

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, stone, vinyl siding and exterior trim in select locations as per elevation

### INTERIOR FEATURES

- Detached and semi-detached ceiling heights: +/- 9' ceilings on main and upper floors. Basement +/- 8' ceilings (except in sunken or raised areas, stairways and raised, dropped or cathedral ceilings)
- Stippled ceilings with 4" smooth border throughout finished areas (as per applicable plans) except where smooth ceilings apply.
- 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

- Shower wall system for all shower and bath tub enclosure (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

### 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

- (+/-) 3" baseboard, painted semi-gloss white throughout with doorstop to tiled and laminate floor areas. (+/-) 2" 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

'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.

E.&O.E. February 02, 2026

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