



Inspiration & Expert Advice

Rosehaven brings together inspired ideas and expert advice for you in a beautiful setting at our state-of-the-art Décor Studio. You can browse as often as you like through a multitude of finishes and inspired décor ideas to spark your imagination. Gleaming faucets and fixtures. Rich carpets. Fabulous fireplaces. Fine hardwood. Gourmet kitchens. Spa-inspired bathrooms.

You will also have the expert advice of our trained Décor Consultants who are here to help with their professional advice and suggestions as you choose the fine appointments that will make your new Rosehaven home everything you've dreamed it could be. You will find that our knowledgeable consultants are a great resource for you in choosing the finishes that will truly express your personal style.

Browsing hours are Thursdays from 2 pm to 5 pm at the Rosehaven Décor Studio, located at 145 Reynolds Street in Oakville. Ask your Rosehaven Sales Representative for a browsing pass.

PLUS...

Not only will you enjoy making your home's décor selections, but when you purchase upgrades, you get AIR MILES® Reward Miles.



Reward Yourself Twice

Rosehaven is the first GTA home builder to offer **AIR MILES®** Reward Miles with Décor purchases.



- 1** Inspire. Create. Personalize your home with stunning upgrades to suit your style
- 2** Get AIR MILES® Rewards Miles on your upgrade purchases and start packing

*All upgrades included in Purchase Agreement are exempt from AIR MILES® Reward Program. AIR MILES® Reward Miles are earned on OUT OF POCKET DÉCOR PURCHASES ONLY, not for purchase of home. Calculated before HST. Effective March 1st, 2017. **Some restrictions apply. *TM Trademarks of AIR MILES International Trading B.V. Used under license by LoyaltyOne, Co. and Rosehaven Homes Limited. E.&O.E.



THE NEIGHBOURHOODS OF
MOUNT PLEASANT

DETACHED HOMES &
TRADITIONAL TOWNS
**FEATURES
& FINISHES**



Features & Finishes that make a difference

EXTERIOR FINISHES

- Inspiring Traditional & French Provincial architectural designs finished with stone, stucco & genuine clay brick (including sides and rears). Pre-cast detailing such as: arches, keystones, banding & sills to front elevations. Elevations are complimented with decorative aluminum frieze board at the rooflines, painted decorative fiberglass columns, ornate black metal and/or coloured vinyl railings, as per elevation.
- Architecturally controlled colour schemes from Rosehaven's selections for the purpose of providing a pleasing streetscape.
- Brick soldier coursing with steel lintels above all second floor windows, as per elevation.
- Pre-finished maintenance-free aluminum soffit, fascia, eavestrough, downspouts and aluminum to ceilings of covered front porches.
- Self-sealing shingled roof. (Limited lifetime Manufactures warranty by BP, shingle type is Mystique or equivalent.)
- "Porcelain" house number on front elevation, 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).
- Decorative "Flagstone Style" patio slab/tiles from front door to driveway, and patio tile will be installed at rear patio door. (Rosehaven determines number of tiles) (Note only: wording updated to reflect new format - no change to feature)
- 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 elevations to receive internal aluminum grills, as per plan. All windows are Energy Star[®] qualified.
- "Transom height" windows to all main floor windows, at the discretion of Rosehaven Homes.
- Eight foot (8'0") tall painted fiberglass insulated front entry doors(s) featuring authentic wood-grain texture with a glass panel insert and "Nickel finish" grip set with deadbolt lock, as per plan/elevation. Where a single front entry door is shown (with or without a sidelight) the door will be thirty-six inch (36") wide, as per plan/elevation.
- Quality painted sectional roll up garage doors with window-lites, equipped with heavy duty springs and lifelong rust resistant door hardware, as per elevation.
- Metal insulated interior garage access door (where grade permits, less than 2 risers into house) complete with safety door closure.
- 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 main floor only, as per plan.

INTERIOR FEATURES

- Nine Foot (9') high smooth ceilings throughout the main floor. (Some ceiling areas may be lower due to mechanical, structural or decorative elements including dropped ceiling areas.)
- Eight foot (8") high Smooth ceilings on the second floor for the detached homes, the Traditional townhomes will receive eight foot (8') high sprayed stippled ceiling with a 3" smooth boarder on the second floor. The ceiling finish of the optional finished lower levels when purchased will be a sprayed stippled ceiling with a 3" smooth boarder.
- Coffered ceilings, trimmed half walls, decorative columns and trimmed ledges,
- Raised 9'0" smooth coffered ceilings in master bedroom, as indicated on plans.
- Smooth "Carrara" interior passage & closet doors complete with "Nickel finish" interior knobs and hinges, as per plans. Privacy door locks on all bathrooms.
- 2 3/4" Colonial Casing on all window frames, archways & doors & 4" colonial style baseboards throughout finished areas only. (No casing trim to archways with columns or curved archways.)
- Oak Staircase, natural finish in finished areas only, (Veneer stringers & risers)
- Oak 2 3/4" grooved handrail and a choice of 1 3/4" oak or straight black metal pickets with oak newel posts & oak nosing, finished natural, to finished areas only, as per plan.
- Single sided, double sided and/or three sided gas fireplace will receive a natural finish or white semi-gloss cabinet or mantle with or without legs, as per plan, as determined by Rosehaven.
- Interior walls, doors & trim to be painted an off white colour throughout including 3" smooth border on ceilings. All interior walls to be finished in a washable acrylic paint for easy maintenance.
- Wire shelving to all closets including linen, and walk-in pantries, as per plan.
- Basement Cold cellar, complete with weather-stripped steel insulated door, vent and electrical light, as per plan.

