



Rinaldi Homes Exclusive
Condominium Townhome Community

LUXURY FEATURES

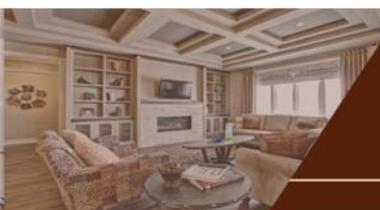
	UNIT TYPE									
	A, A* A2 A3	A1, A1*	B, B1	C1	C2	C3	C4	C5	C6	C7
Structural Upgrades										
6" concrete block party walls between the units with 2"x4" studs, pink fiberglass batt insulation and drywall on each side of the block party wall for enhanced security and sound dampening	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠
9' ceiling on main floor	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠
Higher 8'4" basement foundation height pour	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠
Smooth ceilings on the main floor and in finished basement areas	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠
Wood "1" floor joists with 3/4" premium engineered OSB subfloor	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠
Covered front porch	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠
Fully covered rear deck (no stairs are included) with pressure treated wood joists, TREX composite floor boards and rim joist. Probilt aluminum railing with tempered glass panels will only be included <u>where required by code</u>	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠
Landmark PRO Designer Shingles (Max Def Driftwood) with 1/2" spruce plywood roof sheathing	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠
Window, Exterior Door and Garage Door Upgrades										
Upgraded triple glazed coloured vinyl windows with simulated divided lights (SDL) as per plan. All other windows to have clear glass with no grills	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠
Therma-Tru American Craftsman stainable fiberglass front door with dentil shelf and "Arborwatch" glass with black nickel caming. Includes "Arborwatch" glass transom with black nickel caming above the front door	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠
Emtek arts and crafts front door gripset in oil rubbed bronze finish	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠
Richard Wilcox Rockwood "Shakespeare" insulated garage door with cedar overlay	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠
Liftmaster Elite Series 8500W side mount jackshaft automatic garage door opener with 2 remotes (in total), 1 keypad and 1 wall control	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠
Plumbing and HVAC Upgrades										
Blanco Horizon U2 (#401234) stainless steel undermount sink with Kohler Simplice (K596-CP) chrome pull down faucet in the kitchen	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠
Maax Allia acrylic 1pce. tub/shower unit (no door is included) with Kohler Caxton (K-2210-0) oval white sink, Kohler "Honesty" chrome faucet and Kohler Cimmaron 1pce comfort height toilet (K3619) with soft close seat in the 3pce main floor bath			🏠			🏠	🏠	🏠		
Kohler Caxton (K-2210-0) oval white sink, Kohler "Honesty" chrome faucet and Kohler Cimmaron 1pce comfort height toilet (K3619) with soft close seat in the 2pce bath	🏠	🏠		🏠	🏠				🏠	🏠
Mirolin Lux (66"x34") drop in soaker tub with Riobel EQ10C deck mounted faucet in chrome in the ensuite with Kohler Caxton (K-2210-0) oval white sinks (x2), Kohler "Honesty" chrome faucets (x2) and Kohler Cimmaron 1pce comfort height toilet (K3619) with soft close seat	🏠	🏠		🏠			🏠			
Kohler Caxton (K-2210-0) oval white sinks (x2), Kohler "Honesty" chrome faucets (x2) and Kohler Cimmaron 1pce comfort height toilet (K3619) with soft close seat in the ensuite	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠
Ceramic tile shower enclosure in the ensuite with frameless glass, Kohler "Awaken" hand held slide bar in chrome finish with "Honesty" (KTS99761-4) valve trim. Includes "Kerdie" waterproof membrane. Includes 1 pot light in the tiled shower	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠
Freestanding plastic (poly) laundry tub with legs will be supplied and installed in the basement. No laundry base cabinet or sink will be installed on the main floor	🏠		🏠							🏠
Laundry base cabinet with Blanco Horizon top mount stainless steel utility sink (#401649) with Kohler Coralais chrome faucet (K15171-F-CP) will be installed in the main floor laundry room. <u>No laundry tub will be installed in the basement</u>		🏠		🏠	🏠	🏠	🏠	🏠	🏠	
Water line for fridge	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠
Gas line for stove (includes 110v outlet)	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠
Gas line for BBQ	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠
Energy Recovery Ventilator (ERV) in lieu of Heat Recovery Ventilator (HRV) in end units only (due to venting limitations)	🏠	🏠		🏠	🏠	🏠	🏠	🏠	🏠	🏠
Flow through humidifier on the furnace	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠
Central Air Conditioning – Carrier 13 Seer	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠	🏠

