features & finishes

EXTERIOR FEATURES

- Superior architecturally designed **MODERN** homes to include a mix of exterior material types and varieties as per LIV Communities model plans. All elevations, exterior colours and materials are architecturally controlled to produce a complementary streetscape. Materials may consist of a combination of brick, stucco, stone, vinyl siding, and stucco mouldings (as per elevation).
- Colours are predetermined packages that have been created using professionally approved Architectural guidelines and colours.
- Low maintenance vinyl clad thermo-sealed fixed style casement windows. A minimum of one operable window with screen per room, or door (as per plan).
- Stone or brick to ground and main floor with vinyl siding above at side and rear elevations, as per plan and elevation.
- Insulated **CONTEMPORARY METAL FRONT ENTRY DOOR WITH A FULL GLASS INSERT** and vinyl frame, shall receive **UPGRADED WEISER FRONT DOOR HARDWARE IN SATIN NICKEL** and deadbolt lock for your family’s added security.
- Convenient **DIRECT ACCESS FROM GARAGE TO HOME** includes an insulated metal door complete with door closure with deadbolt where shown on plans and model types only, and only where grade permits.
- Garden patio door(s) or 5’ sliding door (as per plan).
- **MODERN EXTERIOR WALL SCONCES** to front porch/garage as per model type, or pot lights in lieu of coach lamps where required.
- Pre-finished maintenance-free aluminum soffits, fascia, eavestrough and downspouts (as per elevation).
- Quality self-sealing asphalt shingles with a limited 25-year manufacturer’s warranty and pre-finished metal roofing in some areas, as per plan.
- Premium quality steel insulated sectional roll-up garage door(s) with decorative lite top panel (as per plan).
- Two (2) exterior electrical outlets are included; one at front and one at rear of house.
- Two (2) exterior hose bibs; one in garage and one at rear or side of house.
- Hard surface walkway from driveway to front porch.
- Precast concrete steps at front, sides, and rear entrances as required (as per plan and grading).
- Covered porch as per elevation with exterior maintenance free railing, if required by grade.
- Elegant municipal address numbers installed on front elevation.
- 2-stage asphalt paved driveway, base and top-coat, to the width of the garage.
- Professionally graded and sodded front and rear yard. Some gravel may be used between side yards.
- Poured concrete foundations include a spray and exterior plastic drainage layer for damp proofing.
- Garage floors are poured concrete complete with reinforced steel rods in garage floor (as per plan) to enhance structural integrity.
- Garage finished in drywall and taped on wood framed walls only.
- Superior 2” x 6” exterior walls for strength and stability with exterior insulated sheathing.
- Centrally located Canada Post mailbox.

