



ELGIN MILLS TOWNS

STATEVIEW
HOMES

APPEALING EXTERIOR FEATURES & STRUCTURAL COMPONENTS

- **Exterior Features:**
 - Each home exterior is comprised of a combination of all brick, stone, stucco, and precast accents with masonry detailing around windows and doors – (As per plan/elevations/options.)
 - Quality fiberglass self-sealing high-grade asphalt shingles, with a 25-year manufacturer's warranty, accenting metal roof details. - (As per plan/elevations/options.)
 - Durable, maintenance free, pre-finished aluminum soffits, fascia, eaves trough and downspouts.
 - Pewter door hardware package including grip-set and deadbolt lock, plus gorgeous exterior coach lights on front façade. - (As per plan/elevations/options.)
 - Exterior aluminum railings for decorative applications, (where required by code). Actual railing detailing may vary from railings depicted on brochures. - (As per plan/elevations/options.)
 - Wood decks and balcony's to rear elevations with black aluminum railings & privacy dividers - (As per plan/elevations/options.)
 - Two exterior hose bibs are provided, one at rear (or side) and one in garage.
- **Structural Components:**
 - Stateview Homes builds all insulated walls with 2' x 6' framing.
 - Poured concrete basement walls & floors, wrapped with quality air-gap, waterproof membrane and weeping tiles for extended protection.
 - Steel beam construction in basement. - (As per plan/elevations/options.)
 - For economical heating, the home will be insulated in accordance with Energy Star® guidelines, which exceed the current Ontario Building Code specifications including: full height basement insulation, expanding foam insulation to all garage ceilings with finished areas above, and around all windows and doors.
 - Convenient cold cellars, complete with steel insulated door, floor drain. - (As per plan/elevations/options.)
 - All subfloors to be 5/8" T&G flooring, sanded, glued and fastened with screws for additional floor strength and stability.
 - Fully dry walled garages ideal for workshops, one coat taped and primed garages, excluding concrete and block walls.
- **Windows and Door:**
 - Quality Energy Star® labeled vinyl thermopane casement windows throughout (low 'E', argon gas filled). Windows also come with Horizontal (bars) (on front & corner side elevations), complete with screens on operating windows.
 - Prominent insulated entry door with Pewter door hardware package including grip-set and deadbolt, featuring glass inserts to front entry door features. - (As per plan/elevations/options.). Complementing granite door sills to both front and rear doors for a custom touch.
 - Maintenance – free structural vinyl thermopane basement windows. - (As per plan/elevations/options.)
 - Sliding patio doors leading to rear. - (As per plan/elevations/options.)
 - Pre-finished roll-up metal insulated garage doors with decorative glazing and hardware.

PLEASING LANDSCAPING FEATURES

- Front, rear and side yards will be fully sodded. Creating a truly desirable and attractive streetscape.
- Relaxing outdoor lounge areas and private landscaped courtyard.
- Visitor parking available.
- Professionally landscaped grounds.
- Complimentary fully paved driveways. Stateview Homes not responsible for future settlement.

DESIGN CONSCIOUS INTERIOR LIVING SPACES

- Soaring Ten (10') ceilings on second floor, Nine (9') on main floor & third floor (all heights are approx. and subjected to site plan approval conditions, bulkheads & low headroom areas due to mechanical systems and ceiling dropped down areas as required). All heights can be adjusted at the discretion of the Stateview Homes. Purchaser accepts the same.
- Sunken or raised foyer, mud room, laundry room, garage entrance landing (where permitted or dictated by grade). - (As per plan/options.) Purchaser accepts the same.
- Easy maintenance free smooth ceilings in kitchen/breakfast area, powder rooms, all bathrooms & laundry rooms.
- Spray textured ceilings with 4" smooth boarder through-out balance of home. Walk-in closets to be stippled only – no boarder.
- White paint on all walls & white semi-gloss paint on doors & trim.
- Elegant oak stairs (veneer risers & stringers), handrails and 1 5/16" oak spindles to finished areas in warm natural finishes. - (As per plan/options.)
- Striking 4" colonial baseboards throughout with doorstop to tile or hardwood floor areas. 2 3/4" casing on all doors windows and flat archways throughout finished areas.
- Quality satin nickel finished interior knobs on all interior doors with complimenting hinges.
- 6'8" Two panel smooth doors, Pocket doors, and French doors. - (As per plan/options.)
 - **Innovative Leading Edge Design Features:**
 - Decorated columns & complimenting low wall detail. - (As per plan/options.)
 - Art niche(s), stepped walls, vaulted and / or cathedral ceilings, double height and Palladian windows, curved walls, media centers and art ledges, & waffle ceilings. - (As per plan/options.)
- Thoughtful storage considerations with well-appointed linen, Pantries and Mud Room closets. Spacious Walk-in Closets with shelving installed. - (As per plan/options.)



