



KLEINBURG CROWN
ESTATES

60 FT. LUXURY APPOINTMENTS & QUALITY FEATURES



Features of an ENERGY STAR® qualified new home.

- ENERGY STAR qualified windows to be (Low 'E' argon gas filled, rated for "Zone C" 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, screen throughout, except on fixed windows as per plans (Including rear elevation walkouts).**
- **Featuring French Doors and or Garden Doors at rear of house.**
- Over sized vinyl sliders in Basement, 30 inches x 24 inches (if grade permits).
- **Metal insulated front entry door(s), 8' in height, and upgrade grip set.**
- **All doors (man door from house to garage, rear garden/French doors to be 8' as per applicable plans.**
- **Exterior railings on front elevations, decorative or required by building code to be black Galvanized Wrought Iron (as per elevation, excluding rear wood deck condition and rear loggias).**
- **Covered porches and porticos, plans featuring rear covered loggias, (with optional secondary cold cellar and optional walk out decks from Master bedroom as per plan). All rear loggias to receive black aluminum railing and pickets as per code.**
- Dead bolt locks for all exterior swinging doors.
- Durable maintenance free pre-finished aluminum and or vinyl soffits, fascia, eaves trough, down spouts and siding as per elevations, all colour coordinated.
- **Premium half round metal insulated sectional roll-up garage doors, with complementing glass insert (as per plan and elevation) with heavy duty springs and rust resistant hardware.**
- **Steep roof pitches to enhance elevations.**
- **Self-sealing quality asphalt roof shingles, featuring "Landmark Series", with manufacturer's 40-year warranty, including metal roof details as per applicable elevations.**
- Featuring colour coordinated brick, Arristcraft stone and or stucco, pre-cast surrounds and detailed frieze board (Canamould extruded product) as per elevation. Architecturally controlled elevations, streets capes and exterior colours, to create a unique and an esthetically pleasing community.
- **Elegant Municipal address plaque.**
- For walk out basement conditions the following will be provided; one basement garden or French door (as per plan), full size casement windows, additional brick, framing and insulation, and an additional exterior light and electrical outlet. Landing and stairs off loggia to be constructed in pressure treated wood, complemented by a 42" high black aluminum railing and pickets.
- **Permeable driveway pavers, along with professionally graded and sodded lot.**
- **All garage walls to be fully drywalled and to be primed painted.**

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' basement (approx.), 10' main floor and 9' second floor (excluding areas due to mechanical or structural requirements).**

- **Cathedral ceilings, vaulted ceilings, double height features as per plans.**
- **Master bedroom featuring coffered ceiling, raised to 10' ceiling (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 7 1/4" base boards throughout finished area.**
- **All main floor doors to be 8' high, two panel in a smooth finish.**
- **All second floor interior doors to be 7' high, two panel in a smooth finish.**
- **Elite lever type hardware in a brushed nickel finish with matching hinges. Privacy lock sets on all bathrooms.**
- Square decorative wood columns (for half and or full columns)
- Smooth ceiling throughout all finished areas.
- **7" cornice moldings in living room and dining room only. Molding to be installed within coffer where coffered ceiling applies.**
- **Waffle ceilings featured in various plans, to be 6 inch. (approx).**
- 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.
- **Master bedroom to have walk-in closet organizer (one per suite).**
- **Elegant natural finish Oak Staircase with Oak Veneer Stringers and Oak Nosing from basement landing to second floor, including secondary service stair.**
- **Choice of 1 3/4 oak pickets or 1st upgrade wrought iron pickets with 3" solid oak handrail in natural finish as per plan.**
- **Door from garage to house where grade permits (as per applicable plan).**
- Side door entrance as per plan (where grade permits).
- **Natural Gas Fireplace(s), with spark ignition, complete with pre-cast limestone mantel, single sided, mantel design, "THE CALIBER ONE", (one pre-cast limestone mantel included, any additional mantels will be finished in a white lacquer).**
- **Cold cellar complete with weather-stripped steel insulated door, floor drain and window (where sizing and or grade permits).**

Flooring:

- **High quality, 1st upgrade ceramic tile in foyer, main hall, kitchen, breakfast, powder room, laundry room and all bathrooms, as per plan (from builders samples).**
- Luxurious Berber carpeting with under pad in all bedrooms (no colour restrictions).
- **Elegant Builder premium 3" x 3/4" oak hardwood flooring on main floor in non-tiled area, including upper hallway (in natural finish).**

Kitchen & Bath:

- **Luxurious 2nd upgrade kitchen and all bathrooms cabinetry including 19 door styles offered in a variety of style and color combinations (choice of maple or oak).**
- **Extended Kitchen uppers cabinets throughout.**
- **All kitchen layouts to include deep fridge upper cabinet with extended gable(s).**
- **Cabinetry for built-in microwave and oven unit, pantries, breakfast bar and serveries, as per plan.**
- **Granite countertop, with standard bullnose in kitchen, including undermount sink, and all baths to be post formed, from builder's standard.**
- **Kitchen to include 1st upgrade backsplash above kitchen counter (from builder's samples).**
- **Frameless glass shower in master ensuite only as per plan.**
- Ceramic wall tiles in all tub/shower combo units, including ceilings.
- Ceramic tiles on tub decks and wall splash, splash to be 12 inches (approx.) from tub decks.
- All showers to receive tiled walls, including ceilings, as per plan.
- 42 inch tall mirrors above all bathroom vanities, (widths will vary as per plan).
- **Powder room only to receive Moen accessories, tissue dispenser and towel bar.**
- **Master ensuite and powder room to receive upgraded elongated toilet bowls**
- All second floor baths will receive white ceramic accessories, tissue dispenser, soap dish and towel bar.
- **Laundry rooms to have complete base cabinets (where size permits) with extended uppers with a Thermofoil finish with choice of white or linen cabinets from builders standard samples.**

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).
- **Water proof shower light in all separate shower stalls.**
- 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 through out, as per vendor's standard and specifications.**
- **15 Complimentary 4" in line pot lights on main floor only (location to be determined at**

time of color consultation).

- Front door electric door chime.
- **Two holiday receptacles in exterior soffit, one at front porch, and one at second level.**
- 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 prewired for cable TV (Coaxial R.G # 6), and the home is prewired for telephone (category # 5 Enhanced) in All Bedrooms, den/library.**
- **Computer network (Category # 5 enhanced) pre-wire to den/library and computer Niches.**
- **Control switch located on interior of home near garage to power off your future 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.) simplifies system.**
- Energy star condensing domestic hot water tank (rental unit).
- **All main trunk ducts, for supply and return panned joists to be tapped, for added heating and cooling efficiency.**
- Ducting sized for future central air conditioning.
- **Central 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.**
- **Stainless steel hood fan over stove, 6" vent to the exterior.**

Plumbing:

- **Flexible water pipe solution using PEX pipe to reduce noise and eliminate solder contaminants within plumbing system.**
- **All sink basins and plumbing fixtures to include shut-off valves.**
- Water supply and drain provisions for future dishwasher in kitchen.
- 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.
- **Garage and one at rear to have innovative Moen Hot/Cold water tapes.**
- **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 upgrade 2 faucets in master ensuite and powder room only all other ensuites to have upgrade 1 (excluding laundry room) with manufacture's limited long term warranty (from builder's standards).**
- **Laundry rooms to have stainless steel sink.**

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 center 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 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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