



Artist's concept

FREEHOLD TOWNHOMES FEATURES

EXTERIOR FINISHES

- Inspiring designs reflecting Traditional architecture elements, finished with Stone & genuine clay brick (precast detailing such as arches, keystones, banding & sills. Elevations are complimented with painted/prefinished decorative exterior columns & metal/vinyl railing, as per front elevation.
- Architecturally controlled colour schemes from Rosehaven's Brick soldier coursing with steel lintels above all second & third floor windows, as per elevation.
- Pre-finished maintenance-free aluminium soffits, fascia's, eaves/trough, downspouts and ceilings of covered porches.
- Self-sealing shingled roof. (Limited lifetime Manufacturer's warranty by BR, single type is Mystrique or equivalent).
- "Porcelain" house number on front elevation, location determined by Fully sodded front, rear and side yards: where applicable (side yards) and where continued growth will permit, otherwise gravel will be installed at Rosehaven's sole discretion).
- Precast patio slab/tiles from front door to driveway (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. All operating windows have screens. All windows are Energy Star qualified.
- Transom height windows to all second-floor side and rear windows, at the discretion of Rosehaven Homes.
- Eight foot (8') tall and thirty-six inch (36") wide painted steel grp set with deadbolt lock, as per plan/elevation.
- Quality painted sectional roll up insulated garage door, equipped with high-quality, heavy-duty springs and lifelong rust resistant door hardware, and window-lites, as per elevation.
- Steel insulated interior garage access door (where grade permits, less than 2 risers into townhouse) complete with safety door closure.
- Six foot (6') wide vinyl sliding patio door with transom window above at rear of townhome, on the second floor only, as per plan.
- Nine Foot (9') high Smooth ceilings throughout the ground & second floor (Some ceilings areas may be lower due to mechanical structural or decorative elements including dropped ceiling areas).
- Smooth finish 7'0" tall "Camera" interior passage & closet doors complete with "Nickel" finish hinges and lever handles. Privacy door locks on all bedrooms.
- Colonial style casings on all window frames, archways & doors & 4" Colonial style baseboards throughout all finished areas. (Veneer stringers & risers)

INTERIOR FEATURES

- Oak 2 3/4" groove handrail with nweel posts & oak nosing, with choice of 1 3/4" oak pickets or straight black metal pickets, all oak finished natural, to finished areas as per plan.
- Interior walls to be painted an "off white" colour throughout, including the 3" smooth board 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.
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- Wire shelving to all closets including linen, as per plan.
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27. 13" x 13" imported ceramic floor tile in front foyer, kitchen, breakfast room, all bedrooms, and finished laundry rooms, as per plan.
28. 4" X 3/4" wide plank pre-finished Engineered Natural Oak flooring throughout the ground & second floor and all stair landings (excluding where tile is laid).
29. 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.
30. Metal edge is installed where carpet abuts ceramic tile and where ceramic tile abuts hardwood flooring.
31. Quality cabinetry with extended upper kitchen cabinets adorned with crown moulding (adding an additional 35% more upper storage), base cabinetry includes one bank of drawers, from Rosehaven's standard samples on display at the Decor studio, which include a choice of Maple or Oak veneer doors and laminate doors.
32. Full depth fridge upper with crown moulding & fridge gables as required, as per plan.
33. Full depth pantry with crown moulding, as per plan.
34. Granite kitchen counter top with mitre edge. Purchaser will have choice from Rosehaven's standard samples.
35. Stainless steel finish double bowl, undermount kitchen sink equipped with high quality, heavy-duty springs and lifelong rust resistant door hardware, and window-lites, as per elevation.
36. Polished chrome pull-out spray, single lever faucet.
37. Stainless finish hood exhaust fan with vent to exterior, with 6" ducting.
38. Rough-in dishwasher provisions include open space in cabinetry, breaker and sealed junction box for future dishwasher.
39. Fixed electrical outlet on non-moveable/secured kitchen island and on a Peninsula over 3", located at counter level. Electrical for fridge breaker and sealed junction box for future dishwasher.
40. White bathroom plumbing fixtures & chrome faucets.
41. Pedestal sink in powder room, as per plan.
42. Separate Ensuite Shower stalls feature full height frameless glass enclosure walls(s) and a glass door, plus a recessed waterproof ceiling light, as per plan. (Glass door is not full height)
43. Upgraded deep soaking acrylic tubs in main bath, as per plan.
44. Polished chrome single lever faucets to bathrooms, sinks include pop-up drains, (except kitchen & laundry)
45. Polished chrome single lever faucets featuring pressure-balancing faucets in all separate showers and tub enclosures.

