ROSEHAVEN™
I AM HOME

ROSEHAVENHOMES.COM

COUNTRYSIDE

URBAN TOWNS

FEATURES & FINISHES

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COMMUNITY AND LANDSCAPE ELEMENTS

1. Fully landscaped exterior common areas and walkways.
2. Outdoor exterior parking including visitor parking, with two driveways for entry/exit points.
3. One parking spot included and location pre-assigned to each unit.
4. Driveways, parking area and all pathways are well lit.
5. Centrally located Canada Post mailbox.
6. Centrally located bike racks.
7. Dedicated garbage disposal building.

BUILDING FEATURES

8. Contemporary brick exterior elevations with unique architectural features, such as, brick soldier coursing, raked mortar joints, coloured mortar, precast sills, frieze board, stucco accents and trim detailing, as per elevation.
9. All Blocks have had their exterior colour packages pre-determined.
10. Energy efficient low maintenance, aluminium fixed and operating casement windows. All windows are equipped with Low E glass, argon gas and warm edge spacers. All operating windows have screens.
11. Contemporary styled steel insulated front entry door offering a sleek smooth finish with a privacy viewer, and satin finish lever door hardware and deadbolt.
12. Exterior balconies feature aluminium handrails with tinted glass panels and 2′ x 2′ composite floating deck tiles, as per plan.
13. Low maintenance aluminium frame & glass privacy dividers between balconies / patio's as per plan.
14. Exterior balcony doors feature a contemporary style door with double pane glass and quality satin chrome finish lever handle and deadbolt. 5′0″ wide coloured aluminium framed energy efficient sliding door to Patio area, as per plan.
15. Individual address plaques for each unit number will be installed near your front entry door.
16. Pre-finished maintenance-free aluminium soffit, fascia, eaves trough, downspouts, and aluminium to ceilings of covered front entries.
17. Well-lit covered front door entries.
18. Poured concrete stairs to covered front entries, as per elevation.

INTERIOR FEATURES

19. 8′ Ceiling heights, subject to bulkheads as required.
20. Water sprinkler system installed in each unit.
21. Rough-in security at front entry door, doors and sliding patio doors and motion detectors locations determined by Rosehaven Homes.
22. Pre-wired for television & telephone, rough ins only. Both cable & telephone are wired to great room and all bedrooms. (Number of rough-ins determined by Rosehaven).
23. "Satin-Nickel" finish metal wire shelving for all closets.
24. Smooth ceilings throughout Main floor and single storey units will be painted white.
25. Stippled ceilings with 3″ smooth border throughout 2nd floor ceilings to all two storey designs.
26. Quality ceiling light fixtures provided in foyer, dining room, kitchen, all bedrooms, halls, laundry, and utility room, as per plan. Great room to have a switched wall outlet.
27. White "Décor" switches and outlets throughout finished areas.
28. Barbeque gas line to balcony or patio, location determined by Rosehaven.
29. Energy saving automatic set back thermostat centrally located.
30. Self-sealing air-tight plastic electrical outlet boxes to all exterior walls & to the top floor ceiling light fixtures.
31. Rental high efficiency combination hot water boiler and air handler system with energy recovery ventilator (ERV). The heat will be distributed through high-velocity mini ducts throughout the home reducing the number of extra bulkheads, at the same time it offers a gentle and even warmth throughout home, while being both quiet and economical. As well as a rental central air conditioning to each unit, installed on the balcony or patio, final location is determined by Rosehaven and may vary from what is depicted on the brochure.
32. Interconnected smoke detectors, one on each level/floor and one to each bedroom.
33. One carbon monoxide detector per floor, hardwired, location determined by Rosehaven.
34. Innovative flexible & durable thermoplastic plumbing supply lines throughout. Advantages include less copper in water, no knocking, less condensation.
35. 100-amp electrical panel with breaker switches and copper wiring throughout.
36. Structurally sound 2″ x 6″ exterior wall construction with R-24 insulation or to O.B.C.
37. Double stud 2″ x 4″ walls between units with sound insulation to each side.
38. Upgraded engineered floor joists system. Floor assemblies between units receive sound insulation between the floor joists to reduce noise.
39. Tongue and groove sub-floor screwed and glued prior to installation of flooring finish (excludes patio level).
40. Dymeric caulking to all windows and doors. All doors to have weather-stripping. All windows and doors installed with water proofing barrier.

