

THE
WILLOWS



**FEATURES
& FINISHES**

MARLIN
SPRING
DEVELOPMENTS

CHECK OUT SOME OF THE AMAZING HOME FEATURES AT THE WILLOWS

EXTERIOR FEATURES

- Architecturally designed homes with inspired combinations of brick, stone¹, vinyl siding and exterior trim in select locations as per elevation

INTERIOR FEATURES

- Detached and semi-detached ceiling heights: +/- 9' ceilings on main floor. Basement and upper floors +/- 8' ceilings (except in sunken or raised areas, stairways and raised, dropped or cathedral ceilings)
- Front-loaded townhomes' ceiling heights: +/- 9' ceilings on main and upper floors. Ground and basements +/- 8' ceilings (except in sunken or raised areas, stairways and raised, dropped or cathedral ceilings)
- Dual-Front townhomes' ceiling heights: +/- 9' ceilings on ground, main and upper floors. Basements +/- 8' ceilings (except in sunken or raised areas, stairways and raised, dropped, or cathedral ceilings)
- Smooth ceilings on main floor
- Natural finish oak veneer stairs to finished areas with oak pickets, handrail, and nosing

ENERGY SAVING FEATURES

- Forced air high-efficiency natural gas heating system controlled by an electronic programmable thermostat
- Exterior walls and top floor ceilings fully insulated. All insulated areas are to be covered by poly vapour barriers (all as per Ontario Building Code)
- Spray foam insulation in garage ceilings where there is a finished room above
- Spray foam around windows and doors for increased air tightness
- Basement walls insulated full height per Ontario Building Code

KITCHEN FEATURES

- Choice of kitchen cabinet colour with tall uppers from builder's standard samples
- Quartz countertop from builder's standard sample

BATHROOM FINISHES

- 8" x 10" ceramic wall tiles in tub and shower enclosure to ceiling height (where applicable)
- Separate ensuite bathroom shower stall (as per plan)
- Freestanding soaker bath tub with Roman tub filler in primary ensuite bathroom (as per plan)

FLOORING FINISHES

- Natural colour laminate flooring on main floor and finished stair landings (as per plan)
- Choice of 12" x 12" or 13" x 13" ceramic tile flooring in foyer(s), powder room, bathrooms, and finished laundry rooms/laundry closets (as per plan, from builder's standard samples)
- 35 oz. broadloom with foam underpad in rec rooms, office, den, bedrooms, upper hall, study, and finished ground level for townhomes (as per plan)

ADDITIONAL CONSTRUCTION FEATURES

- Steel beam construction in basement (as per applicable plan)
- Engineered floor joists and glued subfloor
- All sub-floors will be re-fastened with screws prior to floor finishes. All joints to be sanded

WINDOWS, DOORS & MILLWORK

- (+/-) 4" colonial style baseboard, painted semi-gloss white throughout with doorstop to tiled and hardwood floor areas. (+/-) 2³/₄" casing painted semi-gloss white on all doors, windows, and flat archways throughout finished areas as per plan
- 2-panel style interior doors

LIGHTING & ELECTRICAL

- Decorative black coach lamps on exterior elevations where applicable
- Two exterior waterproof electrical outlets (locations determined by builder)
- Two plugs in garage, one in ceiling and one located at builder's discretion
- White decora style switches and receptacles throughout finished areas
- 200 AMP electrical service with circuit breaker panel

NOTES TO PURCHASERS

- All plans, elevations, and specifications are subject to modification(s) from time to time by the vendor according to the Ontario Building Code, National Building Code and Architectural guidelines
- All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the Vendor's sole discretion

¹'Stone' refers to distinctively crafted stone products

See agreement of purchase and sale for all features and finishes.

The features noted here are project highlights. Please speak to a sales representative for a full list of features and finishes for The Willows.

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