



Features & Finishes



- Every Royal Pine Home compliments the neighbourhood with master-planned elevations, quality old-world craftsmanship and architecturally co-ordinated colour exteriors based on the community's Urban design guidelines.
- Clay brick construction with accent stone, stucco, decorative "Hardie" board, frieze board, soldier coursing, precast window sills & surrounds, keystones, pre-finished columns, exterior railings as per model and plan selected. Purchaser's choice of brick colour packages - to be pre-co-ordinated and architecturally controlled.
- Premium quality Self-sealing asphalt UPGRADED FIBERGLASS shingles, with LIMITED LIFETIME MANUFACTURER'S WARRANTY, as per Vendor's samples
- Durable pre-finished maintenance free aluminum soffits, fascia, eavestrough and down spouts, as per Vendor's samples.
- Poured concrete basement walls & steel beam support as per plan.
- Insulated extended 8' high FIBERGLASS SINGLE DOOR OR DOUBLE DOOR ENTRY with magnetic weather stripping to include 3/4 GLASS INSERT, SIDE LIGHT OR TRANSOM WINDOW and PRECAST SURROUND as per model selected, as per Vendor's samples.
- Superior 2x6 wood exterior wall construction plus 1" Silverboard XS breathable radiant barrier wall sheathing (R-5 factor), as per architectural drawings.
- High performance engineered flooring system, as per architectural drawing.
- Quality 5/8" spruce plywood sub-flooring throughout, tongue & groove, sanded and screwed.
- Iron Black Upgraded exterior hardware package including grip set(s) with dead bolt lock and upgraded coach lamps and address plaque on front elevation as per plan. Standard light fixtures to rear and side doors, where applicable, as per Vendor's samples.
- Heavy Duty Weatherproofing & Waterproofing Membrane on all exterior foundation walls as per Ontario Building Standards.
- Oversized white basement windows 36" wide x 24" high. Depending on the grade condition, basement window wells may be required
- Walkways with precast slabs and steps at front and rear patio area where applicable.
- Front, rear and side yards will be fully graded and sodded.
- CEDAR decks with aluminum pickets & railings at rear of specified models at ground level, where applicable, as required by grade, as per Vendor's specifications. (Romeo & Juliet balcony applicable for walk-out conditions, as per plan, as per Vendor's specifications)
- Service stairs (paint grade) as per plan, as per vendor's specifications

PLUMBING:

- Durable, condensation-free & noise-free plastic 1/2" PEX plumbing throughout.
- Two exterior hose bibs (one in garage, one at rear of house)
- Shut-off valves to all sinks.

INTERIOR PAINT, TRIMWORK & CEILING DETAILS

- Painted walls according to purchaser's choice of two colours as per Vendor's samples.
- Flat latex on all walls except kitchen and bath area to be semi-gloss.
- Doors & trimwork to be painted WHITE high-gloss paint as per Vendor's samples.
- All archways and windows to be trimmed, as per architectural drawings, as per Vendor's samples.
- Extended height (approx 8') Classique doors on main level (throughout on bungalow models) as per plan, as per Vendor's samples.
- Standard (approx. 7' in height) Classique doors on second level, as per Vendor's samples.
- Extended height french door(s) with lead mullion on main level, as per plan, as per vendor's samples.
- Premium pewter lever handles and upgraded antique nickel non-pivot hinges on all interior passage doors as per Vendor's samples. Privacy locks on all bathroom doors
- Coffered ceilings, as per plan, as per Vendor's specifications.
- Raised coffered ceilings in UPPER HALLWAY (2ND LEVEL), as per plan as per Vendors specifications.
- Smooth ceilings throughout main floor (save and except two storey rooms on main level) (Smooth ceilings throughout on bungalow models) Sprayed stipple ceiling with smooth border surround applied to second level.

FLOORING:

- Purchaser's choice of 20"x20" UPGRADED GLAZED PORCELAIN TILES in foyer, main hall (as per plan) powder room, kitchen and laundry area as per vendor's samples, according to plan.
- STAINED OAK PREFINISHED HARDWOOD FLOORING (3 1/4" x 3/4") ON MAIN LEVEL on all areas not covered with ceramic tiles, as per Vendors samples.
- HIGH QUALITY BERBER BROADLOOM (1 colour throughout) on second level in all areas without ceramic tiles, as per Vendor's standard samples.
- Basement landing area completed with lock system pre-finished oak veneered flooring, as per plan, as per vendors standard samples

LAUNDRY:

- Upper and lower cabinets with single laundry tub as per vendor's samples, according to plan.
- Dryer vent and heavy-duty electrical outlet and plumbing for automatic washer. (Second floor laundry areas have floor drains with membrane)
- Painted pine basement service stairs, if applicable, as per plan.

