



Features & Finishes



Exterior & Custom Construction Features:

- 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, decorative "Hardie" board or stucco board, vinyl and/or aluminum shutters, frieze board, soldier coursing, precast concrete window sills, keystones, pre-finished columns, exterior railings as per model selected. Purchaser's choice of brick colour packages (detached lots only). - To be pre-co-ordinated and architecturally controlled.
- Insulated flush entry door(s) with magnetic weather stripping to include GLASS INSERT, SIDE LIGHT OR TRANSOM WINDOW as per plan selected, as per Vendor's samples.
- Self-sealing high grade asphalt shingles, with 25 YEAR 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.
- Walkways, precast slabs and steps at front and rear patio area where applicable.
- Entire lot to be graded, top-soiled and sodded.
- Superior 2x6 wood exterior wall construction.
- Quality 5/8" spruce plywood sub-flooring throughout, tongue & groove, nailed, sanded and screwed.
- Antique Brass style package including grip set(s) with dead bolt lock and coach lamps on front elevation as per plan. Standard light fixtures to rear and side doors, where applicable, as per Vendor's samples.
- Pressure treated wood decks 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)
- Exterior 2nd floor balcony, (as per applicable model) with "Modulette" pressure treated wood flooring, as per Vendor's specifications.
- Poured concrete basement walls & steel beam support as per plan.
- Heavy Duty Weatherproofing & Membrane on all exterior foundation walls as per Ontario Building Standards.

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:

- 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.
- Purchaser's choice of Clairmount series or Classique doors as per Vendor's samples.
- Doors & trimwork to be painted WHITE high-gloss paint as per Vendor's samples.
- Interior doors to include brass knobs, as per Vendor's samples.
- All archways and windows to be trimmed, as per architectural drawings, as per Vendor's samples.
- Smooth ceilings in kitchen, breakfast, bathrooms, and powder room. Sprayed stipple ceiling with smooth border surround in all other rooms.

Flooring:

- Purchaser's choice of IMPORTED CERAMIC TILES (13x13 or 12x12) in foyer, main hallway (according to plan) kitchen, laundry and powder room as per Vendor's samples.
- HIGH QUALITY 40 oz BROADLOOM (1 colour throughout) in all areas without ceramic tiles, as per Vendor's samples.

Laundry:

- Single laundry tub with faucet and drain 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 kitchens with large eat-in areas as per plan.
- Exhaust hood fan over stove area with 6" exhaust vented outside in white, as per Vendor's samples.
- Heavy duty wiring and receptacle for stove.
- Rough-in PLUMBING AND ELECTRICAL for future dishwasher.
- DOUBLE STAINLESS STEEL LEDGEBACK SINK WITH SINGLE LEVER FAUCET, as per Vendor's samples.
- CUSTOM QUALITY cabinets, as per plan, from Vendor's samples.
- Purchaser's choice of quality arborite counter tops with extended breakfast counters, as per plan, as per Vendor's samples.

Bathrooms:

- Purchaser's choice of furniture-finish vanity cabinets and arborite counter in all bathrooms as per Vendor's samples.
- Elegant master ensuite bathroom features separate shower stall and relaxing 5' oval or corner tub according to plan as per Vendor's samples.
- Extended vanity counter tops, as per plan, as per Vendor's samples.
- Purchaser's extensive choice of Quality Imported 8" x 8" or 8" x 10" bathroom floor & wall tiles to all tub & shower enclosures including ceiling. Oval & corner tub area include two rows of tiles above deck in master ensuite, as per Vendor's samples. (3 decor tiles installed in shower stall and 3 decor tiles installed in standard tub area).
- All shower areas completed with "Dens-Shield" water resistant board as per Vendor's samples, as per plan.
- TEMPERATURE CONTROL VALVE in all shower areas, as per Vendor's samples.
- Exhaust fan in bathrooms (as required) according to the Ontario Building Code.
- Privacy locks on all bathroom doors, as per Vendor's samples.
- Plate mirrors above vanities in all bathrooms.
- Ceramic accessories in bathrooms as per Vendor's samples.
- Powder room includes single white pedestal, as per Vendor's samples.
- Single lever chrome faucets with pop-up drains for all bathroom vanities, as per Vendor's samples.
- Choice of white, bone or grey plumbing fixtures in all bathrooms, (excluding powder room with white fixtures only) from Vendor's standard samples.