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GOURMET DREAM KITCHEN & BATH FEATURES

- Custom quality designed kitchen & master ensuite cabinets choice of styles from vendor's standard samples. - (As per plan/options.)
- Space for dishwasher including rough-in plumbing and electrical.
- Built in pantries and broom closets, breakfast counters / Islands and bank of drawers. - (As per plan/options.)
- Luxurious granite kitchen countertops with your choice of colour from vendor's standard samples.
- Laminate master ensuite counter tops with contemporary pencil edge and a clean cut finish where counter top meets the wall.
- Colour coordinated kick plates to compliment cabinets.
- Stainless steel finish, under mount sink in kitchen with pull-out faucet.
- White, air cleaning kitchen hood fan over stove, vented to the exterior.
- Heavy-duty wiring and outlet for stove and electrical outlet for refrigerator.
 - **Luxurious Bathroom Features:**
- Single lever faucet(s) in all bathrooms.
- High gloss white vanity with single lever faucet for all third floor washrooms.
- White Pedestals for all lavatory's and powder rooms.
- Deep acrylic soaker tubs. - (As per plan/options.)
- Where tub and shower stalls are separate, the wall around the tub is tiled approximately 16" above the tub deck with 8" x 10" wall tiles.
- 13" x 13" / 12" x 12" Ceramic tile flooring in all bathrooms. - (As per plan/options.)
- Shower stalls to receive 8" x 10" wall tiles up to ceiling.
- Fully enclosed shower stalls to have waterproof light fixture complete with framed glass door enclosure. - (As per plan/options.)
- All bathroom tub & shower enclosures to receive "mould resistant drywall".
- Shut off valves to all bathroom sinks & toilets.
- Privacy locks on all bathroom doors.

COMFORT, SAFETY, AND SECURITY

- High quality locks with dead bolts on all exterior swing door(s).
- Hinges and striker plates reinforced with extra-long screws.
- Additional screws at patio door to help prevent lifting.
- Municipal address plaques provided.
- Professionally home cleaning service prior to occupancy.
- Duct cleaning at time of occupancy.

EXQUISITE FLOORING COVERINGS

- 13" x 13" / 12" x 12" Ceramic tile flooring in kitchen, breakfast area, all bathrooms, laundry rooms, study, mud room, and foyers. - (As per plan/options.)
- 4mm Natural Oak Laminate flooring in dining/living room, great room, den, 1st, 2nd, 3rd level hallways, and all stair landings.
- Luxurious broadloom with +/-7/16" under pad in all bedrooms, Purchaser's choice of two colours from vendor's standard samples. - (As per plan/options.)
 - **Laundry Room Accents:**
- All upper floor laundry closets/rooms to include a floor drain and tile ledge. - (As per plan/options.)
- Convenient durable "no break" Polypropylene laundry tub with separate drain.
- Outside venting for dryer.
- Hot and cold laundry taps for washer with heavy duty wiring for dryer.

LIGHTING & ELECTRICAL FEATURES

- 100 Amp electrical services with breakers.
- Two (2) weatherproof exterior electrical outlets, one (1) each accessible at front and rear of home.
- Light fixtures and capped outlets with switch receptacle provided throughout finished areas excluding dining/living rooms, and great rooms. (As per vendor's samples).
- Switch receptacles in dining/living rooms, and great rooms.
- Strip lighting fixtures on wall above sink in bathrooms and ceiling mounted light fixture in all powder rooms. (As per vendor's samples).
- Automatic smoke detector(s) with strobe lighting to meet OBC building codes for home and family safety.
- All wiring in accordance with Ontario Hydro standards.
- Electric door chime.
- White light switches, plugs and plates.
- Carbon monoxide detectors.
- Two (2) electrical outlets in garage, one (1) on wall and one (1) on ceiling.
- Ground fault indicator receptacles, as per building code.