KITCHEN:

- Bright appealing spacious gourmet kitchen layouts designed with large eat-in areas, islands, extended breakfast bar, servery, as per plan.
- Cabinets in a variety of oak or maple wood species and colour finishes, as per plan, from Vendor's standard samples.

- Stainless steel exhaust hood fan over stove area with 6" exhaust vented outside, as per Vendor's samples.
- Rough-in PLUMBING AND ELECTRICAL for future dishwasher.

BATHROOMS:

- Purchaser's choice of furniture-finished vanity cabinets and GRANITE countertops in all bathrooms including powder room, as per Vendor's samples, as per plan.
- Upgraded single lever chrome faucets with pop-up drains and shut-off valves for all bathroom vanities, as per Vendor's samples
- White plumbing fixtures in all bathrooms to include upgraded one-piece Energy Efficient Toilets, from Vendor's standard samples.
- Elegant master ensuite bathroom features separate shower stall and relaxing FREE STANDING OVAL TUB according to plan as per Vendor's samples.
- Purchaser's extensive choice of Quality Imported 8" x 10", 10"x12" & 13"x13" bathroom floor & wall tiles to all tub & shower enclosures, according to model selected. (NO DROPPED CEILINGS IN SHOWER STALL(S)-NO TILES ON CEILING-WALL TILES INSTALLED TO 8FT IN HEIGHT.)
- SHOWER STALL FLOOR AREAS FINISHED WITH WHITE MOSAIC TILES, WITH MARBLE THRESHOLD (WHITE OR BEIGE) ,AS PER PLAN, AS PER PLAN AS PER VENDORS SPECIFICATIONS
- All shower areas completed with "Dens-Shield" water resistant board, as per Vendor's samples, as per plan.
- PRESSURE AND TEMPERATURE CONTROL VALVE in all shower areas, as per Vendor's samples.
- Exhaust fan in bathrooms (as required) according to the Ontario Building Code.
- Plate mirrors above vanities in all bathrooms.
- Decorative ceramic towel bar, toilet paper dispenser and soap holder in bathrooms as per Vendor's samples.

HEATING

- HIGH EFFICIENCY (min.AFUE of 94%) gas furnace system(s),as per plan,as per Vendor's samples. Furnace(s) & hot water tank location may vary from that shown on brochure or plan.
- Engineered forced air heating system with ducting sized to accommodate future central air conditioning.
- POWER VENTED gas fired hot water tank provided on a rental basis. (Purchaser agrees to accept and be bound by a lease agreement with the Vendor's supplier on or before closing.)
- Heat Recovery Ventilator (HRV) complete with centrally located control and interlocked with furnace fan, as per Vendor's samples.
- Central flow-through type humidifier with duct mounted control to enhance homeowner comfort and indoor air quality,as per Vendors samples.
- PROGRAMABLE Thermostat centrally located on the main floor.
- R-25 (R-20 wall insulation + R5 = 1" sheathing) wall insulation as per Ontario Building Code standards.
- Blown insulation (R-50 factor) in attic as per Ontario Building Code standards.
- Full height insulated basement walls (R-12 factor) with moisture control membrane (Tyvek) to reduce risk of moisture damage exceeding Ontario Building Code.
- INCREASED (R-31) SPRAY FOAM INSULATION IN EXPOSED FLOOR AREAS(over the garage, as per plan)
- Fully drywalled, taped and primed garage walls and ceiling, as per Ontario Building Code.
- Rough-in gas line to furnace area to accommodate for future gas appliances.

ELECTRICAL:

- All homes with a 200 AMP electrical service with minimum 40/80 circuit breaker panel plus one electrical outlet next to panel.
- All wiring in accordance with the Ontario Hydro Standards.
- Weatherproof GFI exterior electrical outlet located at the rear of house and front porch.
- Rough-in provisions to basement and garage for future central vacuum and rough-in provisions for future alarm system (includes wires to all open windows and doors on main floor only)
- Heavy duty wiring and receptacle for stove
- Electrical outlets for fridge and at counter level for small appliances.
- Standard light fixtures throughout except living room.
- Ceiling light in garage area and in unfinished areas (where required) of basement.
- Electrical outlet to garage ceiling for future garage door opener and one at garage wall area.
- Smoke detectors & CARBON MONOXIDE SENSOR as per Ontario Building Code.
- THREE (3) Telephone rough-ins provided by Builder, as per Vendor's specifications.
- "READY FOR THE FUTURE" CABLE PREWIRING to include PREWIRING for up to THREE (3) television outlets with approved RG-6 Co-axial cable, as per Vendors specifications.
- Electrical door chime.
- White Decora switches and receptacles throughout as per Vendor's samples.