INTERIOR FEATURES

- Poured concrete ground floor with a floor drain provided in the utility area.
- **ALL FRAMED FLOORS WILL BE FRAMED WITH AN ENGINEERED WOOD FLOOR SYSTEM FOR OPTIMAL PERFORMANCE**.
- Subfloor materials and installation meet or exceed OBC requirements. **ALL JOINTS TO BE SANDED AND ALL SUBFLOORS TO BE NAILED, SCREWED, AND GLUED**.
- **SHUT-OFF VALVE UNDER EVERY SINK AND TOILET**.
- All exterior windows and doors are foam insulated.
- **9’ CEILING HEIGHT ON MAIN FLOOR** and 8’ ceiling height on 2nd floor, excluding bulkheads in kitchen and other areas required (as per plan layout). Walk-up units to have approximately 8’ ceiling height on ground floor.
- Finished areas to have paint grade stringers, carpeted treads and risers (as per plan).
- **STAIRS DESIGNED WITH EXTRA DEEP 10” TREADS (APPROXIMATE)**.
- Stairs to unfinished areas to be painted.
- Solid oak 1-5/16” square or traditional spindles and handrail with natural varnished finish on all finished area stairs.
- Choice of imported 13” x 13” ceramic floor tiles for foyer/entry, bathrooms, laundry room/mudroom, and kitchen/dinette (as per plan), from LIV Communities’ standard samples.
- 35-ounce plush broadloom with 300 Series underpad in all finished areas not covered by a hard surface material, from LIV Communities’ standard samples.
- Choice of interior passage doors available from a selection of Series 800 styles.
- **UPGRADED SATIN NICKEL FINISH LEVERS on all interior doors CONTEMPORARY WHITE PAINTED INTERIOR TRIM PACKAGE WITH 2-3/4” CASINGS AND 4” BASEBOARDS THROUGHOUT. SHOE MOULD PROVIDED ON ALL HARD-SURFACE FLOORING**.
- All half walls are capped and trimmed with 2-3/4” casings.
- **CALIFORNIA KNOCK-DOWN CEILINGS THROUGHOUT** (excluding closets), with a 3” smooth border.
- Choice of imported 13” x 13” ceramic floor tiles for foyer/entry, bathrooms, laundry room/mudroom, and kitchen/dinette (as per plan), from Vendor’s standard samples.
- 35-ounce plush broadloom with 300 Series underpad in all finished areas not covered by a hard surface material, from LIV Communities standard samples.
- Choice of interior passage doors available from a selection of Series 800 styles.
- **UPGRADED SATIN NICKEL FINISH LEVERS** on all interior doors.
- **CONTEMPORARY WHITE PAINTED INTERIOR TRIM PACKAGE WITH 2¼” CASINGS AND 4” BASEBOARDS THROUGHOUT. SHOE MOULD PROVIDED ON ALL HARD-SURFACE FLOORING.**
- All half walls are capped and trimmed with 2¼” casings.
- **CALIFORNIA KNOCK-DOWN CEILINGS THROUGHOUT** (excluding closets), with a 3” smooth border.
- Smooth ceilings in all bathrooms, laundry and kitchen area.

PAINTING

- Interior walls to be finished with one coat tinted primer and one finish coat of flat paint.
- Purchaser’s choice of two (2) colours for walls throughout chosen from LIV Communities’ standard samples.
- Trim and doors to be painted with white semi-gloss paint.

FINISHED LAUNDRY AREA FEATURES

- An in-wall housing unit allowing for hot and cold water supply and waste disposal outlet for future washer will be provided.
- Exhaust fan, vented to exterior (where applicable).
- Heavy-duty 220V electrical outlet provided for dryer, vented to exterior.

MEDIA/COMMUNICATIONS

- Purchaser allowance of seven (7) communication rough-ins with a choice between CAT 5 rough-in (for phone or Internet use) and RG6 (cable).
- Homes are roughed in for future security systems.

KITCHEN FEATURES

- Gourmet designer kitchens from choice of quality **OAK, MAPLE, OR HI-GLOSS CABINETRY** from LIV Communities’ standard samples (as per plan).
- Flush breakfast bar on kitchen islands or peninsulas (as per plan).
- **36” EXTENDED UPPER KITCHEN CABINET HEIGHT**.
- Choice of laminate countertops from LIV Communities’ standard selections.
- Double stainless-steel sink with **UPGRADED MOEN ALIGN KITCHEN FAUCET WITH SPRAY** in chrome finish.
- Two-speed stainless steel kitchen exhaust fan with light over stove area vented to exterior with 6” exhaust ducting.
- Dishwasher space with plug and plumbing rough-in provided in kitchen.
- Heavy-duty 220V electrical outlet for electric stove.

BATHROOM FEATURES

- Purchaser’s choice of quality **OAK, MAPLE, OR HI-GLOSS CABINETRY** for all bathroom vanities, includes laminate countertop and drop-in sink (as per plan) from LIV Communities’ standard samples.
- Cabinet with drop-in sink or white pedestal sink in powder room, as per plan.
- **UPGRADED MOEN RIZON POWDER ROOM FAUCET FIXTURE** in chrome finish.
- Wall mounted mirrors installed in all bathroom(s) above vanities.
- Energy efficient water-saver shower head and toilet tanks.
- Pressure balance valve in all showers.
- Quality white fixtures in all bathrooms with white ceramic bathroom accessories and quality chrome faucets and shower heads.
- **UPGRADED MOEN RIZON MASTER ENSUITE FAUCET, SHOWER, AND/OR TUB FIXTURES** in chrome finish, as per plan.
- Master Ensuite to have tub/shower combination with deep soaker tub.
- Choice of quality 13” x 13” imported ceramic wall and ceiling tile for bathtubs and shower enclosures from LIV Communities’ standard samples.
- Tub/shower combination to have shower curtain rod, as per plan.
- Exhaust fan vented to the outside in all bathrooms, powder room, and laundry room (where applicable).
- Privacy locks on all bathroom doors.