Heating:

- HIGH EFFICIENCY 94% forced air gas furnace system, complete with central control, as per OBC, as per Vendor's samples. Furnace & hot water tank location may vary from that shown on brochure or plan.
- POWER VENTED Hot water tank (gas) on a rental basis. (Purchaser agrees to execute a lease agreement with the Vendor's supplier on or before closing.)
- Heat Recovery Ventilation (HRV) system complete with central control, as per Vendor's samples.
- PROGRAMABLE Thermostat located in central location on the main floor.
- Engineered ductwork to accommodate provisions for central air conditioning.
- LOW E ARGON GAS WINDOWS & PATIO DOORS with Energy Star label, as per vendors samples.
- R-22 wall insulation, as per Ontario Building Code.
- Blown insulation (R-50 factor) in attic and full height insulated basement walls (R-12 factor) as per Ontario Building Code.
- INCREASED (R-31) SPRAY FOAM INSULATION IN EXPOSED FLOOR AREAS (over the garage, as per OBC, as per plan)
- Fully drywalled and taped garage walls and ceiling, as per Ontario Building Code.

Electrical:

- All homes with a 100 AMP electrical service with minimum 32 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 and front porch.
- Rough-in provisions to basement for future central vacuum and rough-in provisions for future alarm system.
- Electrical outlets for fridge and at counter level for small appliances.
- Standard light fixtures throughout except living room.
- One 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.
- Electrical door chime.
- White toggle switches and receptacles throughout as per Vendor's samples.

Royal Pine Homes Special Distinctive Features:

- OVERSIZED "ENERGY STAR" LOW MAINTENANCE THERMOPANE VINYL CASEMENT WINDOWS THROUGHOUT AND 5' and 6' WIDE PATIO DOORS, WITH LOW E ARGON GAS, as per plan. Vinyl sliders in basement. Screens throughout, except on fixed windows, as per Vendors samples.
- PAVED DRIVEWAY, as per Vendor's specifications.
- The Vendor will not be responsible for repairing any tire marks after the second coat.
- DECORATIVE GLASS GARAGE DOOR INSERTS ON ROLL-UP SECTIONAL CLADWOOD GARAGE DOORS, as per elevation & plan, as per Vendor's samples.
- CONVENIENT DIRECT ACCESS FROM GARAGE LEADING TO LAUNDRY AREA OR BASEMENT STAIRS, grade permitting, as per plan.
- EXTENDED 9' HIGH CEILINGS to main floor only and 8'0" high ceilings to second level, according to plan.
- Most main floor archways to be trimmed and raised to approximately 7'6" to complement 9' ceilings, as per plan.
- Dramatic open designs with vaulted or cathedral ceilings in selected areas, as per plan.
- EXTENDED HEIGHT UPPER KITCHEN CABINETS with CROWN MOULDING as per Vendors samples, according to plan. (No bulkheads where possible)
- COLONIAL UPGRADED TRIM PACKAGE including 4 1/4" BASEBOARDS and 2 3/4" CASING in paint grade, as per Vendors samples.
- NATURAL OAK HANDRAIL, STRINGERS WITH 1 3/4" UPGRADED OAK PICKETS from first to second floor, as per Vendor's samples.
- COZY GAS DIRECT VENT FIREPLACE "VILLA NOVA" stone-crafted mantle as per plan, as per Vendor's samples and specifications.
- PALLADIUM WINDOW ABOVE FIREPLACE, as per plan, as per Vendor samples.
- SHOWER LIGHT in master ensuite, as per vendors samples.
- DECORATIVE COLUMNS AND KNEE WALLS, as per Vendor's architectural designs and as per model selected.
- DESIGNER APPOINTED MASTER ENSUITES, as per plan.
- OVERSIZED COLD CELLARS WITH ACCOMMODATING FLOOR DRAIN, as per plan.
- "READY FOR THE FUTURE" CABLE PREWIRING to include PREWIRING for up to THREE (3) television outlets with approved RG6 Co-axial cable, as per Vendors specifications.
- 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".