

Custom Quality Construction

- All clay brick and/or stone construction (as per plan).
- Porches are a gracious feature on many of the Bayview Wellington Homes. Where provided porches are re-enforced poured concrete.
- Steep roof pitches enhance all elevations.
- Self-sealing high grade architectural fiberglass laminate shingles.
- 9’ ceilings on main floor except where bulkheads required and 8’ ceilings on 2nd floor are standard throughout.
- Superior 2” x 6” wood and steel beam exterior construction. Exterior walls insulated to R22; basement wall insulated to R12 (8” from finished basement floor), with R50 insulation in ceilings.
- Spray foam garage & porch ceilings above habitable space.
- All subfloors to be sanded and fastened with glue & screws.
- Roof sheathing ¾” plywood.
- Maintenance free aluminum soffits, fascia, eavestroughing & downspouts.
- Vinyl clad casement windows on all elevations (front elevation windows to have upgraded internal grilles) (as per plan). Basement windows to be vinyl framed sliders. All windows are double pane thermal glazing.
- Operating windows have screens.
- All doors and windows to be fully caulked.
- Steel clad insulated front entry door(s) with glass insert (as per plan).
- Sliding patio door(s) with screen, as per applicable plan.
- Rear french door(s), (as per plan.)
- Standard cold cellars with steel pan construction (as per plan).
- High performance engineered flooring system “I” joists.

Electrical and Plumbing

- One carbon monoxide detector on second floor and one in basement.
- 200 AMP electrical service with upgraded panel.
- Heavy duty wiring for stove and dryer.
- Three (3) electrical wall outlets and up to two (2) ceiling outlets for future garage door openers.
- Forced air natural gas heating with high efficiency furnace with ducting sized for future air conditioning. Gas fired hot water tank on rental basis complete with programmable thermostat for energy conservation.
- White Decora switches and receptacles throughout.
- Ceiling outlets with builder supplied fixtures for vestibule foyer, hallways, laundry, kitchen and breakfast, dining room, library/den, and all bedrooms (as per plan).
- Pre-wired for television in great room, family room, all bedrooms and computer lofts (where applicable), plus 1 network location of choice.
- Electrical receptacle above fireplace for television.
- Telephone rough-in to family room, kitchen and all bedrooms.
- Door chimes.
- Smoke detector, one per floor including basement & in every bedroom.
- Weatherproof exterior electrical outlet in eaves for future festive lights.
- Security system rough-in provided on main floor.
- Rough-in for central vacuum system piped to garage.
- HRV included.

Laundry Room

- Laundry tub provided, base and uppers (as per plan).
- Hot and cold laundry taps for washer, and heavy duty wiring for dryer.
- Outside vent for dryer.
- Second floor curbless laundry room equipped with floor drain.

Spectacular Interior Finishes

- 13”x13” Ceramic tile flooring (as per builder’s samples) in vestibule, main hall, powder room, kitchen, laundry room and all bathrooms (as per plan).
- 2¼” stained hardwood flooring throughout main floor from builder’s standard selection (excluding tiled areas).
- Choice of one paint colour on walls, and one paint colour on trim throughout, from builder’s samples.
- One (1) coat of primer and one (1) coat of quality latex paint on all interior walls.
- One (1) coat of primer and one (1) coat of quality semi gloss paint on all interior doors and trim.
- Textured ceiling with 4” smooth borders throughout main and second floors except for kitchen, bathroom, and laundry room ceilings which are to have smooth finish.

- Trimmed archways throughout (as per plan).
- 2 panel interior smooth doors with Aristocrat 4¼” baseboards and 2¼” casing, Colonial doorstop.
- Elegant main oak stair, with solid oak handrails, posts and pickets natural finish.
- Berber carpet is standard throughout (except in tiled & hardwood area).
- Satin nickel level interior hardware.
- Clean faced direct vent gas fireplace in great room or family room (as per plan). Standard finish to be painted wood mantle with marble surround (from builder’s standard samples).
- All duct joints in basement screwed and taped.
- Wire shelving in all closets.

Gorgeous Kitchen and Luxurious Bathrooms

- Oversized custom cabinetry in kitchen complete with extended upper cabinets & crown moulding, with post formed Formica countertop, from builder’s samples.
- Custom cabinetry in bathrooms, with post formed Formica countertop, from builder’s samples.
- Double stainless steel ledgeback sink in kitchen with single lever upgraded MOEN pullout faucet.
- Exhaust hood fan over stove area, vented to exterior.
- Dishwasher rough-in provided includes electrical and plumbing only with space for dishwasher.
- Single lever MOEN faucets with pop-up drains in all bathrooms.
- Quality white fixtures in all bathrooms.
- Main bathroom and ensuite (as per plan) to include fully tiled tub enclosure including ceilings, where applicable.
- Mirrors in all bathrooms.
- Standard seamless glass shower enclosures (as per plan).
- Scald guard temperature balance control faucets to all tubs/shower enclosures.
- Water saver toilets.
- Recessed waterproof shower pot light at separate tub/shower enclosures.
- Master ensuite to have oversized acrylic oval tub with ceramic tile backsplash to 16” minimum in height, and deck mounted faucets, where tub and shower are separate.
- Separate oversized showers to be fully tiled (as per plan).
- Powder room to have white pedestal sink (where applicable).
- Freestanding tubs (as per plan).
- Rough in 3 piece bath in basement (as per plan).
- Frameless glass shower doors where applicable.

Exterior Details

- Exterior hardware to comprise of decorative black finish exterior lights and stone cast house numbers, and satin finish grip set(s), on entry door.
- Two (2) exterior hose bibs, one at the rear and one in garage.
- Roll up garage door with glass inserts.
- Maintenance free aluminum columns, posts and railings (as per plan).
- Walkway to porch at front entry.
- Fully graded to municipal requirements.
- Builder will provide a 2 coat paved asphalt driveway included.
- Fully sodded lot.

TARION Warranty Corporation Coverage

- 7 years - major structural defects.
- 2 years - plumbing, heating, electrical systems and building envelope.

Specifications subject to change without notice. E. & O.E.
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