets complete with extra height uppers in a choice of colours and door styles from builder’s samples

Double compartment undermount stainless steel sink with single-lever faucet with pull out spray

Granite kitchen countertops with 1 1/2" edge detail as per builder’s samples

Ceramic backsplash as per builder’s samples

Centre preparation island and peninsula counters, service pantries and breakfast nooks as per plan

Raised or flush breakfast bar as per plan

Stainless steel appliance package including refrigerator, electric range with overhead hood fan and dishwasher

### Laundry Room

White washer and dryer as per plan

Washer connection as per plan

Heavy-duty wiring and outlets for clothes dryer, with

### Baths

Oversized mirror in all washrooms custom fit to accommodate vanity

Quality plumbing fixtures in all bathrooms with chrome finish

Custom cabinetry in a selection of finishes from builder’s samples

Granite countertop with 3/4" edge detail in master ensuite and powder room as per builder’s samples

Exhaust fan in all bathrooms

Privacy locks on all bathroom doors

Quality designer-selected lighting in all bathrooms

Ceramic floor to ceiling wall tiles in shower enclosure as per builder’s samples

All shower stalls to have marble surrounds

Frameless glass shower doors in master ensuite

Electrical outlets beside vanity in bathrooms

Three fixtures including paper holder, towel bar and soap dish

### Interior Design Features

9' ceilings on main floor as per plan

Vaulted or Cathedral ceilings as per plan

Open riser staircase with glass railing

Glass railing system throughout

Tongue and groove wood ceiling as per rendition

Lever door hardware with pewter finish

Quality interior light fixtures

Electrical door chime on front door

Garden doors as per plan

800 Series-Safe’n Sound solid doors

Eight pot lights, 4 kitchen, 2 master ensuite, 1 main bath and 1 powder room, as per plan

### Quality Construction

Smooth ceilings on main and second floor painted white

Party wall is double 2" x 6" construction with noise insulation and 1 hr. fire-rated drywall on each side as per plan

Direct-vent gas fireplace finished with a 9' high dry-stacked Muskoka stone

Poured concrete foundation walls with heavy-duty damp proofing and weeping tiles as per plan, where applicable

Quality 5 1/4" baseboard and 3 1/2" casing and trim

Closets with custom fit shelving and rod

Approved quality steel post and beam construction

Pre-engineered wood trusses with 7/16" roof sheathing

All floors to be glued and screwed

### Electrical

Rough in for security system

White decora light switches and plugs

Prewired cable TV in great room and master bedroom and 2 phone outlets as per plan

100 amp electrical service with heavy duty copper wiring and circuit breaker panel

Two exterior weatherproof electrical outlets

Electronic smoke detector on all floors as per Building Code

Carbon monoxide detector as per Building Code

### Painting

Interior casement and trim to be painted white, walls to be painted off-white as per builder’s standard samples, choice of 2 colours

Kitchen, bathroom and laundry room to have semi-gloss finish

### Flooring

Quality plush or sisal weave/berber carpeting in bedrooms and upper hall, in a wide choice of builder’s samples

Upgraded prefinished oak 3 1/4" x 3/4" strip hardwood flooring in the great room, and kitchen as per plan and builder’s standard samples

Choice of porcelain or ceramic floor tile in front foyer, kitchen and breakfast area, and all bathrooms as per builder’s samples

Sub-floors to be screwed and glued

5/8" tongue and groove spruce plywood subfloors

### Plumbing

PEX (potable plastic) water lines with ABS drains

### Heating, Insulation and Air Conditioning

High-efficiency gas-fired hot water tank to be installed by third party on a rental basis

Forced-air natural gas high-efficiency furnace

Exterior wall insulated R22, ceiling upgraded to R40 and basement R12 to 2' below finished grade

All windows and doors caulked with quality-brand caulking

Weather stripping on all exterior doors

Air conditioning engineered to home size

All ducts sized for installation of air conditioning

HRV required for wood-burning fireplace upgrade purchase

### Optional Extras

Full height 2 storey stone fireplace

Second floor balcony

Infinity edge splash pool

### Energy Star

Energy Star-qualified low-E/Argon gas-filled windows

### Tarion Warranty Program (Formerly ONHWP)

All homes are covered by Tarion, which included 7-year coverage for any major structural defects and 2 years for plumbing, heating and electrical systems

Warranty enrollment fee and all required permits paid by purchaser