FLOORING FEATURES

41. Contemporary 12″ x 24″ imported ceramic floor tile installed in a stacked pattern (direction determined by Rosehaven Homes) to foyer, all bathrooms, utility rooms and laundry rooms, as per plan.
42. 5 3/4″ wide durable vinyl plank flooring to the main hall, great room, kitchen and dining room, as per plan.
43. 28oz. Berber carpet with 1/4″ under-pad to all bedrooms, main stairs and all halls where bedrooms are located on a different level than the great room and kitchen.
44. Durable commercial grade carpet to the stairs leading from front entry door to main living level, applies to the Jade, Emerald and Sapphire design.
45. Metal edge is installed where ceramic tile abuts laminate and carpet.

INTERIOR TRIM, DOORS & PAINT

46. Ultramodern interior passage doors feature a smooth painted finish complimented with satin finished lever handles and hinges.
47. Interior white sliding closet doors, with white metal frame, and trimmed archways continuing the contemporary look within the suite.
48. Contemporary square edge 2 3/4″ interior casing & 4 1/4″ interior baseboards.
49. All windows feature the clean lines of a drywall edge with a painted wood/MDF sill.
50. Interior walls, doors & trim to be painted with an upgraded Chantilly Lace paint throughout including 3″ smooth border on non-smooth ceilings. (Kitchen, bathrooms, powder room, laundry & utility rooms to be finished in eggshell for easy maintenance).

KITCHEN FEATURES

51. Contemporary designed, quality kitchen upper and base cabinetry and contemporary chrome finish pull handles.
52. Double Stainless steel "undermount" sink with single hole and lever faucet in Kitchen.
53. Colour coordinated kick plates to compliment cabinets.
54. Polished Quartz counter tops with a contemporary mitered edge and a clean-cut finish where countertop meets the wall.
55. Extended breakfast counters & islands, as per plan.
56. Electrical outlets on island (as per plan) and at counter level, heavy-duty electrical outlet for stove & dedicated electrical outlet for refrigerator. (Electrical outlets at counter level within one meter of the kitchen sink is protected by ground fault circuit interrupter.)
57. Kitchen range hood fan is vented to the exterior.

BATHROOMS

58. Contemporary designed, quality vanity cabinetry and contemporary chrome finish pull handles.
59. Polished Quartz counter tops with a contemporary mitered edge and a clean-cut finish where countertop meets the wall, with undermount vanity sink.
60. Full width vanity mirror with strip light fixture and colour coordinated kick plates to compliment cabinets.
61. White bathroom plumbing fixtures.
62. Upgraded 5′ extra deep soaking acrylic tubs, as per plan.
63. Chrome bathroom accessories include tub shower rod, towel bar and toilet tissue dispenser.
64. Contemporary 12″ X 24″ imported ceramic wall tile, installed in a horizontal stacked pattern to the ceiling height of tub enclosure offering a clean sleek finish.
65. Single lever chrome finished faucets with pop up drains to all bathroom sinks.
66. Water efficient toilets and shower heads.
67. Full height cement board backing to tub enclosures (excluding ceiling).
68. Chrome finish faucet to tub enclosures featuring pressure balance control valves.
69. Ground fault circuit interrupter protection in all bathrooms and powder room.
70. Privacy door locks on all bathrooms.
71. All bathroom and laundry room exhausts are inter-connected and vented though the ERV system.

UTILITY & LAUNDRY ROOMS

72. Drain and water connections, and electrical outlet for automatic washer.
73. Heavy duty electrical outlet.
74. Laundry rooms will feature a floor drain (except where laundry rooms are located on ground/ patio level).
75. Laundry rooms will feature a convenient recessed box for the cold and hot water connections.

ROSEHAVEN HOMES DÉCOR STUDIO

76. All colours selections are available from Rosehaven Homes pre-determined colour boards (the "CRYSTAL", "QUARTZ" and "GEMSTONE") as displayed in the sales centre. At the time of appointment, purchaser will have the opportunity to purchase and incorporate upgraded finishing touches form the options offered.

WARRANTY

77. Rosehaven Homes has been committed to providing excellent service under the guidelines of Tarion warranty corporation since 1992. For more information, visit www.Tarion.com.

NOTE:
The Vendor reserves the rights to substitute alternative materials and fixtures of equal or better quality. All illustrations are artist's concepts. The purchaser acknowledges that the floor plan may be reversed. The Purchaser acknowledges that there shall be no reduction in the Purchase Price or credit / supply / pick up for any standard feature listed herein which is omitted at the Purchaser's request. Tubs shapes depicted on the brochure may not reflect the actual shape of tub installed, and the Purchaser(s) agree(s) to accept tub as installed. Specifications and conditions are subject to change without notice. Finished floor height and built in noise-attenuation measure may cause ceiling heights to vary in some areas. Drop ceilings and bulkheads will occur to accommodate HVAC, plumbing and structural requirement. All standard finishes are to be selected from Rosehaven Homes predetermined packages. E. & O.E October 15, 2026

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