

SIGNATURE FINISHES DEFINE THE ROSEHAVEN STYLE



UP TO
\$248,000
FREE VALUE
OTHER BUILDERS MAY NOT OFFER

Of the many luxury features, here is a short list of 22

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| <p>1. Exceptional Classic English, French Provincial & Contemporary architectural designs finished with stone, stucco and genuine clay brick (including sides and rears) as per elevations. Pre-cast detailing such as: arches, keystones, banding & sills to front elevations.....
.....\$Priceless</p> <p>2. Six foot (6'0") wide vinyl sliding patio door with transom window above and/or French door with transom window above at rear of home, on the ground floor only, as per plan.....\$5,500</p> <p>3. Nine foot (9') high basement ceilings, and ten foot (10') high smooth ceilings in throughout the ground floor. Nine foot (9') high ceilings on the second floor with raised 10' smooth coffered ceilings in primary bedroom of 25' traditional towns, semi-detached, 35', 41' detached (ceiling inside coffered only receives a smooth finish), as indicated on plans.....\$50,500</p> <p>4. Nine foot (9') high ceilings throughout the ground floor and second floor on all two storey designs and three storey townhomes.....\$33,500</p> <p>5. Smooth finish 7'0" tall "Carrara" interior passage & closet doors complete with "Nickel finish" hinges and lever handles. Privacy door locks on all bathrooms.....\$8,500</p> <p>6. Single-sided gas fireplaces with a white cabinet mantel, as per plan.....\$4,900</p> <p>7. 12" x 24" imported ceramic floor tile in front foyer, kitchen, breakfast room, all bathrooms and finished laundry rooms, as per plan. Installed in a stacked pattern.....\$19,900</p> | <p>8. 12" x 24" stacked imported ceramic tile in all bathub enclosures and non-glass walls in showers up to ceiling, as per plan.....\$16,900</p> <p>9. 5" x 3/4" pre-finished engineered oak flooring in natural finish or titanium grey colour to the ground floor hall, living/dining, family room or great room, and den, as per plan.....\$18,700</p> <p>10. Full depth fridge upper with crown moulding and fridge gables as required, as per plan. Stone kitchen counter tops with stainless steel undermount sink and KOHLER polished chrome pull out spray and a mitred edge and a clean-cut finish where countertop meets the wall.....\$8,600</p> <p>11. Upgraded 5'0" KOHLER freestanding tub to primary ensuite bathroom, with deck mounted polished chrome faucet, as per plan. Separate shower stalls feature frameless glass enclosure with a glass door, mosaic shower floor including a recessed waterproof ceiling light.....\$12,600</p> <p>12. Choice of quality cabinetry from Rosehaven's standard samples, for bathroom vanities with stone countertops and KOHLER undermount sink, white KOHLER bathroom plumbing fixtures including polished chrome KOHLER faucets.....\$9,000</p> <p>13. Rosehaven Homes introduces "H.E.R.S." Home Energy Rating System to Ivy Rouge Collection in Oakville.....\$7,900</p> <p>14. All homes are equipped with a "Power Pipe Heat Exchanger". A heat recovery system which provides energy savings to heat your home's hot water. Drain pipe(s) in the basement will receive the "drain water heat recovery system". Power humidifier, mounted to the furnace also included..\$2,500</p> | <p>15. 200 AMP electrical panel with circuit breaker panel and copper wiring throughout.....\$16,600</p> <p>16. Rough-in for future electric vehicle charging station, consisting of a conduit connected to an electrical box in the garage.....\$2,600</p> <p>17. Décor white switches and plugs throughout.....\$1,800</p> <p>18. Ten (10) pot lights on main floor, four (4) in kitchen and six (6) in great room or family room.....\$3,800</p> <p>19. Barbeque gas line to rear of home.....\$1,100</p> <p>20. 3/4" Tongue and groove sub-flooring and engineered floor joists throughout.....\$18,500</p> <p>21. Two (2) coat paved driveway, at no additional cost.....\$4,100</p> <p>22. Basement cold cellar.....\$15,500</p> |
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All values indicated are approximate and have been estimated by Rosehaven Homes. Some items noted above may not be available on all plans refer to design/home brochures to see if the item is available and refer to Standard Appointments handout for full detailed description of each item.