HEATING/INSULATION & ENERGY EFFICIENT FEATURES

- Forced air High-efficiency gas furnace with electronic ignition, vented to exterior.
- Hot water tank, power vented or direct vent (lease or rental). Note: Purchaser may be required to continue a lease or rental agreement prior to closing.
- **HRV (HEAT RECOVERY VENTILATOR)** promotes healthier interior air quality by exhausting stale indoor air and replacing it with fresh outdoor air.
- Centrally located energy-saving thermostat.
- Ductwork is sized to accommodate future central air conditioner.
- Homes are sealed with vapour barrier, as per Ontario Building Code.
- All windows and exterior doors are fully caulked, as per Ontario Building Code.
- Weather-stripping installed on all exterior doors.
- **ALL AIR DUCTS TO BE PROFESSIONALLY CLEANED PRIOR TO OCCUPANCY**.

LIGHTING AND ELECTRICAL FEATURES

- 100 amp electrical panel with breaker switches.
- Elegant white Decora style wall switches & plugs throughout.
- **PREMIUM BRUSHED NICKEL INTERIOR LIGHTING PACKAGE**.
- Wall mounted vanity light fixture installed above each sink in all bathrooms.
- Switched light fixtures in all rooms (as per plan). Capped ceiling outlet with switch for vaulted entryway and dining room (as per plan).
- **INTEGRATED USB RECEPTACLE LOCATED IN KITCHEN**.
- Electrical outlets in all bathrooms and powder room and counter-height kitchen, include Ground Fault Interrupters as per Ontario Building Code.
- Hard-wired, inter-connected smoke detector on each floor.
- Hard-wired carbon monoxide (CO) detector installed on levels with bedrooms.
- Heavy-duty stove and dryer receptacles.
- Dedicated receptacles for future refrigerator, dishwasher, and washing machine.
- One (1) electrical wall outlet per car space in garage in addition to one (1) in ceiling per garage door (as per plan), for future garage door opener(s).
- Rough-in central vacuum system terminating in garage for future connection.
- Door chime included.

GRADING

~Standard Lot (STD) Conditions
Where standard typical conditions are applicable the following features are included in the applicable premium:

- Up to 2 precast concrete steps from the rear to grade.

~D1 Conditions
Where D1 conditions are applicable the following features are included in the applicable premium:

- Up to 4 to 6 risers from rear door to grade.
- Low maintenance pressure treated 7’ x 5’ Deck, with stairs to grade.

WARRANTY

LIV Communities is backed by the TARION Home Warranty Program Including:

- Complete Customer Service Program for One Full Year.
- Two Year Warranty Protection against defects in workmanship and materials including:
  - o Caulking for windows and doors preventing water penetration.
  - o Electrical, plumbing, heating delivery and distribution systems.
  - o Detachment, displacement, or deterioration of exterior cladding; and all violations of the Ontario Building Code’s Health and Safety Provisions.
- Seven Year Warranty Protection against major structural defects (as defined in the TARION Warranties Plan Act) including:
  - o A defect in workmanship and materials that results in the failure of a load bearing part of the home’s structure, or
  - o Any defect in workmanship of materials that adversely affects your use of the building as a home.

* Warranties are limited to the requirements established by the TARION Warranty Plan Act.