BATHROOM AND LAUNDRY FEATURES

- Recovery Ventilator (not ducted, exhaust only) which allows fresh filtered air to come into the townhome, through the heat exchange core, this tempered fresh air is distributed throughout the townhome. All townhomes are equipped with a high efficiency HRV - Heat Recovery Ventilator (not ducted, exhaust only) which allows fresh filtered air to come into the townhome, through the heat exchange core, this tempered fresh air is distributed throughout the townhome. All townhomes are equipped with a high efficiency HRV - Heat Recovery Ventilator (not ducted, exhaust only) which allows fresh filtered air to come into the townhome, through the heat exchange core, this tempered fresh air is distributed throughout the townhome.
- 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.
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ENERGY EFFICIENT FEATURES

- Upgraded polished chrome bathroom accessories to include a towel bar holder & toilet paper dispenser with white ceramic soap dish in bathtub and shower enclosures.
- Choice of quality cabinetry from Rosehaven's standard samples, for bathroom vanities.
- Laminate bathroom counter tops with a contemporary pencil edge and 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.
- 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.
- All finished bathrooms & laundry room include a high-performance exhaust fan, Energy Star rated with a low sones (sound rating) vented to the exterior.
- 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 on the ground floor. Both cable & telephone are wired in great room, your space & 2 principal bedrooms, 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.

ELECTRICAL, PLUMBING & GAS

ENERGY EFFICIENT FEATURES

- Interior ceiling mounted light fixtures throughout all finished halls, all bedrooms & laundry rooms. (Except great room will receive a modern hanging chandelier to hall and one to kitchen breakfast area (Hall chandelier will either be atop to above area in foyer or over stairs, and comprising ceiling mount fixture to kitchen work area. (Hall chandelier will either be atop to above area in foyer or over stairs, location determined by Rosehaven).
- Elegant strip lighting with dropped glass shade in all bedrooms & 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.
- Heavy-duty electrical outlet and outside vent for future dryer in laundry room.
- Ground fault interrupter protection in all bedrooms and powder room.
- Electrical outlet with integrated USB port in kitchen & master bedroom.
- Two hose bibs will be installed to each townhome, one in the garage and one at the rear of the townhome, 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.

CONSTRUCTION

- 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 recesses wall box for future appliances.
- Shut off valves to all bathroom sinks & toilets.
- Bar-b-que Gas line to rear of townhome, location determined by Rosehaven.
- 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.
- "Tyvek type" air barrier installation to exterior floor walls that are below grade for improved humidity control.
- Drainage membrane & heavy-duty damp proofing installed to poured concrete ground floor walls.
- Insulation to walls, attic, garage ceiling (where required) and overhangs 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 bonded/loose concrete.
- The common sound absorbing material on each side of the unit which will receive sound absorbing material on each side of the unit, separated through the use of trusses and fire rated drywall.
- "Look out" ground floor conditions are applicable to the following standard features are included: off the second-floor rear patio door, a pressure treated wood deck (8' x 6' or equivaly) with stairs to grade, and oversized vinyl casement windows with low E glass, argon gas & warm edge spacers, in the rear ground floor.