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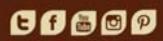
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	UNIT TYPE									
	A, A* A2 A3	A1, A1*	B, B1	C1	C2	C3	C4	C5	C6	C7
Electrical & Lighting Upgrades										
Interior and exterior pot light package	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆
Low voltage LED undercabinet lighting in kitchen (Complete with supply and installation)	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆
Elia Sora Stainless Steel Hood Fan in the kitchen (supplied and installed by the builder) – (Dimensions - 36" w x 10"h)	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆
Stairs and Railing Upgrades										
Carpet grade stairs to the basement are included	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆
Upgraded A700 oak handrail, contempora series square top oak spindles with BN 90 series oak box newel posts (3 ½")	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆
Interior Door and Trim Upgrades										
Four interior (hollow core) door profiles are available to choose from: Lincoln Park (1 panel), Logan (2 panel), Conmore (5 panel) or West End "Berkeley"	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆
Three Schlage interior door hardware profiles are available to choose from: Seville lever (in oil rubbed bronze or satin nickel finish), Torino lever (in oil rubbed bronze or satin nickel finish) or Solstice lever (in satin nickel finish only)	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆
Three trim packages are available to choose from: 3" combo casing w/ 5 ¼" colonial base (FJP), West End trim package w/ 3 ½" casing and 5" base (MDF) or Flat stock trim package w/ 1x5 ¼" base and 1x4" casing w/ built-in backband (MDF)	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆
Closet and Pantry Shelving Upgrades										
European melamine shelving in all main floor walk-in closets and kitchen walk-in pantry (if kitchen pantry is shown on plans)	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆
Flooring Upgrades										
12"x24" porcelain floor tile (installed in a brick joint pattern) in main floor ceramic tile flooring areas only. 12"x12" ceramic floor tile will be installed in the basement bathroom (Tile from builders standard samples)	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆
12"x24" porcelain tile (installed in a brick joint pattern) at the ensuite tub deck and tub skirt (Tile from builders standard samples)	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆
12"x24" porcelain tile (installed in a brick joint pattern) in the ensuite shower with envelope cut tile on the shower floor (Tile from builders standard samples)	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆
12"x12" ceramic tile niche in the ensuite shower	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆
Aristocrat Estate Collection (3/4" thick) wide plank engineered hardwood flooring in the kitchen (incl. walk-in pantry), dining room and great room (as per plan)	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆
Choice of "Liverpool" or "New Yorker" subway tile backsplash in the kitchen	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆
Kitchen, Bath and Laundry Upgrades										
ArtCraft custom luxurious cabinetry layouts for each unit	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆
Choice of stained or painted cabinetry for kitchen	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆
Soft close doors and drawers	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆
37" upper cabinetry	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆
Granite (level 3) countertops in kitchen and main floor bathrooms	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆
Exterior Finish, Landscaping and Driveway Upgrades										
Fully sodded lot	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆
Interlocking brick driveway and front walkway (as per Builder selection)	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆
Landscape Package at the front of the home (as per Builder selection)	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆
2 - 8' wide x 6' high pressure treated privacy screens between units are included at the rear of interior units only. No privacy screen is included between an end unit and the end unit of an adjacent block.	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆
Premium exterior finish combining Lafitt stone and stucco (as per plan)	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆
Basement Finish										
Fully finished rec-room in the basement with carpeting (from builders standard samples)	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆
Fully finished 3pce bathroom in the basement. Includes 12"x12" ceramic tile flooring (from builders standard samples), Maax Allia acrylic 1 pce. tub/shower unit (no door is included) and Kohler Wellworth 2pce toilet (elongated bowl, standard height)	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆



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