FEATURES & FINISHES

FEATURES & FINISHES

EXTERIOR FINISHES

- French Provincial, Classic English Tudor & Contemporary architectural designs finished with stone and genuine clay brick (precast detailing such as: arches, keystones, banding and sills). Window Lintels get capped with Vinyl Capping to match window colour. Stucco and Longboard style siding. Stucco areas receive decorative "maintenance free" stucco trim & frieze board. Elevations are complimented with painted/prefinished and/or stucco decorative exterior columns and black metal railing, as per front elevation.
- Architecturally controlled exterior colour schemes from Rosehaven's selections for the purpose of providing a visually appealing streetscape.
- Brick soldier coursing with steel lintels above all second & third level windows, as per elevation.
- Pre-finished metal roof, parapet & eyebrows, as per plan & elevations.
- Pre-finished maintenance-free aluminum soffit, fascia, eavestrough, downspouts and aluminum to ceilings of covered front porches/balconies.
- Self-sealing shingled roof.
- Traditional or Contemporary house number on front elevation, and rear for all "Rear Lane" designs, location determined by Rosehaven.
- Fully sodded front, rear and side yards. (Side yards: where continued growth will permit, otherwise gravel will be installed at Rosehaven's sole discretion).
- Precast concrete patio slab/tiles from front door to driveway, and patio tile will be installed at rear patio door. (Rosehaven determines number of tiles)
- Two (2) coat paved driveway, at no additional cost.

EXTERIOR WINDOWS AND DOORS

- Maintenance free vinyl casement windows with Low E Glass, Argon gas and warm edge spacers throughout, basement windows are vinyl sliders with Low E Glass and warm edge spacers only. All operating windows have screens. Front elevation windows to receive decorative grills, as per elevation.
- 8' tall painted metal insulated front entry door(s) with a glass panel insert and "Nickel finish" grip set with deadbolt lock, as per plan/elevation.
- Quality painted sectional roll up insulated garage doors, equipped with high-quality, heavy-duty springs and lifelong rust resistant door hardware, and window-lites as per elevation.
- Metal insulated interior garage access door (where grade permits, less than 2 risers into house) complete with safety door closure.
- 6' wide vinyl sliding patio door with transom window above and/or French door with transom window above on main level, as per plan.

INTERIOR FEATURES

- 9' high basement ceilings for 41' detached. Approximately 7'10" high basement ceiling for townhomes, semi-detached, and 35' detached (some ceiling areas may be lower due to mechanical, structural, or decorative elements including dropped ceiling areas)
- 10' high smooth ceilings throughout the ground level of 41' detached.
- 9' high smooth ceilings throughout the ground and main level of 20' rear lane townhomes. 9' high smooth ceilings throughout ground level of 25' traditional townhomes, semi-detached and 35' detached.
- 9' high sprayed stippled ceilings with 3" smooth border for second level ceilings of all two-storey designs and third level of all three-storey townhomes
- Raised 1" smooth coffered ceilings in primary bedroom of 25' traditional towns, semi-detached, 35', and 41' detached (ceiling insulate coffered only receives a smooth finish), as indicated on plans.
- Coffered ceilings, trimmed half walls, decorative columns and trimmed ledges, as per plan.
- Smooth finish 7' tall "Carrara" interior passage & closet doors complete with "Nickel finish" hinges and lever handles. Privacy door locks on all bathrooms
- Interior Shaker style, full clear glass French door (as per plan).
- 3 1/2" step bevel casing on all window frames, archways & doors with 5 1/4" step bevel baseboards throughout all finished areas
- Oak staircase, natural finish or titanium grey colour in finished areas only (veneer stringers & risers).
- Oak 2 3/4" grooved handrail with square newel posts & oak nosing, with choice of 1 3/4" square oak pickets or straight black metal pickets, all oak finished natural or titanium grey colour to finished areas as per plan.
- Single-sided gas fireplaces with transitional upscale white cabinet mantel, as per plan.
- Interior walls, interior trim, and doors (in all finished areas) to be painted "Chantilly Lace" colour throughout including 3" smooth border on ceilings. All interior walls to be finished in a washable acrylic paint.
- All interior paints, varnishes, stains and sealers are Low VOC.
- Wire shelving to all closets including linen and walk in pantries, as per plan.
- Basement/Lower-level cold cellar, complete with weather-stripped steel insulated door, vent, and electrical light, as per plan.