Notwithstanding anything to the contrary set out in this Agreement, the Vendor shall have the right to construct the Dwelling at a grade level different than as depicted in the sales brochures, renderings and other plans and specifications previously reviewed by the Purchaser, necessitating a sunken floor area(s) within the Dwelling, a step or series of steps to or at the front door, side door, rear door, or any door from the garage to the interior of the Dwelling, or the inclusion of landings, decks and railings, and the Dwelling as so constructed is hereby irrevocably accepted by the Purchaser without any right of abatement of Purchase Price and in full satisfaction of the Vendor’s obligation to construct the Dwelling. Furthermore, the Vendor shall have the right to substitute other products and materials for those listed in the Schedules, provided that the substituted products and materials are of quality equal to or better than the products and materials so listed or so provided. Marble, wood and all-natural materials are subject to natural variations in colour and grain. Ceramic tile and broadloom are subject to pattern and shade variations.

features & finishes

EXTERIOR FEATURES

- Superior architecturally designed **MODERN** homes to include a mix of exterior material types and varieties as per LIV Communities model plans. All elevations, exterior colours and materials are architecturally controlled to produce a complementary streetscape. Materials may consist of a combination of brick, stucco, stone, vinyl siding, and stucco mouldings (as per elevation).
- Colours are predetermined packages that have been created using professionally approved Architectural guidelines and colours.
- Low maintenance vinyl-clad thermo-sealed fixed style casement windows throughout. A minimum of one operable window with screen per room, or door (as per plan).
- **SIDES TO BE STUCCO AND STONE OR BRICK** (where applicable as per plans and elevations).
- Insulated **CONTEMPORARY METAL FRONT ENTRY DOOR WITH A FULL GLASS INSERT** and vinyl frame, shall receive **UPGRADED WEISER FRONT DOOR HARDWARE IN SATIN NICKEL** and deadbolt lock for your family's added security.
- Convenient **DIRECT ACCESS FROM GARAGE TO HOME** includes an insulated metal door complete with door closure with deadbolt where shown on plans and model types only, and only where grade permits.
- Terrace/covered terrace area(s) flooring to be pressure treated deck material, as per plan.
- Garden patio door, as per plan.
- **MODERN EXTERIOR WALL SCONCES** to front porch/garage as per model type, or pot lights in lieu of coach lamps where required.
- Pre-finished maintenance-free aluminum soffits, fascia, eavestrough and downspouts (as per elevation).
- Quality self-sealing asphalt shingles with a limited 25-year manufacturer's warranty and pre-finished metal roofing in some areas as per plan.
- Premium quality steel insulated sectional roll-up garage door with decorative lite top panel (as per plan).
- Exterior electrical outlets are included at each terrace/covered terrace and one at porch.
- One (1) exterior hose bib in garage area.
- Hard surface walkway at entrance of home, as per plan.
- Precast concrete steps at front entrance (as per plan and grading).
- Covered porch as per elevation with exterior maintenance free railing, if required by grade.
- **MODERN EXTERIOR GLASS DECORATIVE RAILING SYSTEM**, excluding grade railing, as required and as per plan.
- Elegant municipal address numbers installed near front door and garage.
- 2-stage asphalt paved driveway, base and top-coat, to the width of the garage, surrounded by stone pavers on either side.
- Poured concrete foundations include a spray and exterior plastic drainage layer for damp proofing.
- Garage floors are poured concrete complete with reinforced steel rods in garage floor (as per plan) to enhance structural integrity.
- Garage finished in drywall and taped on wood framed walls only.
- Superior 2" x 6" exterior walls for strength and stability with exterior insulated sheathing.
- Dedicated garbage disposal building.
- Water sprinkler system in each unit.
- Centrally located Canada Post mailbox.

