

Features & Finishes that make a difference

EXTERIOR FINISHES

- Inspiring designs reflecting elements from French Provincial & Traditional architecture with finishes of Stone, Stucco & genuine clay brick (precast detailing such as: arches, keystones, banding & sills to front elevations). Elevations are complimented with decorative aluminum frieze board at the rooflines and decorative vinyl columns and metal &/or vinyl railing, 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 soffits, fascia, eavestrough, downspouts and ceilings of covered porches.
- Self-sealing shingled roof. (Limited lifetime Manufacturer's 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.
- Precast patio slab/tiles from front door to driveway and patio tiles will be installed at rear patio door. (Rosehaven determines number of tiles).
- Two 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 sliding windows with Low E glass & warm edge spacers only. All operating windows have screens. Front elevation windows to receive decorative grills, as per elevation. All windows are Energy Star® qualified.
- "Transom height" windows to all main floor side and rear windows, at the discretion of Rosehaven Homes.
- Eight foot (8'0") tall and Thirty-six (36") wide painted fiberglass insulated front entry door(s) featuring authentic wood-grain texture 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.
- 6'8" tall metal insulated interior garage access door (where grade permits, less than 2 risers into house) complete with safety door closure. (Height of door is approximate).
- Six foot (6'0") wide vinyl sliding patio door with transom window above at rear of home, on the main floor only, as per plan.

INTERIOR FEATURES

- Nine Foot (9'0") high Smooth ceilings throughout the main floor. (Some ceilings areas may be lower due to mechanical, structural or decorative elements including dropped ceiling areas)
- Eight foot (8'0") high second floor sprayed stippled ceilings with 3" smooth board to all rooms except bathrooms & laundry rooms which have easy maintenance smooth ceilings.
- Sprayed stipple ceilings with 3" smooth boarder when the optional finished lower lever is purchased.
- Trimmed half walls and trimmed ledges, as per plan.
- Smooth finish 7'0" tall "Carrara" interior passage & closet doors complete with "Nickel" finish hinges and lever handles. Privacy door locks on all bathrooms.
- 2¾" Colonial style casing on all window frames, archways & doors & 4" Colonial style baseboards throughout all finished areas.
- Oak veneer stringers on staircase, natural finish, to finished areas only.
- Oak 2 7/8" grooved handrail with newel posts & oak nosing, with 1 ¾" oak pickets, all finished natural, to finished areas as per plan.
- Interior walls to be painted an "off white" colour throughout including 3" smooth borders on ceilings. All interior walls to be finished in a washable acrylic paint for easy maintenance.
- Interior trim & doors to be painted "cool white", to all finished areas.
- 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 an electrical light, (door is approx. 6'8" tall), as per plan.

FLOORING FEATURES

- 13" x 13" imported ceramic floor tile in front foyer, kitchen, breakfast room, all bathrooms, and finished laundry rooms, as per plan.
- 5" X ½" wide plank pre-finished Engineered Natural Oak flooring to the main floor hall, living/dining & great room, as per plan. (Excluding where tile is laid, hardwood dimensions are approx.)

- 30 oz. Berber carpet with ¼" underpad OR 40 oz. Nylon carpet with ½" chip foam underpad to all other non-tiled/laminate finished areas, including upper hall, all bedrooms & closets, stairs treads/risers and stair landings, and optional finished lower lever, as per plan. Purchaser to have choice of one 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 upper kitchen cabinets 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 & fridge gables as required, as per plan.
- Laminate kitchen counter tops with a contemporary pencil edge and a clean cut finish where counter top meets the wall.
- Stainless steel finish, double bowl, "ledge back" kitchen sink.
- 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 electrical outlets within one meter of the kitchen sink are protected by GFCI).