FLOORING FEATURES

- 12" x 24" imported ceramic floor tile in front foyer, kitchen, breakfast room, all bathrooms and finished laundry rooms, as per plan. Installed in a stacked pattern, direction at Builder's discretion.
- 5" x 3/4" pre-finished engineered oak flooring in natural finish or titanium grey colour to the ground level hall, living/dining, family room or great room, den and stair landing in 25' traditional townhomes, semi-detached, 35', and 41' detached, as per plan.
- 5" x 3/4" pre-finished engineered oak flooring in natural finish or titanium grey colour to the great room on main level of rear lane townhomes
- 28 oz. berber carpet with 1/4" underpad OR 40 oz. polyester carpet with 1/2" chip foam underpad to all bedrooms, upper hall, closets, and optional finished lower level, as per plan. Purchaser to have choice of two colours from Rosehaven's standard samples.
- Metal edge is installed where carpet abuts ceramic tile and where ceramic tile abuts hardwood flooring.

KITCHEN FEATURES

- Quality cabinetry with extended kitchen uppers (adding more upper storage) adorned with crown moulding. Includes base cabinetry with one bank of drawers. Choice of maple veneer, oak veneer or laminated doors from Rosehaven's standard samples.
- Full depth fridge upper with crown moulding and fridge gables as required, as per plan.
- Stone kitchen counter tops with a mitered edge and a clean-cut finish where countertop meets the wall.
- Stainless steel finish, double bowl undermount kitchen sink with shut-off valve.
- KOHLER Polished chrome pull-out spray, single lever faucet.
- Stainless finish hood exhaust fan with vent to exterior.
- Rough-in dishwasher provisions include open space in cabinetry, breaker and sealed junction box for future dishwasher.
- Kitchen islands are secured with fixed electrical outlet. Peninsulas to receive fixed electrical outlet. Electrical for fridge and stove. Electrical outlets at counter level.

BATHROOM & LAUNDRY FEATURES

- White KOHLER bathroom plumbing fixtures and chrome faucets (not including the powder room integrated sink).
- Raised powder room vanity integrated white sink and white cabinet with white stone counter in powder room as per plan.
- Upgraded 5'0" KOHLER freestanding tub to primary ensuite bathroom, with deck mounted KOHLER polished chrome faucet, as per plan.
- Separate shower stalls (as per plan) with full height frameless glass enclosure wall(s) and glass door (door is not full height), mosaic shower floor including a recessed waterproof ceiling light.
- Deep acrylic soaking tubs in main baths and secondary ensuite, as per plan
- Polished chrome single lever KOHLER faucets in bathroom(s). Sinks include pop-up drains (except kitchen and laundry).
- Polished chrome single lever KOHLER faucets featuring pressure-balancing faucets in all separate showers and tub enclosures (excluding freestanding tub).
- Bathroom accessories to include a metal towel holder bar, metal toilet paper dispenser, and a white ceramic soap dish in shower and bathtub enclosures.
- Choice of quality cabinetry from Rosehaven's standard samples, for bathroom vanities with stone countertops and undermount sink.
- 12" x 24" stacked imported ceramic tile in all bathtub enclosures & non-glass walls in shower stalls up to ceiling only.
- Beveled 24" Wide X 42" High mirror over cabinet in powder room.
- Beveled mirrors - 42" high by approx. the full width of vanity in all other bathrooms.
- Shower wall tiles applied to full height water resistant "moisture barrier" tile backer board. The walls and ceiling of tub enclosures receive full height "green board".
- Single basin laundry tub set in white base cabinet (counter - white stone only) in all laundry rooms with 2 handle - hot and cold water faucet (where laundry is tub is located in an unfinished area in the basement no cabinetry is provided).