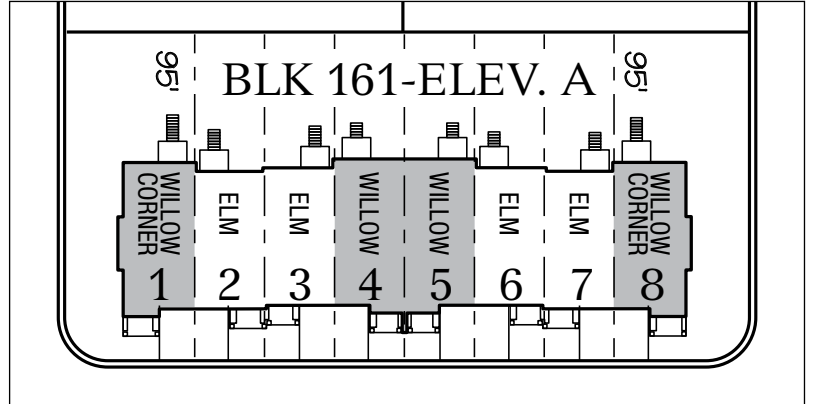
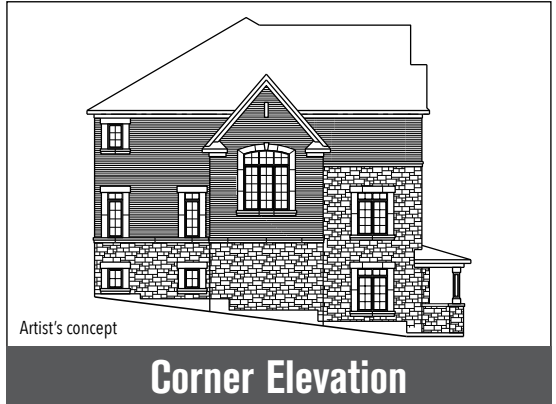
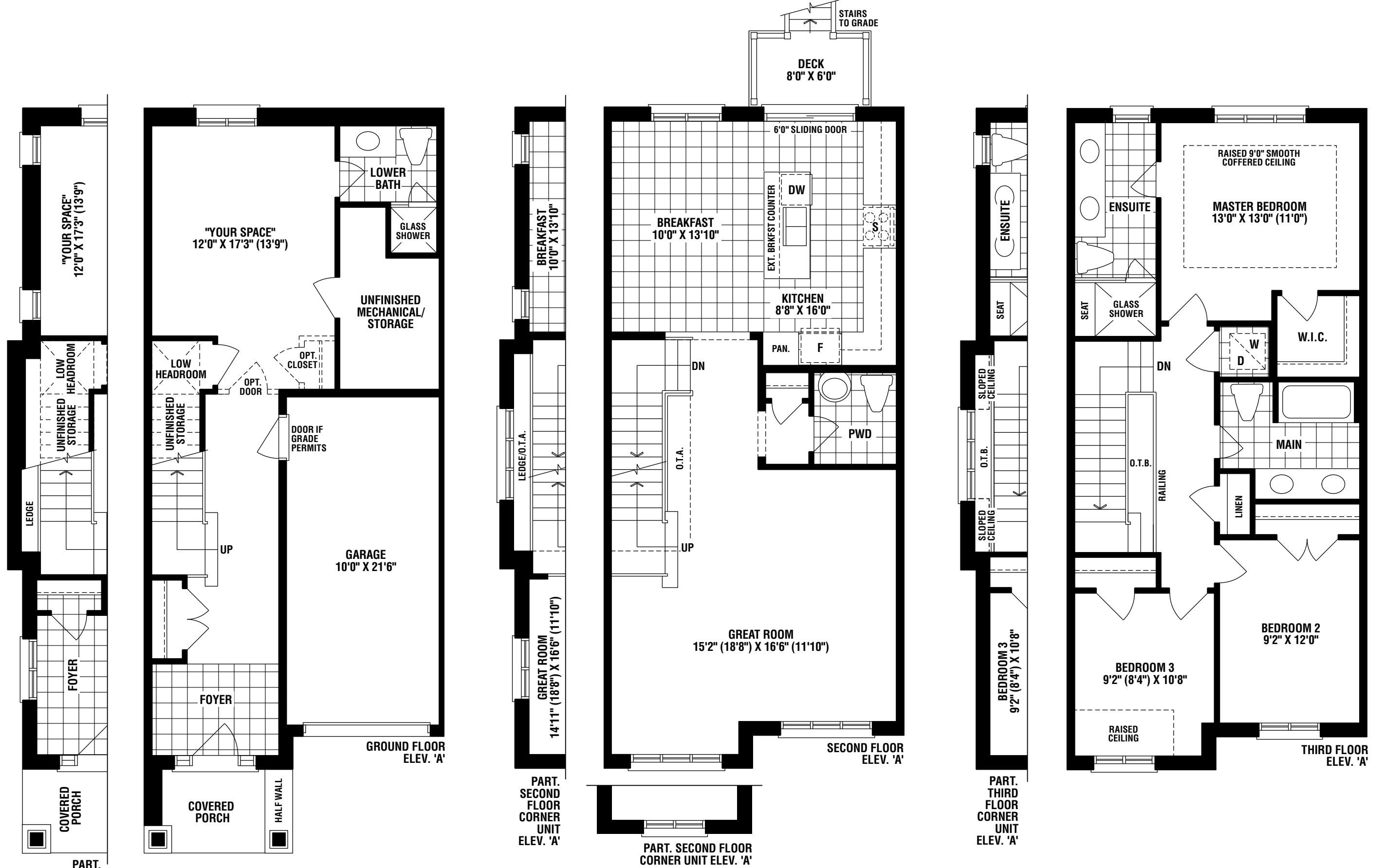
ROSEHAVEN HOMES DÉCOR STUDIO

- All interior selections will be made at the Rosehaven Homes Decor Studio located in Okaville, from Rosehaven's standard samples, during a private appointment with the Rosehaven's Decor Consultant. At this time, you will also have the opportunity to purchase and incorporate upgraded finishing touches to your new Rosehaven Home.

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 features herein which is omitted at the Purchaser's request. Unit shapes depicted on the brochure may not reflect the actual shape of the residential unit. The purchaser(s) agrees(s) to accept all references to measurements, construction styles, brand/industry names or terms. All references to features or finishes are as per applicable elevation/plan, and each item may not be included in each townhome. All features & finishes where a section is provided will be selected from Rosehaven's predetermined standard selections. The Energy Star mark is administered and promoted in Canada by Natural Resources Canada. E & OE December 18, 2018

WILLOW

2,127 sq. ft. Interior Unit
2,201 sq. ft. Corner Unit



DREAMFIELDS
IN BRADFORD

ROSEHAVEN™
I AM HOME

Materials, specifications, and floor plans are subject to change without notice. All renderings are artist's conceptions. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. Elevation A Interior Unit square footage includes 15 sq.ft. of open area. Elevation A Corner Unit square footage includes 29 sq.ft. of open area. E. & O.E.