

# Luxury features

## A RIVERSIDE COLLECTION OF FREEHOLD DETACHED HOMES

- Sterling Estates on the Humber is a collection of five elegant stone-and-brick homes by the Humber River Recreational Trail at Weston Road south of Sheppard Avenue West.

## CHARMING EXTERIORS

- Distinctive architecture showcases eye-catching gable accents and the warmth of brick and stone.
- Welcoming front entryway features a covered front porch with decorative peaked roof and columns.\*
- Precast concrete slabs lead to front porch.\*
- Precast concrete patio slabs at rear walkout.\*
- Grand 8' front entry doors with glass sidelight(s) and satin nickel grip set.\*
- Striking black exterior vinyl casement windows with grills and operable window screens at front of home open to let in fresh air.
- Models on corner lots will have vinyl casement windows with grills at front, street side and rear elevation.\*
- Premium-quality caulking on all exterior window and door frames for protection and energy savings.
- Pre-finished, maintenance-free aluminum soffits, fascia, eavestroughs and downspouts are colour-coordinated to complement each home.
- Metal-insulated garage door(s).\*
- Durable asphalt-paved driveways (one-coat) beautifully accented with permeable stone paver border.
- Poured concrete foundation wall and basement floor.
- Cold cellars optional in basements of some models.\*
- Basement perimeter walls with full height insulation.

- Two-and-one-half storey models feature a pressure-treated rear main-level deck with a barbeque line rough-in.\*
- Barbeque line rough-in included, lot 5.
- All basement windows are PVC vinyl sliders.\*
- Poured concrete garage floors.
- One exterior water tap (plus one located in garage).
- Fully-sodded lots where applicable to grade.
- Limited Lifetime Warranty (25 year) self-sealing quality asphalt roof shingles.
- Exteriors reflect architecturally pre-selected finishes and materials in conjunction with architectural control guidelines.

## INSPIRED INTERIORS

- Airy 9-foot high ceilings on main and upper levels and 8-foot high ceilings on ground level, lots 1 to 4.
- Dramatic 10-foot ceilings on main level and 9-foot ceilings on second level lot 5 exclusively.
- Smooth-finish main-level ceilings. Ground and upper-level ceilings feature textured stipple ceiling with 4-inch smooth border.
- Coffered ceiling in master bedrooms, lots 2-5.
- Cosy direct-vent gas fireplace with a pre-cast limestone mantel in the main level family room.
- 3 1/4" wide stained-finish engineered hardwood flooring on main & upper level, excluding tiled areas.
- Quality Berber carpeting, except areas covered with ceramic tile or hardwood flooring, as per brochure and builder standard sample.
- Your choice of imported 12"x24" ceramic or porcelain floor tiles in foyer from builder's standard samples.
- Trimmed archways throughout.\*

- Interior doors and trim to be painted white and fitted with straight satin nickel lever door hardware with coordinating hinges.
- Grand 8-foot high interior doors and archways on main level. 6'8" high doors on ground, upper and basement.
- Your choice of two standard interior wall paint colours from builder's standard samples.
- 5 1/4" designer baseboards with coordinating 3" door & window casings in all finished areas.
- Stained-oak veneer staircase from ground floor to upper level.\*
- Carpeted staircase included for finished basements as per builder standard sample.
- Contemporary black iron pickets with alternating plain and single collar.
- Stained-oak handrail and post as per builder standard sample.

## KITCHENS FOR HOME CHEFS

- Custom-designed kitchens with designer-selected cabinetry including tall upper cabinets and drywall bulkheads.\*
- Deep fridge upper cabinet with extended gable(s) above.\*
- Smooth-finish ceiling.\*
- Grand, quartz-topped island with flush breakfast bar, some with sinks.\*
- Designer-selected quartz countertops with polished square edge and cut-out for under-mount sink as per builder standard sample.
- Stainless-steel under-mount double sink with a single lever, pull-down faucet.
- Shut-off valve for sink.
- Chimney-style stainless hood fan vented to the outside (standard 6" pipe) in the kitchen.
- 3 1/4" wide stained-finish engineered hardwood flooring for designer touch.