FLOORING FEATURES

- 13" x 13" OR 12" X 12" imported ceramic floor tile in front foyer, kitchen, breakfast room, all bathrooms and finished laundry rooms, as per plan.
- 4 1/4" x 3/4" wide plank pre-finished Engineered Natural Oak flooring throughout main floor including stair landings. (excluding bedrooms and where tile is laid, flooring dimension is approx.)
- 30 oz. Berber carpet with 1/4" underpad OR 40 oz. Nylon carpet with 1/2" chip foam underpad to all other non-tiled/hardwood finished areas, as per plan. Purchaser to have choice of two colour selections as per Rosehaven's selections.
- Metal edge is installed where carpet abuts ceramic tile and where ceramic tile abuts hardwood flooring.

KITCHEN FEATURES

- Quality cabinetry with extended kitchen uppers adorned with crown moulding (adding an additional 33% more upper storage), base cabinetry includes one bank of drawers, from Rosehaven's standard samples on display at the Décor Studio, which include a choice of Maple or Oak veneer doors and laminate doors.
- Full depth fridge upper with crown moulding and fridge gables as required, as per plan.
- Microwave shelf with dedicated electrical outlet, as per plan.
- Granite kitchen counter top with mitred edge, from Rosehaven's standard samples, for the Detached homes only.
- Laminate counter top with a contemporary pencil edge and a clean cut finish where counter tops meets the wall, for the Traditional Townhomes only.
- Stainless steel finish, double bowl undermount sink for the Detached homes only, and the Traditional Townhomes will receive a Stainless steel finish, double bowl "ledge back" sink to the kitchen.
- Polished chrome pull-out spray, single lever faucet.
- Stainless finish hood exhaust fan with vent to exterior, with 6" ducting.
- Rough-In dishwasher provisions include open space in cabinetry, breaker and sealed junction box for future dishwasher.
- Fixed electrical outlet on a non-moveable/secured kitchen island and on a peninsula over 3'0", located at counter level. Electrical for fridge & stove. Electrical outlets at counter level. (counter level outlets within one meter of the kitchen sink are protected by a GFCI)

BATHROOM AND LAUNDRY FEATURES

- White bathroom plumbing fixtures throughout.
- Pedestal sink (24") in powder room, as per plan.
- Acrylic 5' or 6' oval tub in master ensuite bathrooms, as per plan.
- Separate shower stalls feature metal framed glass enclosure with a framed glass door, designed on half walls, wherever possible included an acrylic base and a waterproof recessed light, as per plan.
- Upgraded deep soaking acrylic tub in main baths and ensuites, as per plan.
- Polished chrome single lever faucets to bathroom sinks including pop-up drains, except kitchen, laundry & oval tub.
- Polished chrome single lever pressure-balancing faucets in all separate showers and tub enclosures.
- Upgraded polished chrome bathroom accessories to include towel bar holder & toilet paper dispenser with white ceramic soap dish in bathtub enclosures and shower enclosures.
- Choice of quality cabinetry from Rosehaven's standard samples, for bathroom vanities with post formed laminate countertops.
- 8" x 10" imported ceramic tile in all bathtub enclosures & non glass walls in shower stalls up to ceiling only and to oval tub deck and skirt including splash tile above oval tub decks (splash tile is min. of one row around tub deck).
- Bevelled oval 24" x 36" mirror over pedestal sink in powder room.
- Vanity plate Bevelled mirrors - 42" high by approx. the full width of vanity in all other bathrooms.
- Full height cement board backing on all non-glass separate shower enclosed walls and full height "greenboard" drywall to walls of tub enclosures including ceiling.
- Single basin laundry tub set in base cabinet (cabinet/counter - white melamine only) in all laundry rooms with 2 handle - hot and cold water faucet (where laundry tub is located in an unfinished area in the basement no cabinetry is provided).

CONVENIENCE, SAFETY AND SECURITY

- 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/study/library/media room or home offices are shown one bedroom will be eliminated and will be installed in the computer niche/study/library/media room or home office, whichever is applicable at Rosehaven's discretion.
- Rough-in central vacuum system with all pipes dropped to garage, for easy future finishing.

