

## EXTERIOR FEATURES “SECOND TO NONE”

- Superior architecturally designed homes with inspired combinations of brick, stone, EIFs stucco, aluminum and/or vinyl siding detailing (as per elevation).
- Each unit comes complete with an engraved stone address and stone/masonry detailing (as per elevation).
- Pleasing streetscapes with architecturally controlled exterior colour schemes, elevations, sittings, materials and charming covered porches (as per plan/elevation).
- Traditional overhead insulated steel panelled sectional roll-up garage doors, some with window lites (as per elevation/plan).
- Fully sodded lot and paved driveway complete with decorative exposed slabs (I) front porch walkway, (II) rear patio (where applicable).
- Poured concrete basement walls, complete with sprayed membrane and air-gap waterproof drainage wrap/weeping tiles for extended protection.
- Maintenance free vinyl casement windows thru-out, complete with Low E, Argon filled, thermal break, multi point locking system, split finished and screens on all operators (basement windows are white vinyl sliders).
- Insulated fiberglass front door comes with dead bolt gripset.
- Insulated metal garage access door (where grade permits) comes with dead bolt keyed to like; 6 panel style smooth.
- Exterior patio door comes with screen (as per plan).
- Exterior columns and railings made of low maintenance/maintenance-free painted fiberglass/vinyl PVC or aluminum (where applicable and as per plan).
- Self-sealing architectural asphalt shingles (limited lifetime warranty).
- Two exterior water taps; one in garage, one in the rear (location to be determined by builder).
- Reinforced poured concrete garage floors and front porches, saw cut to control cracks.
- Fully drywalled garage comes with 1(one) coat tape ideal for workshops.
- Cast aluminum exterior coach lamps (as per plan).

## INTERIOR FEATURES “SUPERIOR TO ALL”

- Soaring 9' ceilings on ground floor and main floor (height may vary in areas where accommodation for HVAC/plumbing is needed).
- Impressive staircases and handrails open to second storey areas and lower landing (as per plan).
- “1 floor joist system”; ¾” OSB dryguard floor sheathing glued, nailed and screwed to minimize floor squeaking.
- 2” x 6” exterior wall construction; 2-storey walls use “Timberstrand-Microlam” technology to minimize movement/shrinkage (where applicable), 3/8” spruce plywood roof sheathing.
- R50 attic insulation, R24 external wall insulation and R20 full height basement insulation. R31 spray foam insulation to all exposed floor areas above garage area.
- Ceiling drywall (on all trussed ceilings) installed over ½” resilient channel to improve rigidity and straightness.
- “California Knockdown” ceiling finished throughout except kitchen, bathrooms and laundry room (smooth).

- Purchaser to have choice of two interior wall colours from Bucci’s standard paint palette.
- Wire shelving installed in all closets.

## HEATING/COOLING FEATURES

- All homes complete with forced air 95% efficient natural gas furnace with central air conditioning.
- High efficiency direct vented water heaters on rental agreement.
- Exhaust fans installed in all finished bathrooms and finished laundry areas.

## LAUNDRY ROOM ACCENTS

- “In wall” housing provided for hot/cold laundry taps and drain connections for washer (where applicable).
- Built in dryer wall vent box provided in all finished laundry areas (where possible).
- Upper laundry cabinets in pre finished white (as per plan in all finished areas).

## LUXURIOUS BATHROOM FINISHES

- Acrylic soaker tubs in ensuite (as per plan).
- All shower stalls tiled complete with ceiling light and glass door (as per plan).
- Imported ceramic tiles in all bath and shower enclosures up to and including ceiling (as per plan).
- All shower and bathtub enclosures come complete with pressure balanced faucets and waterproof dense shield board.
- Upgraded plumbing fixture package throughout including kitchens and all bathrooms.
- Kitchen sink to be stainless steel, double compartment.
- All bathroom plumbing fixtures are white and fitted with shut off valves.
- All bathroom sinks fitted with mechanical pop-up drain.
- Custom crafted and designed bathroom cabinetry/counters in an extensive array of choices and styles from builder’s standard selections.
- Water saving technology provided on all faucets, toilets and shower heads.
- Mirrors included in all bathrooms.
- Privacy locks provided on all bathroom entry doors.

## ELECTRICAL FEATURES

- 100 amp electrical service with circuit breaker panel and copper wiring throughout.
- Upgraded interior light fixture package provided throughout comes with CFL bulbs for those who are energy efficient minded.
- White décor style switches and receptacles throughout.
- Ground fault circuit interrupter protection in all bathrooms/kitchen/bedrooms/garage and exterior.
- Each home comes equipped with 3 telephone, 3 cable, and 3 data outlets.
- USB port integrated electrical receptacles provided in kitchen, master bedroom and master ensuite.
- Interconnected smoke detectors/strobe light comes with battery back up located on each floor and bedroom.

