

THE FOLLOWING IS AN OUTLINE OF THE FEATURES AND MATERIALS WHICH WE INCLUDE IN OUR NEW HOMES AT LUSSO URBAN TOWNS:

## EXTERIOR LANDSCAPING

- Fully sodded and landscaped lot. Graded as per municipal grading plan.
- Complete in-ground sprinkler system in the front and rear yards.
- A tree in the front of each home.
- Paved driveway and walkway to front door.
- Rear pressure treated privacy screen between each unit.
- Poured concrete covered patio in the rear of each home. In some models, a pressure treated wood deck will be used in lieu of a concrete patio due to grade, approx. 140 sq.ft. See your sales agent for details.

## FOUNDATION

- 8" poured in place reinforced 20Mpa concrete foundation wall system with keyed in reinforced concrete footing 7'10" high.
- Drainage layer waterproofing membrane with sprayed on damp-proofing on all exterior foundation walls for a dry basement.
- Filter clothed weeping tile with extra clear stone around footing perimeter. Connected to sump pump with dedicated breaker and one way valve system.
- Poured 25 Mpa concrete floors.
- Reinforced 32 Mpa concrete exterior garage slabs and porches also with control joint saw cuts.
- Oversized steel beams instead of partition walls for more open spaces and future finishing of basement.

## FRAMING

- All framing completed to or above Ontario Building Code requirements.
- All lumber kiln dried grade.
- Floors are ¾" high performance subflooring, glued and screwed, flooring system to include wood "I" floor system.
- 9' ceilings on main floor, 8' ceilings on second floor.
- Engineered truss roof with 3/8" roofing ply.
- Block party wall for superior sound reduction between units.

## WINDOWS AND DOORS

- Dashwood, all vinyl windows with upgraded frame colours & high performance glass, low "E" and argon gas fill.
- Upgraded Dashwood painted fiberglass front door system with grip set and upgraded designer hardware.
- Privacy rain glass for main and second floor bathroom windows (where applicable).
- All upper level venting windows - 'easy opening' casement style/removable screens/cranking window operators (1 in each room).
- 2 pt locking system for all operating casements.
- Steel insulated sectional overhead door with windows as per plan and a rough-in for a garage door opener.

## ROOFING

- Limited lifetime designer fibreglass, self-sealing, shingles with aluminum valleys and drip edge.
- Ice and Water shield in all valleys. Roof venting on rear elevations.

## EXTERIOR FINISHES

- Exteriors to be finished with brick, cement board, Stucco and stone as per builders' specifications and discretion.
- Includes a maintenance free aluminum soffit, fascia and eaves.
- Fine design and detailing everywhere.

## INSULATION, DRYWALL & PAINT

- R22 + R5 in the exterior walls, R60 blown insulation in the attic.
- Basement to be insulated with R20 6" above floor height and vapour barrier for comfort and efficiency.
- An external air barrier system with taped joints and opening for a draft free home.
- All drywall construction including garage. All ceilings to be knocked down textured except garage, bath(s) and laundry, which are to have a smooth finish. Smooth ceilings to be primed and finished with white ceiling paint.
- 2" smooth borders on all textured ceilings.
- Resilient channel on all second floor insulated ceilings.
- All interior walls painted with one coat of primer and two coats of latex paint. Two wall colour choices from builders' samples.
- All interior and exterior trim to be painted with Alkyd latex paints. The colour for all interior trim is to be "Lucchetta White".
- Garage painted with one primer and one finish coat of paint. Ceilings have single sanded seams painted with wall colour.

## HEATING AND AIR CONDITIONING

- Engineered heating/cooling system with natural gas high efficiency forced air furnace.
- High efficiency 2 stage motor in furnace with 96% efficiency rating.
- High efficiency hot water on demand unit 96%EF (rental). Note: some units may require tanks for proper venting.
- Complete central air conditioning system with upgraded coil for a 14.3 seer rating.
- Digital programmable thermostat.
- ERV system for added humidity control and energy efficiency.
- Optional gas or electric fireplaces available at extra charge.

## PLUMBING

- The water piping is installed with the IPEX system including a master shutoff. Piping is hypo-allergenic and the system is less likely to leak as there are fewer joints.
- Faucet set(s) - chrome with anti-scald valves, as per builders' standards (where applicable). Upgraded optional faucets available.
- Ensuite includes a China wash basin.
- American Standard low water consumption elongated 'right height' toilet.
- All toilets, showers and tubs in white. All faucets to be in chrome.
- Dishwasher rough-in.