- All air ducts to be professionally cleaned.
- Electric door chime installed.
- Complete alarm system with one year monitoring included. Alarm system includes contacts to main entry door and rear door (and garage man door, if applicable) one (1) keypad, two (2) motion detectors (main floor & basement) and one (1) siren at no extra cost and no further obligation.
- Carbon monoxide detector(s), hardwired, per ESA Standards/Building Code.
- Interconnected smoke detectors, per ESA Standards/Building Code.
- One garage electrical ceiling outlet, per garage door, for future garage door opener(s).

ENERGY EFFICIENT FEATURES

- Rosehaven Homes introduces "H.E.R.S." Home Energy Rating System to Mount Pleasant in Brampton. All of 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 issue 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 a high efficiency HRV - Heat recovery ventilator, (not ducted, exhaust only) which allows fresh filtered air to come into the home, through the heat exchange core, this tempered fresh air is distributed throughout the home through the ductwork, the exhaust ducts collect the stale air and draws it back to the heat exchanger at the same rate as fresh air comes in, after giving up its heat to the incoming air the exhaust air is forced outdoors.
- 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 main floor.
- All homes are equipped with a "Power Pipe Heat Exchanger". A heat recovery system which provides energy savings for heating your homes hot water. Drain pipe(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 Homes.
- Power humidifier, mounted to the furnace.
- All finished bathrooms & laundry room include a high performance exhaust fan, Energy Star rated with a low sones (sound rating) vented to the exterior..

ELECTRICAL, PLUMBING AND GAS

- Black Aluminum Entry Coach lamps at all exterior doors, location and number determined by Rosehaven Homes. (Exterior doors includes patio, side and rear French door)
- Three (3) 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 & to 2nd floor ceiling light fixtures.
- 125 AMP electrical service with circuit breaker panel (labeled) and all copper wiring.
- Décor White switches and plugs throughout. Switches installed approx. 42" above the floor. (Except bathrooms which may be at a standard height, Rosehaven's discretion).
- One switched, recessed L.E.D. pot light over fireplace (standard fireplace only). Where a double or three sided fireplace is indicated on plan only one pot light will be installed and Rosehaven determines the location.
- Interior ceiling mounted light fixtures throughout all finished halls, all bedrooms, kitchen work area, studies, den, lofts, media rooms & laundry rooms. (Except family/great room & living room will received a switched wall outlet)
- Modern hanging chandelier to foyer and one to kitchen breakfast area. (Note: The chandelier at the foyer may be relocated to the main floor staircase at the discretion of Rosehaven Homes. The kitchen chandelier is a different style than the foyer chandelier)
- Elegant strip lighting with dropped glass shade in all bathrooms & powder room, length of lighting determined by Rosehaven.
- All lighting as outlined above in items 80 to 82 are from Rosehaven's "Silver" Collection. See Sales rep for details.
- 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.
- 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 floor laundry rooms only, which are standard to a Rosehaven design, will receive a floor drain & a raised threshold at the door in the laundry room.
- Drain and water connections featuring hot and cold water shut off valves and an electrical outlet for future automatic washer.
- Finished laundry rooms feature the shut off valves and drain connection installed in a convenient recessed wall box located above future appliances, where possible.
- Shut off valves to all bathroom sinks and toilets.
- Barbeque Gas line to rear of home, location determined by Rosehaven.

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 & groove sub-flooring throughout.
- "Tyvek type" air barrier installation on basement walls for improved humidity control (excluding cold room).
- Steel beam construction in basement.
- Poured concrete basement walls with drainage membrane and heavy duty damp proofing.
- 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 to be drywalled, taped and prime painted-including ceiling, excluding exposed poured/block concrete.
- The common wall(s) of our Townhomes will be a concrete block wall to the underside of the second floor ceiling. Both sides of the concreted block wall will receive insulation and by doing so we are exceeding the building code and therefore reduces sound transmission by providing a higher "Sound transmission class" (STC) rating.
- Where decks are required at the rear patio or French door due to grade conditions the following features are standard and included in any premium: A pressure treated wood deck (6' x 8' or equiv.) with stairs to grade, and 30"x 24" (approx.) vinyl basement windows, in the rear basement.
- Where "Look Out" basement conditions are applicable the following features are standard and included in any premium: off the main floor rear patio door or French door, a pressure treated wood deck (6' x 8' or equiv.) with stairs to grade, and oversized vinyl casement windows, in the rear basement.
- Where walkout basement conditions are applicable the following features are standard and included in any premium: basement vinyl sliding patio door or French door, full size rear basement vinyl casement windows, an additional exterior light, and electrical outlet. (additional brick, framing, insulation) Off of the main floor rear patio or French door a pressure treated wood balcony (6' x 8' or equivalent).

ROSEHAVEN HOMES 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 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. Tube 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. E. & O.E March 24, 2017

