



CHARMING EXTERIOR LANDSCAPING

- Lush landscaping with customized beds, shrubbery package, and fully sodded yard.
- Complete inground sprinkler system to the front and rear yards.
- A specimen tree in the front and rear of each home.
- Exposed aggregate driveway and walkway to front door.
- Rear pressure treated privacy screen between each unit.
- Poured concrete patio in the rear of each home, as per plan.
- Brownwood wood deck will be used (if grade does not allow a concrete deck). Sizing as per plan.

UNIQUE SITE FINISHES

- Quaint French Provincial Village Concept – designed by ACK Architects.
- Grand European portico entrance, welcoming you home.
- Luxurious stone fronts with a natural quarried appearance is blended harmoniously with American Clay brick to perfect plan detailing.
- Steel standing seam roof accents, with lifetime guaranteed shingles, as per plan.
- Stucco as per plans. Including 12" stucco upper coves as applicable.
- Maintenance-free detailed, oversized, tapered fiberglass columns.
- Stucco soffits on front and rear porches.
- Street number on front elevation with an engraved Lion Head Motif.
- Maintenance-free aluminum soffit, fascia and eaves.
- Sumptuous covered rear terraces, as per plan.
- Bullnosed concrete front porches, as per plan.
- Exterior lighting package for all units; Including LED pot lights, and Victorian coach lights on garage.

Davis Heights Features & Finishes

SOLID FOUNDATION

- Higher basement walls up to 8'-6" high for alluring ceiling heights constructed with 8" poured in place reinforced 25Mpa concrete foundation wall system with keyed in reinforced concrete footing.
- Oversized steel beams instead of partition walls for more open spaces and future finishing of basement.
- Drainage layer waterproofing membrane with sprayed on damp-proofing, on exterior foundation walls.
- Filter clothed weeping tile with extra clear stone around footing perimeter.
- Sump pump with dedicated breaker and one-way valve system, as applicable.
- Poured 25 Mpa concrete floors. Saw cut all slabs for control joints.
- Reinforced 32 Mpa concrete exterior garage slabs and porches also with control joint saw cuts.

ABOVE CODE FRAMING

- 10' high ceilings on main floor.
- Dramatic two-story entryways. Soaring cathedrals, turreted, or decorative tray ceilings, as per plan.
- Framing above Ontario Building Code.
- All lumber kiln dried grade.
- Floors are 3/4" high performance subflooring, glued and screwed. Flooring system to include wood I floor system.
- All exterior walls are 2x6 construction with 1" Owens Corning foamular insulated sheathing or approved equal.
- Engineered truss roof with exterior grade roofing plywood.

EXCEPTIONAL WINDOWS AND DOORS

- Andersen and Dashwood, vinyl windows with upgraded frame colors & high-performance glass, low "E" and argon gas fill.
- Wide stainable woodgrain fiberglass front door, 8' high with upgraded multi point locking hardware in a variety of finishes for a designer touch!
- Sealed simulated divided lite grills on front elevations, as per plan.
- Main level windows are vented with "easy opening" casement style/removable screens and window operators (1 in each room). 2 point locking system for all operating casements.
- Premium simulated woodgrain fiberglass insulated sectional overhead garage door, with windows and decorative hardware.

PREMIUM ROOFING

- Premium, lifetime guaranteed "Pro" designer fiberglass, self-sealing shingles with aluminum valleys and drip edge.
- Ice and water shield in all valleys and dormer sides. Roof venting on rear elevations.
- Some elevations include peace-of-mind standing seam, durable metal roofing. See elevations for details.

INSULATION, DRYWALL & PAINT

- Concrete block party walls between homes, with stud walls surround. Allowing for optimal sound attenuation, privacy and security between units.
- R27 total insulation in the exterior walls, R50 blown insulation in the attic.
- Basement is insulated with R20 and vapor barrier for comfort and efficiency.
- An external air barrier system with taped joints and opening for a draft free home with low energy usage.
- Drywall construction is inclusive throughout home, including garage.
- Resilient channel on all insulated ceilings.



- Interior walls painted with one coat of primer and two coats of latex paint.
- Five wall color choices from builders' standard samples.
- Interior and exterior trim to be painted with alkyd latex paints.
- Garage painted with one primer and one finish coat of paint.
- Smooth ceilings to be primed and finished with white ceiling paint where applicable.

HEATING AND AIR CONDITIONING

- Engineered heating/cooling system.
- Natural gas high efficiency forced air furnace.
- High efficiency central air conditioning system.
- Smart thermostat with remote capabilities
- Natural gas high efficiency, rental hot water heater. Option for buyout available.
- ERV system for added humidity control, filtered fresh air and energy efficiency all year round.
- Gas line for stove in the kitchen.
- Gas line for dryer in the laundry room.

