



Freehold Townhomes -

FREEHOLD TOWNHOMES FEATURES

- installed in a convenient recessed wall box for future appliances. Finished laundry rooms feature the shut off valves and drain connection
- 89. Bar-b-que Gas line to rear of townhome, location determined 88. Shut off valves to all bathroom sinks & toilets.

valves and an electrical outlet for future automatic washer.

86. Drain and water connections featuring hot and cold water shut off

CONSTRUCTION

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- to O.B.C. specifications. 90. Structurally sound 2" x 6" exterior wall, wood framed construction or
- 93. "Tyvek type" air barrier installation to exterior ground floor walls that 92. 3/4" Tongue and groove sub-flooring throughout. 9]. Engineered floor joist system or equivalent to D.B.C.
- 94. Drainage membrane & heavy-duty damp proofing installed to poured concrete ground floor walls. are below grade for improved humidity control.
- 96. Sprayed foam insulation to garage ceilings & overhangs with livable overhangs comply with the O.B.C. standards. 35. Insulation to walls, aftic, garage ceiling (where required) and
- which will receive sound absorptive material on each side to the 98. The common wall(s) of our Townhomes will be a double stud wall ceiling, excluding exposed poured/block concrete. 9/. Entire garage to be drywalled, taped & prime painted, including
- standard features are included: off the second-floor rear patio door, a pressure treated wood deck (8' x 6' or equiv.) with stairs to grade, 99. "Look Out" ground floor conditions are applicable the following are separated through the use of trusses and fire rated drywall. nuderside of the third-floor ceiling, within the attic space the units
- and oversized vinyl casement windows with Low E glass, argon gas & warm edge spacers, in the rear ground floor.

ROSEHAVEN HOMES DÉCOR STUDIO

ROSEHAVEN HOMES HAS BEEN COMMITTED TO PROVIDING EXCELLENT Коѕећауеп Ноте. bnicyase and incorporate upgraded finishing touches to your new samples, during a private appointment with the Rosehaven's Décor Consultant. At this time, you will also have the opportunity to Of All Interior selections will be made at the Rosehaven Homes
Décor Studio located in Oakville, from Rosehaven's standard

may not be included in each townhome. All features & finishes where a selection is provided will be selection. The Energy Start will be selected from Rosehaven's predeternined standard selections. The Energy Start and its Administered and promoted in Canada by Natural Resources Canada. E. & O.E. All references to features and finishes are as per applicable elevation/plan, and each item usy be subject to change or variation within industry accepted standards & tolerances eferences to sizes, measurements, construction styles, brand/industry names or terms may not reflect the actual shape of tub installed, and the Purchaser(s) agree(s) to accep tub as installed. Specifications and conditions are subject to change without notice. Al 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 hat the floor plan may be reversed. The Purchaser acknowledges that there shall be n dual or better quality. All illustrations are artist's concepts. The purchaser ackno-VOTE: The Vendor reserves the rights to substitute alternative materials and fixtures of CORPORATION SINCE 1992. For more information visit www.TARION.com SERVICE UNDER THE GUIDELINES OF THE TARION WARRANTY

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BOSEHWAEN

- supply joints and manufactured beaded joints on round perimeter All heating/cooling supply transverse joints, branch take-offs, branch torced outdoors. comes in, arter giving up its near to the incoming air the exhaust air is
- The high efficiency Hot water tank is power vented and is on a bibes located on all floors will be sealed.
- your townhomes hot water. Drain pipe(s) in the will receive the A neat recovery system which provides energy savings for heating All townhomes are equipped with a "Power pipe heat exchanger" 66. Automatic set back Thermostat centrally located on the second floor. rental basis.

drain water heat recovery system" this will be installed to a

vertied to the exterior. exhaust fan, Energy Star rated with a low sones (sound rating) 69. All finished bathrooms & laundry room include a high-performance 68. Power humidifier, mounted to the furnace. ру козепачеп. drain that services a shower. The drains location is solely determined

ELECTRICAL, PLUMBING & GAS

- (Exterior doors include patio door). door, location and number determined by Rosenaven Homes. 70. Black Aluminum Entry Coach Lamps at all exterior doors and garage
- of townnouse. waterproof at rear of townhouse and one waterproof outlet at front Four (4) exterior electrical outlets: Two (2) located in garage, one
- & to the third-floor ceiling light fixtures. Self-sealing air tight plastic electrical outlet boxes to all exterior walls Коѕећауећ Нотеs. Future electric vehicle charging station consisting of a rough in for both a conduit and electrical box in garage, location determined by
- standard height, Rosehaven's discretion) approx. 42 above the noor (Except barnrooms which may be at a Décor white switches and plugs throughout. Switches installed cobber wiring enroughous. 200 AMP Electrical service complete with circuit breaker panel and
- 77 Modern hanging chandelier to hall and one to kitchen breakfast area and complimenting ceiling mount fixture to kitchen work area. (Hall swicched wall outlet) all bedrooms & laundry rooms. (Except great room will receive a