- Carbon monoxide detector installed on main and second floor.
- (2) capped unfinished electrical boxes installed in kitchen ceiling above island/peninsula location (as per plan).
- (1) exterior holiday light receptacle including switch provided on porch soffit area.
- Electrical door chime installed.
- Wall mounted designer light fixtures provided in all bathrooms.
- Heavy duty wiring and outlet for the stove and dryer.
- Central vacuum system rough-in to basement (as per plan).
- Electrical ceiling outlet provided for future garage door opener.
- 6 months free Cogeco digital cable, high speed internet and phone service.
- All bedroom receptacles are non arcing type.

## EXQUISITE MILLWORK & FLOORING FEATURES

- Designer imported and selected ceramic tile flooring in entry foyer, laundry room, kitchen, breakfast area, and all bathrooms floors as per plan from Bucci’s vast array of standard samples.
- Premium quality broadloom carpet comes with 10mm under pad in all other areas, choice of (2) colours from Bucci’s standard carpet colour selections.
- Striking 4 ¼” colonial/modern baseboards and 2 ¾” colonial/modern casing on all windows and doors.
- Doors, windows, half walls, full archways to be fully trimmed (where applicable).
- Choice of (2) panel smooth “square” or “roman” top style doors.
- Closet shelving to be free slide hanging rails and wire shelves.
- Lever style satin, nickel/chrome finished interior door hardware comes with privacy locks on all bathrooms.

## GOURMET KITCHEN FEATURES

- Custom designed and crafted cabinetry & hardware from a vast array of styles and colours from Bucci’s extensive standard samples.
- 3/4” post formed laminate countertops; purchaser’s choice from vast selection of Bucci’s standard samples.
- All kitchen cabinetry comes complete with extra height uppers, microwave shelf (where applicable), bank of drawers and space for dishwasher (including plumbing and electrical rough-ins for future installation provided).
- Breakfast bars, peninsula, and island as per plan.
- Two speed exhaust kitchen hood fan with venting to exterior.

## PIECE OF MIND SECURITY AND ADDITIONAL FEATURES

- Hinges and striker plates reinforced with extra long screws.
- Additional blocking at all door jambs.
- Additional screws at patio door to prevent lifting.
- Rough-in for future 2 pc. bathroom in basement, location to be determined by vendor.
- Heating and cooling system professionally cleared at time of occupancy.

## CUSTOMER SELECTIONS

- Purchasers to have a choice of colour/material selection on the following items from the Builder’s samples (provided that they have not been already installed and/or ordered at the time of agreement signing)
- All flooring including broadloom and ceramics (including wall tiles)
- Kitchen cabinets and laminate tops
- Bathroom cabinets and laminate tops
- Choice of paint colours for interior walls (2 colours maximum from Builder’s samples)
- Construction extras or custom finishes for interior features at time of signing agreement or prior to commencing construction of unit

## CONDITIONS/WARRANTY

- BUCCI HOMES warranty backed by the Ontario New Home Warranty Program Coverage
- One year – home is free from defects in workmanship and materials
  - Two years – home is free from defects in workmanship including caulking, windows and doors preventing water penetration, also defects in workmanship and materials in the electrical, plumbing, and heat delivery and distribution system
  - Seven years – major structural defects

All plans, elevations, and specifications are subject to modifications from time to time by vendor according to Ontario building code, National building code, local governing authority and architect.

Vendor will not allow the Purchaser to do any work and/or supply any material to finish the dwelling before the closing date.

House types and streetscapes subject to architectural and/or municipal control and final sitting may differ from marketing brochures.

Variations from Vendor’s samples may occur in finishing materials, kitchen and vanity cabinetry, flooring and wall finishes. The Vendor is not responsible for shade and dye lot differences on all materials such as ceramic tile, broadloom, roof shingles, stain on stairs/railings, kitchen and bathroom cabinets, countertops and bricks. Colours and materials will be as close as possible to Vendor’s samples but not necessarily identical. Purchaser’s may be required to reselect colours and/or materials from the Vendor’s samples as a result of unavailability or discontinuation.

The Purchaser acknowledges that finishes and materials contained in any sales office and model homes including broadloom, furniture, cabinets, ceramics, hardwood flooring, stained staircase and railings, architectural ornamental trim, lighting, etc may be for display purposes only and may not be included in the dwelling unit purchased herein.

Purchaser’s choice of interior colors and materials to be chosen from the Vendor’s standard samples if not yet ordered or installed provided that the colors and materials are chosen by the Purchaser within 7 days of notification by the Vendor. Otherwise, the Vendor reserves the right to choose the color and/or materials.

The Purchaser shall indemnify and save the Vendor, it’s servants and agents, harmless from all actions, claims and demands for upon or by reason of any relatives, workmen and agents who have entered on the real property or any subdivision of which the real property forms a part of, whether with, or without authorization, express or implied, by the Vendor.

All dimensions are approximate.  
Kitchen, 2 pc bathroom, furnace and hot water locations may vary.