PLUMBING FEATURES

- Upgraded American Standard faucets with anti-scald valves in chrome as standard.
- Spa Ensuite including luxe hotel-style walk in glass and tiled shower. Featuring seating area, as per plan.
- Maax free standing tub with luxury faucet set, as per plans.
- Main bath to include a Mirolin 5 ft. tub & shower, with molded seat and accessory shelf. Includes, American Standard anti scald faucets, as per plan.
- Undermount china wash basins in baths, excluding laundry, basement, and bars if applicable.
- American Standard Studio Series, in all bathrooms featuring energy efficient low water consumption. Comfort height and elongated.
- Toilets, showers and tubs are white.
- Bathroom faucets to be chrome.
- Double stainless steel undermount kitchen sink with single lever American Standard faucet in chrome.
- Dishwasher rough-in.
- Convenient main floor laundry room with recessed washtrol controls.
- Two exterior water hose taps, one in the garage and one in the rear of the home.
- Rough-in for a future three-piece washroom in the basement.
- The water piping is done with IPEX system including a master shutoff. Water is hypo-allergenic, and the system is less likely to leak as there are fewer joints.

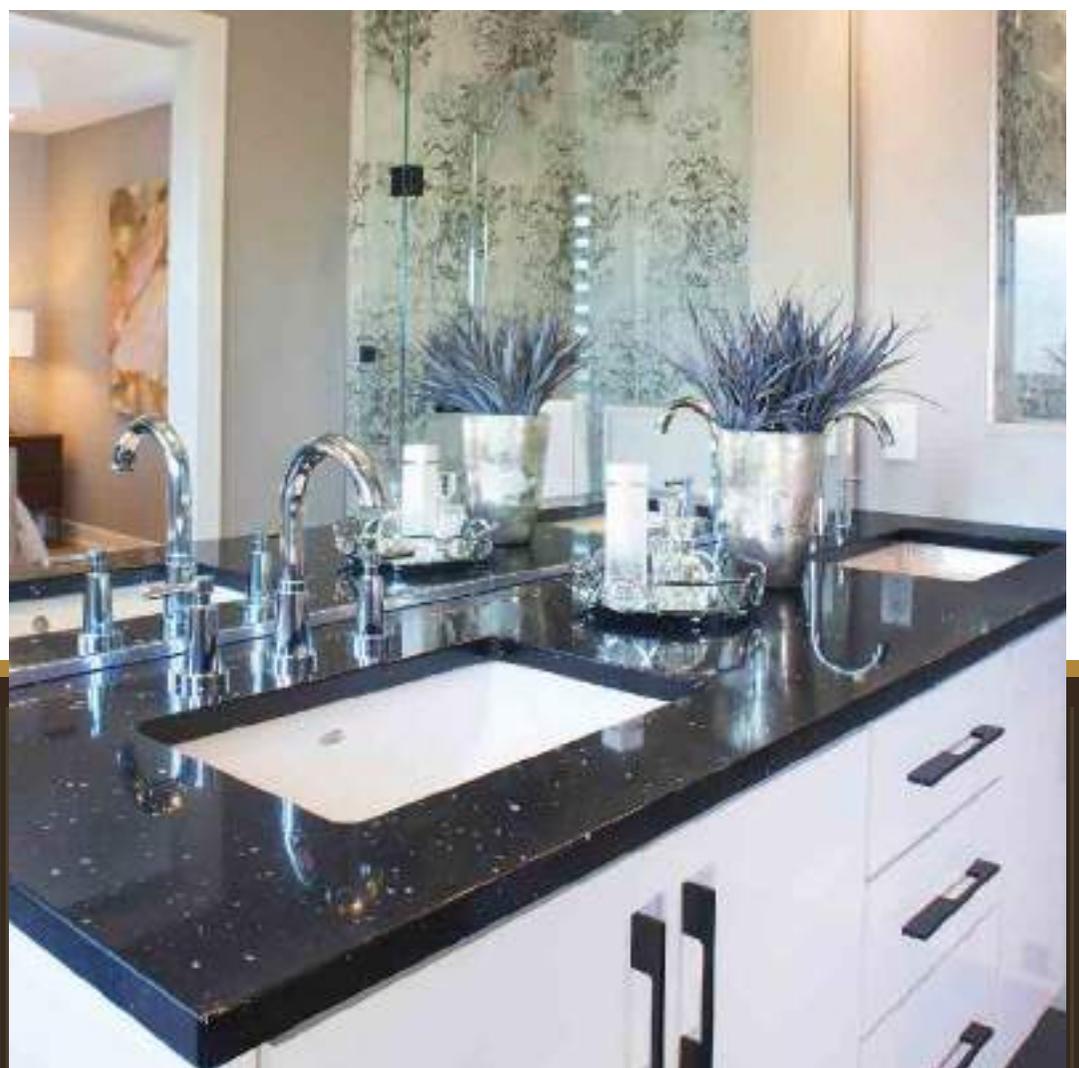
ELECTRICAL FEATURES

- RING door chime at front entrance.
- Belt drive garage door opener. Includes: 1 key pad, 2 remotes and receptacle.