Interior ceiling mounted light fixtures throughout all finished halls,

- powder room, length of lighting determined by Rosehaven. 78. Elegant strip lighting with dropped glass shade in all bathrooms & location determined by Rosehaven) chandelier will either be at open to above area in toyer or over stairs,
- 80. Heavy-duty electrical outlet and outside vent for future dryer in 'Silver" Collection. See sales rep. for more details. s'neverlesoA mort ere 87 of 67 smeti ni evode benituo se gritifill IIA
- 83. Two hose bibs will be installed to each townhome, one in the garage 82. Electrical outlet with integrated USB port in kitchen & master bedroom. 81. Ground fault interrupter protection in all bathrooms and powder room.
- Second floor laundry rooms only, which are standard to a Rosehaven Advantages, less copper in water, reduced knocking, less condensation. juuovative thermoplastic plumbing supply lines throughout когералер Нотез.

design, will receive a tioor arain & a raised threshold in the iaunary room.

and one at the rear of the townhome, location will be determined by

- TO EDELLICOTTI VARILLES. 47. Choice of quality cabinetry from Rosehaven's standard samples, parniup and shower enclosures. osk holder & toilet paper dispenser with white ceramic soap dish in Upgraded polished chrome bathroom accessories to include a towel
- and a clean-cut finish where counter top meets the wall. 48. Laminate bathroom counter tops with a contemporary pencil edge
- Vanity plate Bevelled mirrors 42" High by approx. the full width of 50. Bevelled Oval 24" X 36" mirror over pedestal sink in powder room. walls in shower stalls up to ceiling only. 49. 8" x 10" imported ceramic tile in all bathtub enclosures & non-glass
- sucjoentes including ceiling. euclosed walls & tull height "greenboard" drywall to walls of tub 52. Full height cement board backing on all non-glass, separate shower vanity in all bathrooms.

CONVENIENCE, SAFETY AND SECURITY

- 24. Rough-in central vacuum system with all pipes dropped to garage, your space & 2 principal bedrooms, at Rosehaven's discretion. on the ground floor. Both cable & telephone are wired in great room, (4) telephone rough-in locations (Cat-5e) all home run to one location 53. Pre-wired for television: four (4) cable TV rough-ins (RG-6) and four
- 56. Electric door chime installed. 55. All air ducts to be cleaned prior to closing. for future easy finishing.
- tor details. supplier., Must be ordered by purchaser, see sales representative Monitored security system available through Rosehaven's
- 59. Interconnected smoke detectors, per ESA Standards/Building Code.

Carbon monoxide detector(s), hard wired, per ESA Standards/

60. One garage electrical ceiling outlet, for future garage door opener.

Rosehaven Homes introduces "H.E.R.S." Home Energy Rating System ENERGY EFFICIENT FEATURES

to the Untario Building Code. sach Rosehaven Home which reflects the H.E.R.S. rating compared which the "confirmed rating" of the townhome is established. On the H.E.R.S. Index the lower the score the better. A Certificate is issue for installed and also determines the townhomes air tightness after townhouse is complete and just prior to closing the Certified H.E.R.S. Rater will return to the townhome to verify the energy features as insulation, windows, heating & cooling system, water heating in addition to our standard best building practices. Once the Home prior to construction, by reviewing our energy teatures such nitially determines the "projected rating" of each Rosehaven Ontario Building Code Requirements. The Certified H.E.R.S. Rater H.E.R.S.) Rater. Each townhome will be built to exceed th and assessed by a third-party Certified Home Energy Rating System to Dreamfields in Bradford. All of our designs have been reviewed

- ducting is sized for future air conditioning. complete with electronic ignition & power vented to exterior. All High-Efficiency, Forced-Air Gas furnace with E.C.M. blower motor
- araws it back to the heat exchanger at the same rate as tresh air through the ductwork, the exhaust ducts collect the stale air and core, this tempered fresh air is distributed throughout the townhome riltered air to come into the townhome, through the heat exchange Recovery Ventilator (not ducted, exhaust only) which allows fresh All townhomes are equipped with a high efficiency HRV - Heat

- 24. Interior walls to be painted an "off white" colour throughout, inished natural, to inished areas as per plan. 23. Oak 2 3/4" grooved handrail with newel posts & oak nosing, with choice of 1 3/4" oak pickets or straight black metal pickets, all oak
- 25. Interior trim & doors to be painted "cool white", to all finished areas. rinished in a washable acrylic paint for easy maintenance.
- 26. Wire shelving to all closets including linen, as per pian.

- as per Rosehaven's selections.
- ceramic tile abuts hardwood flooring.