## LUXE ENSUITE AND BATHROOMS

- Indulgent freestanding tub in master ensuite.\*
- Frameless glass shower enclosures in master ensuite.\*
- Framed-glass shower enclosures in remaining bathrooms.\*
- Tiled bathtub surrounds (excluding ceiling) in your choice of 8"x10" tiles from builder's standard samples.
- Smooth-finish ceilings.\*
- White-skirted acrylic tubs.\*
- Statement-making 2"x2" imported mosaic tiles in all shower stalls as per builder standard sample.
- Designer vanity cabinets with laminate countertops and drop-in white vanity sinks.
- Chrome bathroom accessories as per builder standard sample.
- Two-piece standard white toilets.
- Your choice of imported 12"x24" ceramic or porcelain floor tiles in master ensuite from builder's standard samples.
- Your choice of imported 12"x12" or 13"x13" ceramic or porcelain floor tile, from builder's standard samples in all remaining bathrooms.
- Pressure-balanced chrome shower faucets in upstairs bathrooms, where applicable.\*
- Single-lever chrome faucets for all bathroom vanities.
- Shut-off valves for all sinks.
- Energy-Star rated bathroom fans.

## LAUNDRY ROOMS

- Your choice of imported 12"x12" or 13"x13" ceramic or porcelain floor tile, from builder's standard samples.
- Drop-in plastic laundry tubs.\*

# STERLING ESTATES

ON THE HUMBER



## TECHNICAL & MECHANICAL

- 200 AMP circuit breaker panel to utility authority standards.
- Energy-efficient gas-fired water heater (on rental basis).
- All-copper electrical wiring throughout.
- One exterior electrical outlet at rear of house and one at front porch, plus one located in the garage. As per code.
- Electrical outlet(s) in garage for future garage door opener(s).\*
- Vendor's standard interior and exterior light fixtures and door chimes.
- White decora plugs and switches.
- Two convenient USB outlets-one in master bedroom and one in kitchen.
- High-efficiency forced-air gas furnace with HRV for optimum comfort.
- Electronic smoke/strobe and carbon monoxide detectors as per code.
- Rough-in for dishwasher includes provision for electrical and plumbing.
- Energy-Star rated LED lamps.
- Pre-engineered floor systems to be glued and screwed for added strength.
- 3-piece rough-in for bathroom in basement included.

## FUTURE-READY SMART HOME

- 1) Future-Ready Smart Home wiring package consists of one (1) fully integrated home wiring system providing high-tech infrastructure capabilities to accommodate today's technology and future add-ons.
- 2) Exclusive 3-Year Complimentary Enercare Smarter Home Essentials Package accessible via the mobile app includes: HVAC High Performance Monitoring, Smart Thermostat (1), Smarter Home Hub (1), and Water Leak Sensor (1). Must be claimed within first 90 days of closing. See sales agent for details.

- 3) Structured high-speed wiring supports high-speed communication.
- 4) Pre-wired telephone outlets in three locations to be selected by purchaser(s) at time of décor selections.
- 5) Pre-wired cable TV outlets in three locations to be selected by purchaser(s) at time of décor selections.
- 6) Free Rogers Promotion Package

## YOUR NEW HOME IS PROTECTED BY GUARANTEES:

- 1) One Year Guarantee on the workmanship and materials of your new home, a guarantee backed by Tarion (Ontario New Home Warranty Program). \*\*
- 2) Full 2 years' coverage backed by Tarion on electrical, plumbing, heat delivery & distribution system. \*\*
- 3) The Full Tarion Ontario New Home Warranty Program 7-Year Structural Guarantee on major structural components of your new home. \*\*
- 4) The individual guarantees provided by the quality brand-name suppliers of the many components that go into your new home.

\*As per plan.

\*\*See Tarion (Ontario New Home Warranty Program) for full warranty details.

Note: Hydro and gas meter location may vary and is subject to Enbridge and/or local utility company standards.

Sizes provided are nominal and may vary slightly per builder's standard sample(s)

We reserve the right to substitute materials of equal or better quality without notice subject to availability at time of construction.

Room dimensions, window configurations and overall floor specifications may vary with final construction documents. All specifications and materials are subject to change without notice.

E.&O.E. January 2021.