



KLEINBURG CROWN
ESTATES

LUXURY APPOINTMENTS & QUALITY FEATURES



CALIBER
HOMES



Features of an ENERGY STAR® qualified new home.

- ENERGY STAR® qualified windows to be (Low 'E' argon gas filled, rated for "Zone B" rating).
 - 2" x 6" Exterior wall construction with R-22 insulation, R-50 in attic. Expanding foam insulation to be R-31 to all garage ceilings with finished areas above.
 - Natural Gas Fireplace(s), with spark ignition.
 - All bathrooms (with or without windows) have Exhaust Fan (ENERGY STAR® qualified) vented to the outside.
- Forced air Natural Gas Condensing furnace, 95% efficiency, with an ECM motor, power vented to the outside.
 - Heat Recovery Ventilation Unit (H.R.V.), simplified system.
 - ENERGY STAR® qualified condensing domestic Hot Water Tank (rental unit).
 - All main trunk ducts, for supply and return and panned joists to be taped, for added heating and cooling efficiency.
 - Central located electronic ENERGY STAR® qualified Thermostat on main floor.
 - 75% minimum of lighting fixtures will be ENERGY STAR® qualified.

Exteriors

- Basement foundation walls are poured concrete, with heavy duty damp proofing with a superior free draining membrane wrap.
- Re-enforced concrete garage floor slab.
- Patterned precast concrete slab walkways from driveway to front door entry and at rear patio (where applicable as per plans and elevations).
- Windows and doors caulked with high quality type caulking.
- **Oversized low maintenance vinyl thermopane casement windows (Low 'E' argon glass filled, including "Zone B" ENERGY STAR® rating) throughout, screens throughout, except on fixed windows as per plan.**
- **Sliding Doors at rear of house.**
- Vinyl sliders in Basement 30 inches x 24 inches (if grade permits).
- **Metal insulated front entry door(s), and upgrade grip set.**
- **Exterior railings on front elevations, decorative or required by building code to be black Aluminum (as per elevation, excluding rear wood deck condition).**
- Dead bolt locks for all exterior swinging doors.
- Durable maintenance free pre-finished aluminum and or vinyl soffits, fascia, eaves/strough, down spouts and siding as per elevations, all colour coordinated.
- **Premium molded paneled sectional roll-up garage doors, with complementing glass insert (as per plan and elevation) with heavy duty springs and rust resistant hardware.**
- **Self-sealing quality asphalt roof shingles, featuring "Landmark Series", with manufacturer's life time warranty.**
- Featuring colour coordinated brick, Arriscraft stone skirts and surrounds and frieze boards as per elevation. Architecturally controlled elevations, streetscapes and exterior colours, to create a unique and an esthetically pleasing community.
- Pressure treated wood decks (8' x 10'); including pressure treated wood railing at rear where applicable due to grade.
- **Central air conditioning.**
- **Permeable driveway**, including professionally graded and sodded lot.

Framing:

- **2" x 6" Exterior wall construction with R-22 insulation, R-50 in attic, R-12 on basement walls exceeding Ontario Building Code Requirements for ENERGY STAR® qualified. Expanding foam insulation to be R-31 to all garage ceilings with finished areas above.**
- High quality roof trusses with ties to minimize uplift and repairs in the future.
- All sub-floors are 5/8" plywood tongue and groove.
- Sub-floor is glued, screwed, and sanded prior to finishing.
- Pre-primed structural steel beams and posts.
- **Sub-floors constructed using Engineered Floor Joist system.**

Interior:

- **Featuring 9' main floor and 8' second floor for 42 ft Platinum collection (excluding areas due to mechanical and/or structural requirements).**
- **Master bedroom featuring coffered ceiling, raised to 9' ceilings (approx).**
- **All archways, half walls are trimmed in wood with a painted finish.**
- All interior wood trim and woodwork is primed and painted classic white.
- **Colonial 3" (with backbend) window casing, doors and archways in all finished areas.**
- **Colonial 5 1/4" base boards throughout finished area.**
- **All interior doors to be two panel, in a smooth finish.**
- All second floor interior doors to be 7" high, two panels in a smooth finish.

- **Elite lever type hardware in a brushed nickel finish with matching hinges. Privacy lock sets on all bathrooms.**
- Decorative square wood columns as per plans.
- Main floor ceilings to be smooth finish. Textured stippled ceiling to include 4 inch smooth border throughout second floor. (All second floor bathrooms to be smooth finish).
- All closets have pre-finished melamine shelving and metal dowels.
- Quality latex paint on interior walls (choice of two colours) from builder's standard samples.
- Master bedroom complete with grand ensuite and spacious Walk-in closets, as per plans.
- **Elegant natural finish Oak Staircase with Oak Veneer Stringers and Oak Nosing from first to second floor.**
- **Elegant 1 3/4" Oak Pickets with 3" solid Oak Handrail on stair wells to finished areas as per plan in natural finish.** Basement stairs, including optional side service stair. Both basement stairs to be pine, painted gray (as per applicable plan).
- Door from garage to house where grade permits (as per applicable plan).
- Plans feature optional side door entrances, where grade permits.
- **Natural Gas Fireplace(s), with spark ignition, complete with mantel finished in white lacquer.**
- **Cold cellar complete with weather-stripped steel insulated door, floor drain and window (where sizing and or grade permits).**

Flooring:

- High quality imported ceramic tiles (12"x12" or 13"x13") in foyer, main hall, kitchen, breakfast area, powder room, laundry room and all bathrooms (as per plan) from vendor's standard samples.
- Quality 40oz. broadloom with under pad in all bedrooms and upper hallways (one colour throughout).
- **Elegant builder premium 2 1/4" x 3/4" oak hardwood flooring on main floor in non tiled areas (in natural finish).**

Kitchen & Bath

- **Luxurious kitchen and all bathroom cabinetry including 10 door styles offered in a variety of styles and colour combinations.**
- **Extended Kitchen upper cabinets throughout.**
- **All kitchen layouts to include deep fridge upper cabinet with extended gable(s).**
- Kitchen and all bath countertops to be post formed from builder's standard.
- Ceramic wall tiles in all tub/shower combo units, **including ceilings.**
- Free standing bath tubs in Master Ensuite only.
- All showers to be neo angle or rectangular glass shower, as per plan.
- 42" inch tall mirrors above all bathroom vanities (widths will vary as per plan).
- All second floor baths will receive white ceramic accessories, tissue dispenser, soap dish and towel bar.