- SMART WIRING with CONTROL FOUR starter system with main Hub, including four smart circuits (for front facade and foyer lighting).
- Complete security system.
- Rough in for electric vehicle charger.
- 200-amp breaker panel with copper wiring.
- Rough-in for 6 outlets (cable/internet/phone).
- Decora toggle type switches. Switches at adult lifestyle location.
- Strategically hidden outlets to utilize more wall space for art work.
- Rough-In for a central vacuum system.
- High powered bathroom exhaust fans, direct vented to exterior, on designated switch.
- Interconnected smoke detectors and carbon monoxide detectors included all as per O.B.C.
- Safe GFCI receptacle for all washrooms, kitchen and laundry areas
- 220 v receptacles for dryer and stove. Dryer direct vented to exterior.
- Two weatherproof electrical receptacles located in front and rear of home.
- Allowance of \$4,000.00 (HST in) for all light fixtures.
- 20 Interior LED pot lights installed.

QUALITY INTERIOR TRIMS

- Linear Gas fireplace in great room complete with unit, fan and mantle.
- Alluring 8' high, hollow core flat panel interior doors, (EG. Lincoln Park) from builders' standard samples, on main floor. Second level and basement are standard 6'-8" height.
- Transitional/Contemporary/Traditional trim package with 3" casings and 7 1/4" baseboards on main floor.
- Cove molding in front foyer, as per plan.
- Plenty of storage throughout home, as per plan. Each plan may have a pantry/and or linen and walk in closets.



- Walk-in closets have double clothes racks to maximize space, with customizable storage areas.
- Custom stained red oak staircase handrails, with red oak stairs, painted square spindles or wrought iron spindles from builder's standard samples, as per plan.
- Satin, nickel or aged bronze levers with matching door hinges.
- Door hardware as per builders' standard samples.
- Privacy locks for all bathrooms.
- Heavy duty pocket door hardware.

STUNNING FLOORING

- 3/4" engineered oak hardwood from builders' standard samples in great room.
- Designer oversized porcelain and ceramic tile in foyer, kitchen, dinette, laundry and bath(s) from builders' standard samples.
- High density upgraded under pad with superior grade carpets including berbers in bedrooms and den from builder's standard samples.
- Vast array of flooring selections, from builders' standard samples in Décor Centre.
- Acrylic base for showers in ensuite included.

EXQUISITE CABINETRY

- Handcrafted kitchen painted, maple or oak cabinets face framed style, with quarter panel doors from builders standard samples.
- Painted, maple or oak furniture base Island with flush height breakfast bar (where applicable) from builders' standard samples.
- Granite or Quartz countertops in the gourmet kitchen, ensuite vanity, main bath vanity, and powder rooms, as per plans and from builders' standard samples.
- Upper cabinets to include crown molding and a light valance.
- Dove tailed drawers with soft closing hardware and 3 pots and pans drawers.
- All plywood interior cabinets.
- Maple cabinetry for vanities with hidden toe kick.
- Ensuite bathroom is to include a cabinet with doors and drawers, as per plan, and granite or quartz countertop from builders' standard samples.
- Main floor bathroom includes granite or quartz countertops, with custom cabinet doors and drawers, as per plan, and as per builders' standard samples.
- Powder room includes flat panel cabinet with doors and drawers,

- as per plan, with 2 doors for a built-in sink with granite or quartz countertop from builders' standard samples.
- Wall mounted energy efficient stainless exhaust fan direct vented to outside.
- Allowance of \$25,000.00 for your cabinetry.
- ★ Optional custom glass enclosed wine cabinet.

PERSONALIZED SERVICE

- Customization of your home with Lucchetta Homes' in-house design architect to assist in building your dream home.
- Private consultation sessions for personal home selections crafted by Lucchetta Homes' in-house Interior Designer.
- ★ Option to purchase home customization by Raphael Gomes Interiors.
- Private consultation with our custom cabinet maker, for kitchen and vanity selections in the manufacturer's own showroom.
- Private electrical appointment to determine lighting layout, wiring, smart home, security, speakers etc.
- Private discovery walkthrough with our customer care representative to explain in detail your home.
- Special builders financing rates through Meridian Credit Union available.
- Building location survey plan.
- Pre-delivery homeowner orientation.
- 6 months of free digital HD cable, phone and high-speed internet service from Cogeco.

ENERGY STAR RATED HOMES

- R50 insulation in attic spaces.
- Walls above grade insulated with R22 & R5.
- Basement insulated to R20, 6" above floor height.
- High efficiency 2 stage motor in furnace with a 95% efficiency rating.
- High efficiency hot water tank 90% EF (rental).
- Upgraded ERV unit at 75% efficiency.
- Air conditioner with a 16 Seer rating.
- Overall, 75% of lighting fixtures to be LED lights for added electrical savings.
- Builder certified Energy Star Rated Homes.

WARRANTIES

- Guarantee on workmanship and materials in accordance with Tarion's seven-year new home warranty.
- Review of your home for minor deficiencies with a Lucchetta Homes customer care representative, after one year.