ROYAL PINE HOMES SPECIAL DISTINCTIVE FEATURES INCLUDE:

- EXTENDED 10' HIGH CEILINGS ON MAIN LEVEL(INCLUDING BUNGALOWS) WHICH INCLUDES EXTENDED WINDOW HEIGHTS, EXTENDED HEIGHT ARCHWAYS, 8FT EXTENDED INTERIOR DOORS, AS PER PLAN, AS PER VENDORS SPECIFICATIONS
- EXTENDED 9' HIGH CEILINGS to second floor with extended window heights, according to plan, AS PER VENDORS SPECIFICATIONS (7' HIGH interior doors on 2nd level, as per plans as per vendor's samples)
- EXTENDED BASEMENT CEILING HEIGHT (TO APPROXIMATELY 9')
- OVERSIZED "ENERGY STAR" LOW MAINTENANCE THERMOPANE VINYL CASEMENT WINDOWS THROUGHOUT AND PATIO DOORS WITH LOW E ARGON GAS, as per plan. WHITE vinyl sliders in basement. Screens throughout, except on fixed windows, as per Vendors samples.
- Pewter Mullions on windows throughout,(except basement windows) as per plan, as per vendors samples.
- OVERSIZED COLD CELLARS WITH ACCOMMODATING FLOOR DRAIN, as per plan.
- Rough-in provisions for 3-piece bathroom in basement, as per plan.
- PAVED DRIVEWAY, as per Vendor's specifications. The Vendor will not be responsible for repairing any tire marks after the second coat.
- INSULATED 8' X 8' GARAGE DOOR WITH GLASS INSERTS, as per elevation & plan, as per Vendor's standard samples.
- CONVENIENT DIRECT ACCESS FROM GARAGE LEADING TO LAUNDRY AREA OR BASEMENT STAIRS, grade permitting, as per plan.
- Dramatic open designs with vaulted or cathedral ceilings in selected areas, as per plan.

- OPEN STAIRS TO BASEMENT WITH FINISHED LANDING, AS PER PLAN, as per vendor's samples.
- STAINED OAK STAIRS, HANDRAIL, STRINGERS & 1 3/4" UPGRADED OAK PICKETS OR METAL PICKETS from BASEMENT LEVEL to SECOND FLOOR, as per plan, as per Vendor's samples.
- EXTENDED HEIGHT UPPER KITCHEN CABINETS WITH MATCHING CROWN MOULDING as per Vendors samples, according to plan. (No bulkheads where possible)
- GRANITE KITCHEN COUNTERTOP including UPGRADED "BLANCO" UNDERMOUNT SINK AND UPGRADED SINGLE LEVER FAUCET AND AS PER PLAN AND PER VENDORS STANDARD SAMPLES.
- CERAMIC KITCHEN BACKSPLASH, above counter only, as per plan and vendor's samples.
- UPGRADED TRIM PACKAGE including 7 1/4" BASEBOARDS in paint grade ON MAIN LEVEL AND 5 1/4" BASEBOARD in paint grade on SECOND LEVEL, (finished with doorstop when abutting wood floor areas) according to plan, as per Vendors samples.
- UPGRADED 3" BACKBEND CASING in paint grade throughout as per plan, as per vendor's samples.
- COZY GAS DIRECT VENT FIREPLACE with stone-crafted mantle as per plan, as per Vendor's samples and specifications.
- GLASS SHOWER DOOR WITH GLASS PANEL OR GLASS SHOWER ENCLOSURE, as per plan and as per vendors samples.
- SHOWER LIGHT to all shower stalls, as per plan, as per vendor's samples.
- Royal Pine Homes Excellent Program committed to innovative designs and quality construction and complimented with our reliable customer service. Every homeowner receives the service of a professional consultant to assist in the completion of interior colour selections of their new homes at the "Royal Pine Homes-Decor Centre"

