



Elev. A - 3,762 sq. ft. • Elev. A2 - 4,013 sq. ft.

VENTURE

LIVE / WORK TOWNS | 3-Storey Freehold Towns with Private Terraces

CONTEMPORARY TOWNHAUS COLLECTION FEATURES

EXTERIOR FEATURES

- Contemporary Brick exterior elevations with unique architectural features such as brick soldier coursing, coloured mortar, precast sills, stucco accents, frieze board and trim detailing, as per elevation.
- Architecturally controlled pre-selected exterior colour schemes to provide a pleasing streetscape.
- Brick soldier coursing with steel lintels above windows as per elevation.
- Pre-finished maintenance-free aluminum soffits, fascia, eaves trough, downspouts and ceilings of front covered porches.
- Self-sealing shingled roof. (Limited lifetime Manufacturer's warranty by BP; single type is Mystique or equivalent.)
- "Porcelain" house number on front elevation, location determined by Rosehaven.
- Fully sodded front, rear and side yards*, where applicable. (*Side yards: where continued growth will permit, otherwise gravel will be installed at Rosehaven's sole discretion.)
- Decorative "Flagstone style" Precast patio slab/tile walkway from front door to sidewalk. (In addition Courtyard towns will receive patio tiles at walkout, and The Live/Work designs Merchant and Venture will receive a walkway from rear door to driveway.)
- Two coat paved driveway, at no additional cost.
- Two storey Rear lane designs only will receive "courtyard fencing and a gate", as depicted on the brochures floor plan; fencing material, colour, design and height and configuration on the lot will be determined by Rosehaven Homes and/or the Subdivisions Controlling Architect subject to site conditions and will be installed at a time determined by Rosehaven Homes. All Two Storey Courtyard Rear lane designs courtyard landscaping is an artist's concept and is not included with the designs. Courtyard dimensions are for reference only and may not represent the actual size, as they are subject to change due to siting conditions, fence locations and site conditions.

EXTERIOR WINDOWS AND DOORS

- Maintenance free Coloured 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.
- Contemporary 8'0" tall and 36" wide painted fiberglass insulated front entry door featuring authentic woodgrain texture with a vertical glass insert, and "Nickel" finish grip set with deadbolt lock, as per plan/elevation. (Door dimensions are approx.) The Live/Work Designs: Merchant and Venture will also receive this door for the back door at the ground floor covered porch.
- Quality Painted sectional roll up garage doors, with window-lites, equipped with high quality, heavy duty springs and lifelong rust resistant door hardware, as per elevation. Terrace Towns & Live/Work towns will have the added benefit of an insulated garage door.
- Metal insulated interior garage access door complete with safety door closure, as per plan.
- Six foot (6'0") wide vinyl sliding patio door with transom window above at rear of home, on the main floor only or as per plan.

INTERIOR FEATURES

- Nine Foot (9'0") high Smooth finish ceilings throughout the ground & main floor. (Some ceilings areas may be lower due to mechanical, structural or decorative elements including dropped ceiling areas.)
- Eight foot (8'0") high sprayed stippled ceilings with a 3" smooth boarder on the second & third floors, except bathrooms and laundry rooms which have easy maintenance smooth ceilings.
- Sprayed stipple ceilings with 3" smooth boarder when the optional finished lower level is purchased.
- Smooth finish 7'0" tall "Carrara" interior passage & closet doors complete with "Nickel" finish hinges and lever handles. Privacy door locks on all bathrooms. For The Live/Work Designs only, the interior

- door between the foyer and the hallway and the foyer and the office will be a 7'0" "slab" interior door and not a "Carrara" style door.
- Contemporary square edge 2 3/4" interior casing & 4 1/4" interior baseboards. Casing installed to windows, patio doors and archways with swing doors only.
- Oak Staircase - natural finish in finished areas only. (Veneer stringers & risers).
- Oak 2 3/4" grooved handrail with 1 3/4" square oak pickets, square newel posts & oak nosing, finished natural, to finished areas as per plan.
- Interior walls 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.
- Interior trim & doors to be painted "cool white", to all finished areas.
- Wire shelving to all closets including linen, as per plan.
- Cold cellar, complete with weatherstripped steel insulated door, vent and an 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" x 3/4" wide plank pre-finished Engineered Natural Oak flooring throughout the ground floor & main floor including finished stair landings. (excluding bedrooms and where tile is laid, engineered oak flooring dimensions are 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/engineered oak flooring finished areas, and optional finished lower level, 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 abuts engineered oak flooring.

KITCHEN FEATURES

- Quality cabinetry with extended upper kitchen cabinets and under cabinet valance (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. Valance lighting not included.
- Full depth fridge upper & 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 pullout spray, single lever faucet.
- Stainless hood exhaust fan with vent to exterior, with 6" ducting.
- Rough-in dishwashers, 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" long, 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 throughout.
- Pedestal sink (24") in powder room, as per plan.
- Upgraded 5'0" Freestanding Mirrolin tub to master Ensuite bathroom, with deck mounted polished chrome faucet, as indicated on plan.
- Separate Shower stalls feature metal framed glass enclosure with a framed glass door, glass walls designed on half walls, wherever possible including an acrylic base and a recessed waterproof ceiling light, as per plan.
- Upgraded deep soaking acrylic tubs in master ensuite and main bathrooms, as per plan.