INTERIOR FEATURES

- Floor drains provided in laundry and/or utility room.
- **ALL FRAMED FLOORS WILL BE FRAMED WITH AN ENGINEERED WOOD FLOOR SYSTEM FOR OPTIMAL PERFORMANCE.**
- Subfloor materials and installation meet or exceed OBC requirements. **ALL JOINTS TO BE SANDED AND ALL SUBFLOORS TO BE NAILED, SCREWED, AND GLUED.**
- **SHUT-OFF VALVE UNDER EVERY SINK AND TOILET.**
- All exterior windows and doors are foam insulated.
- **9' CEILING HEIGHT ON FIRST AND SECOND FLOORS** and 8' ceiling height on upper floor and ground level, excluding bulkheads in kitchen and other areas as required.
- Finished areas to have paint grade stringers, carpeted treads and risers (as per plan).
- **STAIRS DESIGNED WITH EXTRA DEEP 10" TREADS (APPROXIMATE)**.
- Stairs to unfinished areas to be painted.
- Solid oak 1-5/16" square or traditional spindles and handrail with natural varnished finish on all finished area stairs.
- Choice of imported 13" x 13" ceramic floor tiles for foyer/entry, bathrooms, laundry room/mudroom, and kitchen/dinette (as per plan), from LIV Communities standard samples.
- 35-ounce plush broadloom with 300 Series underpad in all finished areas not covered by a hard surface material, from LIV Communities standard samples.
- Choice of interior passage doors available from a selection of Series 800 styles .
- **UPGRADED SATIN NICKEL FINISH LEVERS** on all interior doors.
- **CONTEMPORARY WHITE PAINTED INTERIOR TRIM PACKAGE WITH 2-3/4" CASINGS AND 4" BASEBOARDS THROUGHOUT. SHOE MOULD PROVIDED ON ALL HARD-SURFACE FLOORING**.
- All half walls are capped and trimmed with 2-3/4" casings.
- CALIFORNIA KNOCK-DOWN CEILINGS THROUGHOUT (excluding closets), with a 3" smooth border.
- Smooth ceilings in all bathrooms, laundry and kitchen area.

PAINTING

- Interior walls to be finished with one coat tinted primer and one finish coat of flat paint.
- Purchaser's choice of two (2) colours for walls throughout chosen from LIV Communities standard samples.
- Trim and doors to be painted with white semi-gloss paint.

FINISHED LAUNDRY AREA FEATURES

- An in-wall housing unit allowing for hot and cold water supply and waste disposal outlet for future washer will be provided.
- Exhaust fan, vented to exterior (where applicable).
- Heavy-duty 220V electrical outlet provided for dryer, vented to exterior.

MEDIA/COMMUNICATIONS

- Purchaser allowance of seven (7) communication rough-ins with a choice between CAT 5 rough-in (for phone or Internet use) and RG6 (cable).
- Homes are roughed in for future security systems.

KITCHEN FEATURES

- Gourmet designer kitchens from choice of quality **OAK, MAPLE, OR HI-GLOSS CABINETRY** from LIV Communities standard samples (as per plan).
- Flush breakfast bar on kitchen islands or peninsulas (as per applicable plan).
- **36" EXTENDED UPPER KITCHEN CABINET HEIGHT**.
- Choice of laminate countertops from LIV Communities standard selections.
- Double stainless-steel sink with **UPGRADED MOEN ALIGN KITCHEN FAUCET WITH SPRAY** in chrome finish.
- Two-speed stainless steel kitchen exhaust fan with light over stove area vented to exterior with 6" exhaust ducting.
- Dishwasher space with plug and plumbing rough-in provided in kitchen.
- Heavy-duty 220V electrical outlet for electric stove.

BATHROOM FEATURES

- Purchaser's choice of quality **OAK, MAPLE, OR HI-GLOSS CABINETRY** for all bathroom vanities, includes laminate countertop and drop-in sink (as per plan) from LIV Communities standard samples.
- Cabinet with drop-in sink or white pedestal sink in powder room as per plan.
- **UPGRADED MOEN RIZON POWDER ROOM FAUCET FIXTURE** in chrome finish.
- Wall mounted mirrors installed in all bathroom(s) above vanities.
- Energy efficient water-saver shower head and toilet tanks.
- Pressure balance valve in all showers.
- Quality white fixtures in all bathrooms with white ceramic bathroom accessories and quality chrome faucets and shower heads.
- **UPGRADED MOEN RIZON BEDROOM 1 ENSUITE FAUCET, SHOWER, AND/OR TUB FIXTURES** in chrome finish, as per plan.
- Choice of quality 13" x 13" imported ceramic wall and ceiling tile for bathtubs and shower enclosures from LIV's standard samples.
- Tub/shower combination to have shower curtain rod, as per plan.
- Exhaust fan vented to the outside in all bathrooms, powder room, and laundry room (where applicable).
- Privacy locks on all bathroom doors.