CONVENIENCE & SAFETY

- Pre-wired for television: five (5) cable TV rough-ins (RG-6) and five (5) telephone rough-in locations (Cat-5e) all home run to one location in the basement. Both cable & telephone are wired in family room or great room & 3 principal bedrooms, where computer niche/library/media room or home offices are shown one bedroom will be eliminated and will be installed in the computer niche/library/media room or home office, whichever is applicable at Rosehaven's discretion.
- All air ducts to be cleaned prior to closing.
- Electric door chime installed.
- Carbon monoxide detector(s), hard wired, per ESA Standards/Building Code.
- Interconnected smoke detectors, per ESA Standards/Building Code.
- One garage electrical ceiling outlet centered for future garage door opener(s).

ENERGY EFFICIENT FEATURES

- Rosehaven Homes introduces "H.E.R.S." Home Energy Rating System to Ivy Rouge in Oakville. All our designs have been reviewed and assessed by a third-party Certified Home Energy Rating System (H.E.R.S.) Rater. Each Rosehaven Home will be built to exceed the current Ontario building code requirements. The Certified H.E.R.S. Rater initially determines the "projected rating" of each Rosehaven Home prior to construction, by reviewing our energy features such as insulation, windows, heating & cooling system, water heating in addition to our standard best building practices. Once the house is complete and just prior to closing the Certified H.E.R.S. Rater will return to the home to verify the energy features installed and also determines the homes air tightness after which the "confirmed rating" of the home is established. On the H.E.R.S. Index the lower the score the better. A Certificate is issued for each Rosehaven Home which reflects the H.E.R.S. rating compared to the Ontario Building Code.
- High-efficiency, forced-air gas furnace with E.C.M. blower motor, complete with electronic ignition & power vented to exterior. All ducting sized for future air conditioning.
- All homes are equipped with an ERV - Energy Recovery Ventilator. It maintains indoor air quality that results in a consistent supply of fresh air throughout the year. In the Summer, when humidity is high, the ERV limits the amount of humidity coming into the home. In the Winter, when humidity is low, the ERV limits the amount of humidity exhausted from your home.
- All heating/cooling supply transverse joints, branch take-offs, branch supply joints and manufactured beaded joints on round perimeter pipes located on all floors will be sealed.
- The high efficiency hot water tank is power vented and is on a rental basis.
- Automatic set back thermostat centrally located on the ground level. The thermostat will be installed approx. 48" above floor.
- All homes are equipped with a "Power Pipe Heat Exchanger". A heat recovery system which provides energy savings to heat your home's hot water. Drainpipe(s) in the basement will receive the "drain water heat recovery system". This will be installed to a drain that services a shower. The drains' location is solely determined by Rosehaven.
- All finished bathrooms & laundry room include a high-performance exhaust fan, with a low sones (sound rating) vented to the exterior.

ELECTRICAL PLUMBING & GAS

- Black aluminum entry coach lamps at all exterior doors, location and number determined by Rosehaven Homes.
- Three (3) exterior electrical outlets, one in garage, one waterproof outlet at rear of house, and one waterproof outlet at front of house.
- Gas Ready Home - two gas tee junctions in basement for future gas stove & gas dryer plus a 110-volt outlet for future gas stove.
- (1" gas line into furnace & hot water tank).
- Self-sealing air-tight plastic electrical outlet boxes to all exterior walls and insulated ceilings.
- 200 AMP electrical panel with circuit breaker panel and copper wiring throughout.
- Rough-in for future electric vehicle charging station, consisting of a conduit connected to an electrical box in the garage, location to be determined by Rosehaven.
- Décor white switches and plugs throughout. Switches installed approx. 40" above the floor and plugs installed approx. 18" above floor. (Except bathrooms which may be at a standard height, Rosehaven's discretion).
- Ten (10) pot lights on main level, four (4) in kitchen and six (6) in great room or family room. Locations as per Rosehaven's discretion.
- Interior ceiling mounted light fixtures throughout all finished halls, all bedrooms, kitchen work area, library, lofts and laundry rooms. (Except family/great room & living room will receive a switched wall outlet)
- Hanging light fixture to hall and one hanging light fixture to kitchen breakfast area. (Hall light fixture will be either at open to above area in foyer or over stairs, location determined by Rosehaven).
- Wall mount light fixture centered over each sink in all bathrooms and powder room.
- Capped ceiling light outlet with switch provided for future dining room light fixture.