KITCHEN FEATURES

- 32. Full depth fridge upper with crown moulding & fridge gables as required, as per plan. include a choice of Maple or Oak veneer doors and laminate doors. Rosehaven's standard samples on display at the Décor studio, which storage), base cabinetry includes one bank of drawers, from with crown moulding (adding an additional 33% more upper Quality cabinetry with extended upper kitchen cabinets adorned
- 35. Stainless steel finish, double bowl, undermount kitchen sink cuoice from kosenaven's standard samples. 34. Granite kitchen counter top with mitre edge. Purchaser will have 33. Full depth pantry with crown moulding, as per plan.
- breaker and sealed junction box for future dishwasher. 38. Kondu-in dishwasher provisions include open space in cabinetry, 37. Stainless finish hood exhaust fan with vent to exterior, with 6" ducting. 36. Polished chrome pull-out spray, single lever faucet.
- OLIEts within one meter of the kitchen sink are protected by GFIC) & STOVE. Electrical outlets at counter level. (Counter level electrical on a Peninsula over 3'0", located at counter level. Electrical for fridge 39. Fixed electrical outlet on a non-moveable/secured kitchen island and

40. White bathroom plumbing fixtures & chrome faucets. BATHROOM AND LAUNDRY FEATURES

- 41. Pedestal sink in powder room, as per plan.
- ight, as per pian. (Glass door is not full height) enclosure wall(s) and a glass door, plus a recessed waterproof ceiling 42. Separate Ensuite Shower stalls feature full height frameless glass
- 44. Polished chrome single lever faucets to bathrooms, sinks include 45. Upgraded deep soaking acrylic tubs in main bath, as per plan.
- 45. Polished chrome single lever faucets featuring pressure-balancing pop-up drains. (except kitchen & laundry)

faucets in all separate showers and tub enclosures.

- including the 3" smooth border on ceilings. All interior walls to be
- FLOORING FEATURES
- throughout the ground & second floor and all stair landings. (excluding where tile is laid) 4" X 3/4" wide plank pre-finished Engineered Natural Oak flooring room, all bathrooms, and finished laundry rooms, as per plan. 27. 13" x 13" imported ceramic floor tile in front foyer, kitchen, breakfast
- areas, as per plan. Purchaser to have choice of two colour selections 1/2" chip foam underpad to all other non-tiled/hardwood finished 30 oz. Berber carpet with I/4" underpad OR 40 oz. Mylon carpet with
- 30. Metal edge is installed where carpet abuts ceramic tile and where

Front elevation windows to have decorative grills, as per elevation. gas and warm edge spacers throughout. All operating windows have screens. All windows are Energy Star's qualifred. Maintenance free vinyl Casement windows with Low E glass, Argon

Precast patio slab/tiles, from front door to driveway (Rosehaven

and where continued growth will permit, otherwise gravel will be

Fully sodded front, rear and side yards, (side yards: where applicable

"Porcelain" house number on front elevation, location determined by

Self-sealing shingled roof. (Limited lifetime Manufacturer's warranty

Pre-finished maintenance-free aluminum soffits, fascia, eavestrough,

RLICK 201016L CONIZIUD MILU 21661 IIU1612 9DONG 911 26COUQ & LUIKO LIOOL

Architecturally controlled colour schemes from Rosehaven's

with painted/prefinished decorative exterior columns & metal/vinyl

as: arches, keystones, bandine clay brick (precast detailing such as: arches, keystones, banding & sills. Elevations are complimented

inspiring designs reflecting Traditional architecture elements,

selections for the purpose of providing a pleasing streetscape.

nsulated front entry door with a glass panel insert, and "Mickel" finish Eight foot (8'0") tall and thirty-six inch (36") wide painted steel at the discretion of Rosehaven Homes. "Transom height" windows to all second-floor side and rear windows,

EXTERIOR WINDOWS AND DOORS

9. Two coat paved driveway, at no additional cost.

installed at Kosenaven's sole discretion).

by BP, shingle type is Mystique or equivalent).

qownspouts and ceilings of covered porches.

determines number of tiles).

vindows, as per elevation.

railing, as per front elevation.

EXTERIOR FINISHES

- Quality painted sectional roll up insulated garage door, equipped grip set with deadbolt lock, as per plan/elevation.
- door nardware, and window-lites, as per elevation. vith high-quality, heavy duty springs and lifelong rust resistant
- above at rear of townhome, on the second floor only, as per plan. Mobriw mosner this viole obtained patio door with transom window ess than 2 risers into townhouse) complete with safety door closure. Zfeel insulated interior garage access door (where grade permits,

INTERIOR FEATURES

- Eight foot (8'0") high sprayed stippled ceilings with a 3" smooth structural or decorative elements including dropped ceiling areas). second Tioor. (Some cellings areas may be lower due to mechanical, Nine Foot (9'0") high Smooth ceilings throughout the ground &
- Elegant Raised 9'0" Smooth Coffered Ceilings in master bedrooms, porder to third floor ceilings.
- complete with "Nickel" finish hinges and lever handles. Privacy door 20. Smooth finish 7'0" tall "Carrara" interior passage & closet doors as indicated on plan.
- & 4" Colonial style baseboards throughout all finished areas. 2 3/4" Colonial style casing on all window frames, archways & doors locks on all bathrooms.
- 22. Oak Staircase, natural tinish in tinished areas only. (Veneer stringers