BATHROOM AND LAUNDRY FEATURES

- White bathroom plumbing fixtures & chrome faucets.
- Pedestal sink (24") in powder room, as per plan.
- Upgraded 5'0" Freestanding tub to Master Ensuite bathroom, with deck mounted polished chrome faucet, as per plan.
- Separate Shower stalls feature metal framed glass enclosure with a framed glass door, designed on half walls wherever possible including a recessed waterproof ceiling light.
- Upgraded deep soaking acrylic tubs in main baths and ensuites, as per plan.
- Polished chrome single lever faucets to bathrooms, sinks include pop-up drains (except kitchen & laundry).
- Polished chrome single lever faucets featuring pressure-balancing faucets in all separate showers and tub enclosures (excluding freestanding tub).
- Upgraded polished chrome bathroom accessories to include a towel bar holder & toilet paper dispenser with white ceramic soap dish in bathtub enclosures and shower enclosure.
- Choice of quality cabinetry from Rosehaven's standard samples, for bathroom vanities.
- Laminate bathroom counter tops with a contemporary pencil edge and a clean cut finish where counter top meets the wall.
- 8" x 10" imported ceramic tile in all bathtub enclosures & non-glass walls in shower stalls up to ceiling only.
- 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 bathrooms.
- Full height cement board backing on all non-glass separate shower enclosed walls & 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 the basement no cabinetry is provided).

CONVENIENCE, SAFETY AND SECURITY

- Pre-wired for television: four (4) cable TV rough-ins (RG-6) and four (4) telephone rough-in locations (Cat-5e) all home run to one location in the basement. Both cable & telephone are wired in living room or great room & 3 principal bedrooms, where family room or study is shown one bedroom will be eliminated and one cable & phone rough-in will be installed in the family room or study, whichever is applicable at Rosehaven's discretion.
- Rough-in central vacuum system with all pipes dropped to garage, for future easy finishing.
- All air ducts to be cleaned prior to closing.
- Electric door chime installed.
- Monitored security system available through Rosehaven's supplier. Must be ordered by purchaser (see sales representative for details).
- Carbon monoxide detector(s), hard wired, per ESA Standards/Building Code.
- Interconnected smoke detectors, per ESA Standards/Building Code.
- One garage electrical ceiling outlet, for future garage door opener(s).

ENERGY EFFICIENT FEATURES

- Rosehaven Homes introduces "H.E.R.S." Home Energy Rating System to On the Ridge in Stoney Creek. All of our designs have been reviewed and assessed by a third party Certified Home Energy Rating System (H.E.R.S.) Rater. Each 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 is 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 in 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.
- 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 and garage doors, location and number determined by Rosehaven Homes. (Exterior doors includes front entry, sliding patio & balcony French doors).
- Four (4) exterior electrical outlets: one located in garage, one waterproof at rear of house, one waterproof at rear balcony and one waterproof outlet at front of house.
- Self-sealing air tight plastic electrical outlet boxes to all exterior walls & to 3rd floor ceiling light fixtures.
- 100 AMP Electrical service complete with circuit breaker panel and copper wiring throughout.
- 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)
- Interior ceiling mounted light fixtures throughout all finished halls, all bedrooms, studies & laundry rooms (Except family, great room & living room will receive a switched wall outlet).
- Modern hanging chandelier to hall and one to kitchen breakfast area and complimenting ceiling mount fixture to kitchen work area. (Hall chandelier will either be at open to above area in foyer or over stairs, location determined by Rosehaven)
- Elegant strip lighting with dropped glass shades in all bathrooms & powder room, length of lighting determined by Rosehaven.
- All lighting as outlined above in items 76 to 78 are from Rosehaven's "Silver" Collection. See sales rep. for more 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.
- Electrical outlet with integrated USB port in kitchen & master bedroom.
- Two hose bibs will be installed to each home, one in the garage and one at the rear of the home, location will be 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 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.
- Shut off valves to all bathroom sinks & toilets.
- Rough-in drains for future 3 piece bathroom in basement, location as per plan.



- Bar-b-que 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.
- ¾" Tongue and groove sub-flooring throughout.
- "Tyvek type" 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 & 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 areas above.
- Entire garage to be drywalled, taped & 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 roof. Both sides of the concrete block wall will receive insulation and by doing so we are exceeding building code and therefore reduces sound transmission by providing a higher "Sound Transmission Class" (STC) rating.
- 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 (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: off the main floor rear patio door, a pressure treated wood deck (6' x 8' or equiv.) with stairs to grade, and oversized vinyl casement windows with Low E glass, argon gas & warm edge spacers, 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 with Low E glass, argon gas and warm edge spacers, and oversized vinyl casement windows with Low E glass, argon gas & warm edge spacers, in the rear basement.

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 the 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. E. & O.E February 6, 2017