- Heavy-duty electrical outlet and outside vent for future dryer in laundry room.
- Ground fault interrupter protection in all bathrooms and powder room.
- Electrical outlet with integrated USB-C port in kitchen & primary bedroom.
- Two hose bibs will be installed to each home: one in garage and one at rear of house, location determined by Rosehaven Homes.
- Innovative thermoplastic plumbing supply lines throughout. Advantages: less copper in water, reduced knocking & less condensation.
- Second level laundry rooms only, will receive a floor drain & a raised threshold at the door in the laundry room and ceramic tile baseboard.
- Drain and water connections featuring hot and cold water shut off valves and an electrical outlet for future washer.
- Finished laundry rooms feature the shut off valves and drain connection installed in a convenient recessed wall box, located above future appliances.
- Shut off valves to kitchen sinks, all bathroom sinks and toilets.
- Rough-in drains for future 3-piece bathroom in basement, location as per plan.
- Barbecue gas line to rear of home, location determined by Rosehaven.
- BWT (Best Water Tech) Wide-Pure S-C Water Filter System installed under the kitchen sink and connected directly to the kitchen faucet cold water supply. Turns ordinary tap water into high quality water for all your drinking and cooking needs; elimination the consumption of plastic bottled water.

CONSTRUCTION

- Structurally sound 2" x 6" exterior wall, wood framed construction or to O.B.C. specifications.
- Engineered floor joist system or equivalent to O.B.C.
- 3/4" Tongue and groove sub-flooring throughout.
- Air barrier installation on basement walls for improved humidity control (excluding cold room).
- Steel beam construction in basement, as per plan.
- Poured concrete basement walls with drainage membrane and heavy-duty damp proofing.
- Poured concrete basement floor slab.
- Insulation to walls, attic, ceiling, garage (where required) overhangs and basement comply with the O.B.C. standards.
- Sprayed foam insulation to garage ceilings & overhangs with livable area above.
- Entire garage finished with drywall for gas proofing purpose only, as per Part-9 of the OBC, excluding exposed poured/block concrete.
- The common wall(s) of our Townhomes and Semi-Detached will be double stud wall which will receive sound absorptive material on each side to the underside of the top-floor ceiling, within the attic space the units are separated through the use of trusses and fire rated drywall.
- Where decks are required at the rear patio door due to grade conditions the following features are standard and included in any premium: A pressure treated wood deck (approx.6' x 8' or equiv.) with stairs to grade, and 30"x 24" (approx.) vinyl basement windows with Low E glass, argon gas & warm edge spacers, in the rear basement.
- Where "Look Out" basement conditions are applicable the following features are standard and included in any premium: A pressure treated wood deck (approx. 6' x 8' or equivalent) with stairs to grade, and oversized vinyl casement windows with Low E glass, argon gas and warm edge spacers in the rear basement. Provided off the ground level rear sliding patio door.
- Where "Walk Out" basement conditions are applicable the following features are standard and included in any premium: basement vinyl sliding patio door or with Low E glass, argon gas & warm edge spacers, and oversized vinyl casement windows with Low E glass, argon gas & warm edge spacers, an additional exterior light, and electrical outlet (additional brick, framing, insulation). A pressure treated wood balcony (approx. 6' x 8' or equivalent). Provided off the ground level rear sliding patio door or French door.