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INCREDIBLE ENERGY SAVINGS FEATURES

- Forced air hi-efficiency Energy Star® gas furnace complete with Energy Star® electronic (programmable) thermostat.
- Energy Star® rated hot water delivery system (on rental basis).
- Ductwork, in basement to be sealed for better air flow.
- Energy Star® Heat Recovery Ventilator (HRV) for fresh air exchange, energy efficiency & a healthier home.
- 6" Kitchen stove vent and clothes dryer vent to be vented to outside.
- Exterior walls are insulated in full conformity with the Ontario Building Code.
- Low flow aerators on taps.
- Extensive caulking for improved energy conservation and draft prevention.

HELPFUL ROUGH-INS FOR YOUR GROWING FAMILY

- Three (3) cable television outlets (RG-6 Standard). Location to be determined by vender.
- One (1) internet rough-in (CAT-5 Standard). Location to be determined by vender.
- One (1) telephone outlets. Location to be determined by vender.
- Stateview Homes shall provide a personally scheduled appointment with our qualified Technical Contractor to explain and co-ordinate any additional Security/ Technology requirement you may desire.
- Rough-in Central vacuum system to all finished floors with pipes dropped to unfinished basements or garage as determined by Stateview Homes.
- Alarm Rough-in only.
- Monitored security system available through Stateview Homes supplier. With purchase of optional two-year security system, the buyer will receive a fully installed security system which includes contacts on all opening windows and doors for "lookout" and "walkout" basement, one motion detector, one keypad, one siren and control panel with associated hardware. (See your Décor Representative for details).

CUSTOMER FRIENDLY UPGRADE PROGRAM

- We are pleased to provide quotations prior to construction for extras or custom finishes for interior features. Purchasers have the opportunity to make upgraded interior selections when they attend to choose their colours and materials. (When schedules permit).

TARION NEW HOME WARRANTY PROGRAM COVERAGE

- StateView Homes is pleased to provide with Tarion the following warranty:
- **Deposit Protection**
- Deposits paid for condominium units are protected by Tarion up to a maximum of \$20,000 and any deposit amounts are protected by the trust provisions of the Condominium Act. Deposits paid for all other new homes are protected by Tarion up to a maximum of \$40,000.
- **Two year warranty Protection**
- The home is free from defects in workmanship and materials including caulking windows and doors so that the building prevents water protection.
- Defects in workmanship and materials within the distribution of electrical, plumbing and heating systems.
- Defects in workmanship and materials, resulting in the detachment, displacement or deterioration of exterior cladding.
- Violations of the Ontario Building Code's Health and Safety provisions.
- **Seven Year Warranty Protection (Major Structural)**
- A major structural defect is defined in the Tarion Corporation Plan Act as:
- A defect in workmanship and materials that result in the failure of a load-bearing part of the home's structure, or any defect in workmanship or material that adversely affects your use of the building as a home.

AS PER PLAN/ELEVATION/OPTIONS

- ✓ All references to size, measurements, materials, construction styles, trade/brand/industry name or terms may be converted from imperial to metric or vice versa & actual product size may vary slightly as a result
- ✓ All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the Vendor's sole discretion. Purchaser is aware that all items labeled as opt /optional are not included in the standard layouts.
- ✓ All features and finishes where Purchasers are given the option to select the style and/or colour shall be from the predetermined standard selections.
- ✓ The vender will not allow the purchaser to do any work and/or supply material to finish the dwelling before the "Home Closing Date"
- ✓ House types subject to final approval by the municipality or developer's architectural committee final siting and approval by the vendor's architect
- ✓ Variations from vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floors and wall finishes due to normal production process. The vendor is not responsible for shade difference occurring from different dye lots on all material such as ceramic tile or broadloom, roof shingles, hardwood flooring, wood stairs, railing, kitchen cabinets, countertops or exterior materials. Colours and material will be as close as possible to vendor's samples but not necessarily identical. Where Purchasers are given the option to upgrade the stain of the interior stairs & railings, the purchaser is aware that the stain will complement the Harwood; "It will not match the hardwood"
- ✓ Purchasers may be required to reselect colours and/or materials from the vendor's samples as a result of unavailability or discontinuation. Due to grade, door from garage to house may not be available.
- ✓ Ceilings & walls may be modified to accommodate mechanical system.



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