- Polished chrome single lever faucets to bathroom sinks, include pop-up drains (except kitchen & laundry).
- Polished chrome single lever faucets featuring pressure-balancing in all separate showers and tub enclosures.
- Upgraded polished chrome bathroom accessories to include a towel bar holder & toilet paper dispenser with white ceramic soap dish in bathtub & separate shower enclosures.
- 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 wall tile in all bathtub enclosures & non-glass walls in shower enclosures up to the 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 finished laundry rooms with 2 handle hot and cold water faucets. (Where laundry tub is located in the basement no cabinetry is provided).

CONVENIENCE, SAFETY AND SECURITY

- Prewired for television Five (5) cable TV rough-ins (RG6) 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/great room/living room & 3 principal bedrooms and den, where an office and/or media room is shown one bedroom will be eliminated and the cable/phone rough in will be installed in the office and/or media room, at Rosehaven's discretion.
- Rough-in central vacuum system with all pipes dropped to garage for three storey Terrace & Live/Work townhomes and basement for two storey Courtyard townhomes, for future easy finishing.
- All air ducts to be cleaned prior to closing.
- 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 and one (1) siren, locations determined by Rosehaven. At no extra cost and no further obligation.
- Carbon monoxide detector(s), hard wired.
- Interconnected smoke detectors.
- 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. 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.
- In-floor heating to the breezeway only of the two storey Courtyard Townhomes (breezeway is room connecting house to garage).
- All heating/cooling supply transverse joints, branch takeoffs, branch supply joints and manufactured beaded joints on round perimeter pipes located on all floors will be sealed.
- High efficiency Hot water tank is power vented and in on a rental basis.
- Automatic set back Thermostat centrally located, location determined by Rosehaven.
- 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, and the drains location is solely determined by Rosehaven.
- All finished bathrooms & laundry room will receive fans that are high performance exhaust fans, Energy Star rated with a low sones (sound rating) and vented to the exterior.

ELECTRICAL, PLUMBING & GAS

- Contemporary Black Entry Lamps at all exterior doors and garage doors, location and number determined by Rosehaven Homes. (Exterior doors also includes rear patio & French doors)
- Three (3) electrical outlets; one in garage, one waterproof at main floor terrace on the three storey Terrace & Live/Work towns and in courtyard of two storey towns, and one waterproof outlet at front of house, location determined by Rosehaven.
- Self-sealing air tight plastic electrical outlet boxes to all exterior walls & to second floor & third floor ceiling light fixtures.
- 100 AMP ELECTRICAL services with circuit breaker panel and all wiring in the home is copper wiring.
- Décor white switches and plugs throughout.
- Interior ceiling mounted light fixtures throughout all finished halls, all bedrooms, media rooms, offices & 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 complementing 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)
- Contemporary strip lighting in all bathrooms & powder room, length of lighting determined by Rosehaven.
- All lighting as outlined in items 76-78 above is from Rosehaven's "Contemporary" Collection.
- Capped 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 circuit interrupter protection in all bathrooms and powder room.
- Two hose bibs will be installed to each home, one in garage, and one at the front of the home, location will be determined by Rosehaven.
- Innovative thermoplastic plumbing supply lines throughout. Advantages: less copper in water, reduced knocking, less condensation.
- Second & third floor laundry rooms, which are standard to a Rosehaven design, will receive a floor drain in the laundry room, ceramic baseboards and a raised threshold.

- 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.
- Barbeque Gas line to rear of home. (Three storey Terrace & Live/Work townhomes will have gas line at main floor terrace and two storey Courtyard townhomes will have gas line at courtyard) 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.
- Tongue and groove subflooring throughout.
- "Tyvek type" air barrier installation on exterior basement walls for improved humidity control (excluding cold room and common walls).
- 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. requirements.
- 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 the townhomes will be a concrete block wall to the underside of the second/third floor ceiling respective to the townhome type. 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.

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 TARIION WARRANTY CORPORATION SINCE 1992. For more information visit www.TARIION.COM

NOTE: Refer to brochures for description of the floors, floors indicated above are reflective of the brochures. Three storey (Terrace & Live/Work) townhomes have a lower level (also referred as basement), ground floor, main floor and third floor. Two storey (Courtyard) townhomes have a lower level (also referred as basement), ground floor and second floor.

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. March, 2017

VENTURE

Elev. A - 3,762 sq. ft. (3,323 live / 439 work sq.ft.)
 Elev. A2 - 4,013 sq. ft. (3,555 live / 458 work sq.ft.)



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. Dotted lines in lower level area represent an optional finished area with complete lower bathroom which is not included in the standard design or in the standard sq. ft. "Work" sq. ft. includes foyer, office & washroom. E. & O.E.