HEATING/INSULATION & ENERGY EFFICIENT FEATURES

- Forced air High-efficiency gas furnace with electronic ignition, vented to exterior.
- Hot water tank, power vented or direct vent (lease or rental). Note: Purchaser may be required to continue a lease or rental agreement prior to closing.
- **HRV (HEAT RECOVERY VENTILATOR)** promotes healthier interior air quality by exhausting stale indoor air and replacing it with fresh outdoor air .
- Centrally located energy-saving thermostat.
- Ductwork is sized to accommodate future central air conditioner.
- **A/C UNIT ROUGH-IN TO TERRACE/COVERED TERRACE, LOCATION DETERMINED BY VENDOR**.
- Homes are sealed with vapour barrier, as per Ontario Building Code.
- All windows and exterior doors are fully caulked, as per Ontario Building Code.
- Weather-stripping installed on all exterior doors.
- **ALL AIR DUCTS TO BE PROFESSIONALLY CLEANED PRIOR TO OCCUPANCY**.

LIGHTING AND ELECTRICAL FEATURES

- 100 amp electrical panel with breaker switches.
- Elegant white Decora style wall switches & plugs throughout.
- **PREMIUM BRUSHED NICKEL INTERIOR LIGHTING PACKAGE**.
- Wall mounted vanity light fixture installed above each sink in all bathrooms.
- Switched light fixtures in all rooms (as per plan).
- **INTEGRATED USB RECEPTACLE LOCATED IN KITCHEN**.
- Electrical outlets in all bathrooms and powder room and counter-height kitchen, include Ground Fault Interrupters as per Ontario Building Code.
- Hard-wired, inter-connected smoke detector on each floor.
- Hard-wired carbon monoxide (CO) detector installed on levels with bedrooms.
- Heavy-duty stove and dryer receptacles.
- Dedicated receptacles for future refrigerator, dishwasher, and washing machine.
- One (1) electrical wall outlet per car space in garage in addition to one (1) in ceiling per garage door (as per plan), for future garage door opener(s).
- Door chime included.

GRADING

~Standard Lot (STD) Conditions
Where standard typical conditions are applicable the following features are included in the applicable premium:

- Up to 2 precast concrete steps from the rear to grade.

WARRANTY

LIV Communities is backed by the TARION Home Warranty Program Including:

- Complete Customer Service Program for One Full Year.
- Two Year Warranty Protection against defects in workmanship and materials including:
  - Caulking for windows and doors preventing water penetration.
  - Electrical, plumbing, heating delivery and distribution systems.
  - Detachment, displacement, or deterioration of exterior cladding; and all violations of the Ontario Building Code's Health and Safety Provisions.
- Seven Year Warranty Protection against major structural defects (as defined in the TARION Warranties Plan Act) including:
  - A defect in workmanship and materials that results in the failure of a load bearing part of the home's structure, or
  - Any defect in workmanship of materials that adversely affects your use of the building as a home.

* Warranties are limited to the requirements established by the TARION Warranty Plan Act.

Notwithstanding anything to the contrary set out in this Agreement, the Vendor shall have the right to construct the Dwelling at a grade level different than as depicted in the sales brochures, renderings and other plans and specifications previously reviewed by the Purchaser, necessitating a sunken floor area(s) within the Dwelling, a step or series of steps to or at the front door, side door, rear door, or any door from the garage to the interior of the Dwelling, or the inclusion of landings, decks and railings, and the Dwelling as so constructed is hereby irrevocably accepted by the Purchaser without any right of abatement of Purchase Price and in full satisfaction of the Vendor's obligation to construct the Dwelling. Furthermore, the Vendor shall have the right to substitute other products and materials for those listed in the Schedules, provided that the substituted products and materials are of quality equal to or better than the products and materials so listed or so provided. Marble, wood and all-natural materials are subject to natural variations in colour and grain. Ceramic tile and broadloom are subject to pattern and shade variations.

Jainam Gor
Gauge the Market. Make your Move.
Pre-construction. New Build. Investment Real Estate.
Want the latest pricing, incentives or floor plans on this project? Contact me – I'll run the numbers with you.
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