Electrical:

- All copper wiring throughout the home.
- **200 Amp. service**, with circuit breaker panel.
- Interior light fixtures in every room, hallways and walk-in closets, excluding living rooms where switched wall receptacles are provided for future lamp (where applicable).
- All bathroom electrical receptacles with a ground fault interrupter (G.F.I.).
- Tamper-resistant receptacles throughout, to ensure child safety.
- **European height, white decora switches throughout, as per vendor standard and specification.**
- Front door electric door chime.
- Heavy duty cable & receptacle for stove and dryer.
- Interconnected smoke alarms on each level including the basement, as per the Ontario Building Code.
- Carbon Monoxide detector as per the Ontario Building Code.
- Split-circuit electrical outlets above the kitchen counter for future small appliances.
- **Electrical outlet(s) in the garage ceiling for future garage door opener(s).**
- Rough-in for central vacuum system, terminating in basement and garage.
- Rough-in electrical wire for future dishwasher in the kitchen.
- All bathrooms (with or without windows) have Exhaust fan (**ENERGY STAR® qualified**) vented to the outside.
- Antique-styled coach lights on front elevations including light at rear door(s) as per elevation.
- An exterior weather proof electrical receptacle in the rear yard and front porch (as per Ontario hydro specification).
- **Rough-in security system, includes main floor contacts to all perimeter doors and windows.**
- Strip light over vanities.

- **"Wiring today for tomorrow" Master Bedroom, Family room, are pre-wired for cable TV (Coaxial R.G#6), and the home is prewired for telephone (Category #5 Enhanced) including all Bedrooms, Den/Library and Kitchen.**
- **Computer network (Category #5 Enhanced) pre-wire to Den/Library and Kitchen.**
- **Control switch located on interior of home, near garage to power off your future garage door opener when you are on vacation or in bed.**

Heating:

- **Forced air Natural Gas Condensing furnace, 95% efficiency, with an ECM motor, power vented to exterior.**
- **Heat Recovery Ventilation Unit (H.R.V.), simplified system.**
- ENERGY STAR® Condensing Domestic Hot Water Tank (rental unit).
- **All main trunk ducts, for supply and return and panned joists to be taped, for added heating and cooling efficiency.**
- Ducting sized for future central air conditioning.
- **Centrally located electronic ENERGY STAR® qualified thermostat on main floor.**
- **Gas ready program to include Barbeque line rough-in to rear of home, and two additional gas line tee's in basement.**

Plumbing:

- **All sink basins and plumbing fixtures to include shut-off valves.**
- Water supply and drain provisions for future dishwasher in kitchen.
- **Flexible water pipe solution using PEX pipe to reduce noise and eliminate solder contaminants within plumbing system.**
- All laundry rooms have hot and cold water with drain provisions for future washing machines.
- Exterior water taps have inside shut off valves, located at the rear of the house and in the garage (where applicable).
- **Rough-in 3 piece in basement for future Bathroom (location predetermined and may vary from brochure).**
- **Moen chrome single lever pressure balanced temperature controlled shower faucets for comfort and safety.**
- **Premium Moen faucets throughout (excluding laundry room) with manufacturer's limited long term warranty (from builder's standards).**

Basement Features and Finishes:

- **Basement to have an open concept with one bedroom and bathroom as per floor plan and in compliance with the following scope of work:**
 - Perimeter walls to be dry walled with stippled ceiling.
 - Quality latex paint on interior walls (choice of one colour) from builder's standard samples.
 - Colonial 3" window casing and doors in all finished areas.
 - Colonial 5 1/4" base boards throughout finished areas.
 - All interior doors to be two panel, in a smooth finish.
 - Elite lever type hardware in a brushed nickel finish with matching hinges. Privacy lock sets on bathroom.
 - Quality 40oz. broadloom and under pad throughout floor and on stairs with oak stringer.
 - Finished 3 piece bathroom including high quality imported ceramic tile (12"x12" or 13"x13"), bath tub, toilet and vanity with sink and faucet from Vendor's standard samples.

Warranty:

- **Caliber Homes Guarantee.**
- Backed by "TARION" (Ontario New Home Warranty Program).
- **Caliber Homes Inc. is a registered member of TARION in Good Standings, and shall comply with all warranty requirements.**
- 7 year structural and 2 years warranties and 1 year Builder's comprehensive warranty.

Notes:

- All illustrations are artist's conceptions only.
- The purchaser acknowledges that the specifications, landscaping, finishes and furnishing etc., in the model home(s) or sales centre is for display purposes only and may not be of similar grade or type, or not necessarily included in the purchase of the home.
- The purchaser acknowledges that variations in shade and colour may occur in finished materials, and or on site finishes due to normal production processes.
- The purchaser acknowledges that the floor plan may be reversed.
- **The Vendor reserves the right to substitute materials that are of equal or better quality.**

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