DUALHAVEN ADDITIONAL FEATURES:

EXTERIOR WINDOWS AND DOORS

- Maintenance free vinyl casement windows with Low E Glass, Argon gas and warm edge spacers throughout Unit 1 and Unit 2. All operating windows have screens. Front elevations to receive internal decorative grills, as per plan.
- Unit 2: 6'10" tall painted metal insulated entry door with "Nickel finish" grip set with deadbolt lock, as per plan/elevation.

INTERIOR FEATURES

- Unit 1 & 2: Each unit will have oak staircase, natural finish or titanium grey colour in finished areas only (veneer stringers & risers).
- Unit 1: Oak 2 3/4" grooved handrail with square newel posts & oak nosing, with choice of 1 3/4" square oak pickets or straight black metal pickets, all oak finished natural or titanium grey colour to finished areas as per plan.
- Unit 1 & 2: Each unit will have interior walls, interior trim, and doors (in all finished areas) to be painted "Chantilly Lace" colour throughout including 3" smooth border on ceilings. All interior wallsto be finished in a washable acrylic paint.
- Unit 2: 9' ceilings throughout the lower level. (Some ceiling areas may be lower due to mechanical, structural or decorative elements including dropped ceiling areas).
- Unit 1: 10' ceilings throughout the ground level of 41' detached, 9' ceilings throughout the ground level of 35' detached. (Some ceiling areas may be lower due to mechanical, structural or decorative elements including dropped ceiling areas).

FLOORING FEATURES

- Unit 1 & 2: Each unit will have 12" x 24" imported ceramic floor tile in kitchen, mechanical room (unit 1 only), all bathrooms and finished laundry rooms, as per plan. Installed in a stacked pattern, direction at Builder's discretion.
- Unit 1: 5" x 3/4" pre-finished engineered oak flooring in natural finish or titanium grey colour to the ground level hall, living/dining, family room or great room, den and stair landing, as per plan.
- Unit 1: 28 oz. berber carpet with 1/4" underpad OR 40 oz. polyester carpet with 1/2" chip foam underpad to all bedrooms, upper hall, closets, as per plan. Purchaser to have choice of two colours from Rosehaven's standard samples.
- Unit 2: 5" wide highly durable, waterproof composite flooring throughout except for laundry and bathroom areas.

KITCHEN FEATURES

- Unit 1 & 2: Each unit will have quality cabinetry with extended kitchen uppers (adding more upper storage) adorned with crown moulding. Includes base cabinetry with one bank of drawers. Choice of maple veneer, oak veneer or laminated doors from Rosehaven's standard samples.
- Unit 1 & 2: Each unit will have full depth fridge upper with crown moulding and fridge gables as required, as per plan.
- Unit 1 & 2: Each unit will have stone kitchen counter tops with a mitred edge and a clean-cut finish where countertop meets the wall.
- Unit 1 & 2: Each unit will have stainless steel finish, double bowl undermount kitchen sink.
- Unit 1 & 2: Each unit will have KOHLER Polished chrome pull-out spray, single lever faucet.
- Unit 1 & 2: Each unit will have stainless finish hood exhaust fan with vent to exterior.
- Unit 1 & 2: Each unit will have rough-in dishwasher provisions include open space in cabinetry, breaker and sealed junction box for future dishwasher.

BATHROOM & LAUNDRY FEATURES

- Unit 1 & 2: Each unit will have white KOHLER bathroom plumbing fixtures and chrome faucets (not including the powder room integrated sink).
- Unit 1: Upgraded 5'0" KOHLER freestanding tub to primary ensuite bathroom, with deck mounted KOHLER polished chrome faucet, as per plan.
- Unit 1: Separate shower stalls (as per plan) with full height frameless glass enclosure wall(s) and glass door (door is not full height), mosaic shower floor including a recessed waterproof ceiling light.
- Unit 1 & 2: Each unit will have polished chrome single lever KOHLER faucets in bathroom(s). Sinks include pop-up drains (except kitchen and laundry).
- Unit 1 & 2: Each unit will have polished chrome single lever KOHLER faucets featuring pressure-balancing faucets in all separate showers and tub enclosures (excluding freestanding tub).
- Unit 1 & 2: Each unit will have choice of quality cabinetry from Rosehaven's standard samples, for bathroom vanities with stone countertops and undermount sink.
- Unit 1: Beveled 24" wide X 42" high mirror over cabinet in powder room.
- Unit 1 & 2: Each unit will have beveled mirrors - 42" high by approx. the full width of vanity in all bathrooms.
- Unit 1 & 2: Each unit will have single basin laundry tub set in white base cabinet (counter - white stone only) in all laundry rooms with 2 handle - hot and cold water faucet.

