

FEATURE SHEET FOR WELLINGTON STREET COOKSTOWN

Exterior

- Brick and window sills
- Maintenance-free aluminum soffits, fascia, eavestrough and down spouts
- Shingles – 25-year manufacturer warranty
- Exterior Light Fixtures and Led Potlights(preselected by Builder)
- Patio slab walkway (front of porch)
- Paved driveway – 1 coat
- Lot graded and fully sodded
- 2 exterior hose bibs (one at rear of house and one in garage)

Doors and Windows

- Low E Argon maintenance free vinyl casement windows
- 8 ft entry front door
- 8 ft sliding door at rear
- 8ft doors on main floor and 7ft on 2nd floor
- Basement windows as per plan
- Exterior steel main door (Garage entry)
- 16 ft x 7 ft Garage doors

Electrical

- 200 Amp. Electrical service with breaker panel and copper wiring
- Flush Mount fixtures in bedrooms and hallway
- Chandelier in Dining Room (preselected by Builder)
- Décora (white) switches and receptacles
- Smoke detectors and carbon monoxide detectors (as per Ontario Building Code)
- 220 Volt heavy duty wiring and receptacle for stove and dryer
- 1 outlet on ceiling in Garage (for future garage door opener)
- 2 exterior weatherproof outlets (1 at front porch, and 1 at rear of house)
- Led light in shower

Interior

- 9 ft ceilings on main floor and 8ft on 2nd floor
- Natural gas fireplace
- 5-1/4" baseboards and 3-1/2" trim throughout
- Staircase with rod iron
- Hardware (Black Handles and Hinges)
- Smooth ceiling throughout
- Cold cellar provided in basement with solid door with weather stripping, light and vent
- Shelving in all bedroom and linen closets
- 9ft Basement Ceiling

Kitchen

- Extended upper cabinets with crown moulding Valance Lighting
- Quartz countertops with under mount double stainless sink with Moen Align pulldown chrome kitchen faucet

Bathrooms

- Powder room – vanity with single sink and toilet (white)
- Main bathroom – vanity with single sink, acrylic tub (white) and toilet (white)
- Ensuite – vanity with double sinks, free standing tub, and glass enclosed shower, toilet (white)
- Chrome single lever faucets

Flooring

- 5/8" tongue and groove sub floor glued, nailed and screwed
- 12" x 24" Ceramic tile in bathrooms, laundry room, and kitchen
- 5" Hardwood flooring in Kitchen, Dining Room, Living Room and Bedrooms

Mechanical

- High efficiency Lennox furnace
- Lennox Air Conditioner
- Range exhaust fan
- Exhaust fans in bathrooms and laundry room
- HRV (Heat Recovery Ventilation simplified)
- Tankless water heater
- All duct work taped and sealed
- Capped Gas BBQ line at rear of house

Rough-Ins

- Rough-in CAT6 in family room, Master and 2nd Bedroom
- Rough-in wiring for dishwasher
- Rough-in 3-piece bathroom in basement
- Rough-in for central vacuum

Warranty

- Bayrich Construction Inc. Customer Care
- All Homes are warranted by Tarion with 7-year coverage against major structural defects