## PLUMBING CONTINUED

- Two exterior hose taps - one in the garage and one on the side or rear of the home (as per plan).
- Rough-in for a future three-piece washroom in the basement.
- 5 ft. acrylic showers with molded seat and accessory shelf. Moen anti-scald faucet.
- Optional tiled showers available.

## ELECTRICAL

- 200 amp breaker type panel. All copper wiring.
- Rough-In for 6 outlets. Purchaser's choice either cable, internet or phone.
- All lighting to be LED, where possible, for added savings.
- Decora toggle type switches. All plugs and switches at right height for handicapping.
- High powered bathroom exhaust fans, vented to the exterior, on a separate switch from lights.
- Interconnected smoke detectors and carbon monoxide detectors on each level all as per O.B.C.
- Safe GFI receptacle for all washrooms, 1 per sink.
- 220 receptacles for dryer and stove. Dryer vented to exterior.
- Door chime at front entrance.
- Two weatherproof electrical receptacles, one located in the front porch and one in the rear of the home.
- Receptacle for optional garage door operator and low voltage wiring rough-in to Garage man door.
- Complete security system with monitoring fees paid by purchaser.
- Allowance of \$2,000.00 for all light fixtures.

## INTERIOR TRIMS

- Upgraded Contemporary Poplar trim package with 3" casings and 5 1/4" baseboards.
- Upgraded interior smooth doors from builders' samples.
- Plenty of storage areas with an organizer for the master bedroom and a single row of shelving for all other closets. Linen to have four rows of shelving, where applicable, as per plan.
- Stained red oak handrails and carpeted staircase, round wrought iron spindles from builders' samples, where applicable, as per plan.
- Satin, Nickel or Aged Bronze levers with matching door hinges. Door hardware choices as per builders' samples.
- Privacy locks for all bathrooms.
- Heavy duty pocket door hardware, where applicable, as per plan.
- Optional customized fireplace mantles and entertainment units available.

## FLOORING

- Designer porcelain and ceramic tile in foyer, kitchen, laundry and bath(s) from builders' standard samples.
- High density upgraded under pad with superior grade carpets including berbers for all other floors.
- Optional hardwood and tile available.
- All flooring to be chosen from builders' samples by the purchaser.

## WARRANTIES

- Guarantee on workmanship and materials in accordance with the Tarion Seven Year New Home Warranty.
- Lucchetta Homes will review your home for minor deficiencies after one year.

## CABINETRY

- Handcrafted Painted Kitchen Cabinets, with 7/8 one piece doors and drawers. Maple, Walnut and Oak cabinets available as an upgrade. Wide selection of elegant finishes. Furniture base island.
- Quartz countertops in kitchen, ensuite, bath(s) and laundry from standard builders' samples, as per plan.
- Upper cabinets to include a trim molding and a light valance for optional under counter lighting. Dove tailed drawers with soft closing hardware, where applicable, and pots and pans drawers.
- All plywood interior cabinets.
- Flush height breakfast bar on islands (where applicable) from standard builder's samples.
- Undermount sinks with quartz countertops.
- Vanity cabinets all with hidden toe kick.
- Ensuite bathroom is to include a cabinet with doors and drawers as per plan and a quartz countertop, from builders' standard samples.
- Main floor powder room is to include a cabinet with doors as per plan and a quartz countertop.
- Second floor bath is to include a cabinet with doors and drawers as per plan and a quartz countertop.
- Flat panel laundry cabinet with 2 doors with a undermount sink with a quartz countertop, as per plan.
- Wall mounted freestanding stainless exhaust fan over stove.

## PERSONAL CONSULTATION SERVICES

- 6 Hours of personalized decorator consultation to choose colours and finishes from standard builders' samples.
- Professional cabinet consultation with the cabinet manufacturer for kitchen and vanity selections in the manufacturer's own showroom.
- Meeting with builder representative at various stages of construction (eg. site meeting for layout of electrical light fixtures at framing stage).
- Pre-closing owner orientation.
- Water meter installation.

## ENERGY STAR RATED HOMES

- R60 insulation in attic spaces.
- Walls above grade insulated with R22 & R5 rigid insulation.
- 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 96% EF (rental).
- Upgraded ERV unit at 75% efficiency.
- Air conditioner with upgraded furnace coil for a 14.3 Seer rating.
- Overall, 75% of lighting fixtures to be LED lights for added electrical savings.
- Builder certified Energy Star Rated Homes.

## CONDOMINIUM FEES

- Monthly condominium fees to be approximately \$145/month include grass cutting, snow removal, common landscape irrigation and common area maintenance.

\*\*SPECIFICATIONS ARE SUBJECT TO CHANGE AT ANY TIME, AS PER BUILDERS DISCRETION. E & E.O.\*\*