CONVENIENCE & SAFETY

- Unit 1: Pre-wired for television: five (5) cable TV rough-ins (RG-6) and five (5) telephone rough-in locations (Cat-5e), entire home run to one location in the mechanical room. Both cable & telephone are wired in family room or great room & 3 principal bedrooms, where computer niche/library/media room or home office are shown one bedroom will be eliminated and will be installed in the computer niche/library/media room or home office, whichever is applicable at Rosehaven's discretion.
- Unit 2: Pre-wired for television: two (2) cable TV rough-ins (RG-6) and two (2) telephone rough-in locations (Cat-5e), entire home run to one location in the mechanical room. Both cable & telephone are wired in living/dining room & principal bedroom.
- Unit 1 & 2: Each unit will have electric door chime installed.
- Unit 1 & 2: Each unit will have carbon monoxide detector(s), hard wired, per ESA Standards/Building Code.
- Unit 1 & 2: Each unit will have interconnected smoke detectors, per ESA Standards/Building Code.

ENERGY EFFICIENT FEATURES

- Unit 1 & 2: Each unit will have high efficiency combination hot water boiler (on a rental basis) and a high-velocity air handler system with an energy recovery ventilator (ERV).
- Unit 1 & 2: Each unit will have a high efficiency tankless hot water heater (on rental basis).
- Unit 1 & 2: Each unit will have an automatic set back thermostat centrally located. The thermostat will be installed approx. 48" above floor.

ELECTRICAL PLUMBING & GAS

- Unit 1 will have a 200 AMP electrical panel with circuit breaker panel and copper wiring throughout.
- Unit 2 will have a 100 AMP electrical panel with circuit breaker panel and copper wiring throughout.
- Unit 1 & 2: Each unit will have interior ceiling mounted light fixtures throughout all finished halls, bedroom, kitchen work area, and laundry rooms.
- Unit 1 & 2: Each unit will have ground fault interrupter protection in all bathrooms and powder room.
- Unit 1 & 2: Each unit will have electrical outlet with integrated USB port in kitchen & primary bedroom.
- Unit 1 & 2: Each unit will have innovative thermoplastic plumbing supply lines throughout. Advantages: less copper in water, reduced knocking & less condensation.
- Unit 1 & 2: Each unit will have drain and water connections featuring hot and cold water shut off valves and an electrical outlet for future washer.
- Unit 1 & 2: Finished laundry rooms feature the shut off valves and drain connection installed in a convenient recessed wall box, located above future appliances.
- Unit 1: Barbecue gas line to rear of home, location determined by Rosehaven. Unit 2: Barbecue gas line to covered porch at side of home, location determined by Rosehaven.

ROSEHAVEN DÉCOR STUDIO

- All Interior selections will be made at the Rosehaven Homes Décor Studio located in Oakville, from Rosehaven's standard samples, during a private appointment (scheduled Monday - Friday during business hours) with Rosehaven's Décor Consultant. At this time, you will also have the opportunity to purchase and incorporate upgraded finishing touches to your new Rosehaven Home.

ROSEHAVEN HOMES HAS BEEN COMMITTED TO PROVIDING EXCELLENT SERVICE UNDER THE GUIDELINES OF THE 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. All references to sizes,measurements, construction styles, brand/industry names or terms may be subject to change or variation within industry accepted standards & tolerances. All references to features and finishes are as per applicable elevation/plan, and each item may not be included in each home. All features & finishes where a selection is provided will be selected from Rosehaven's predetermined standard selections.
- Product dimensions noted are approximate.
- E. & O. E. June 2026.

