

Towns Features

WATERFRONT TOWNS

The Towns of INSPIRATION POINT offer their owners a selection of custom designed finish palettes in traditional, transitional, or contemporary stylings.

EXTERIOR

- Architecturally designed to complement the surroundings featuring decorative molding, stone, and stucco with metal details.
- Prefinished, maintenance free aluminum soffit, fascia, and oversized eaves troughs.
- Cast aluminum coach lamps at front door and rear patio.
- One or Two car garages with double wide driveway at each townhome. Rollup garage doors with automatic door opener. Exclusive use visitor parking on each driveway.

INTERIORS

- 9-foot ceilings (Dropped ceilings and bulkheads may occur in various locations to accommodate services) on main floor and bedroom floor living areas.
- Prefinished engineered flooring in all above ground floor areas except wet areas. Wood Berber carpet with premium under-pad is an available alternate. **
- Porcelain or Ceramic tile flooring in foyer, all bathrooms, laundry, and kitchen.**
- Embossed panel doors to all rooms and closets. Chrome finished lever door handles.
- Contemporary 5" paint grade baseboard, 3" window and door casings, throughout.
- Smooth drywall ceilings with a sophisticated flat white paint finish. Walls, doors, trim and baseboards will be painted to white prime finish.
- Staircases with natural oak veneer stringers on all levels with carpeted treads and risers. Wood stair railing with metal pickets.
- Prefinished wire shelving in all closets.
- Large drywall finished storage area on each floor aligned above and below. Elevator upgrade (at additional cost) utilizes this space.

KITCHEN

- Cabinetry in your choice of traditional, transitional, or contemporary style with light valances. Includes full depth cabinet over refrigerator.**
- Solid surface or quartz countertops. Centre Island, extended Breakfast counter or raised Breakfast Counter as per plan.**
- Porcelain, ceramic or mosaic tile backsplash.**
- Undermount stainless steel double compartment sink with chrome single level Delta faucet with integrated pull-out spray.
- Stainless steel appliances. Slide in range, dishwasher, and refrigerator. Two speed stainless steel hood exhaust fan over the stove directly vented to the exterior.
- Dedicated electrical outlets for stove and refrigerator. Split electrical outlets at counter level. Capped ceiling outlet over breakfast area as per plan.

PRIMARY ENSUITE & BATHROOM S

- Cabinetry in your choice of traditional, transitional, or contemporary styling.
- Solid surface or quartz counter tops with undermount sinks as per plan.**
- Single level chrome Delta faucet with mechanical pop-up drain.
- Framed vanity mirror with wall mounted vanity light bar.
- Freestanding tub as per plan.**
- Frameless glass shower enclosure with single lever Delta pressure balance temperature control valve in chrome. Porcelain, Ceramic or Mosaic wall and floor tiles.
- Recessed pot light in shower stall.
- Low flow Koehler toilets.
- Exhaust fan ventilated to the exterior.

LAUNDRY

- Porcelain tile flooring**.
- Stacking or side by side washer and dryer as per plan.
- Laundry tub and cabinet as per plan. Solid surface or quartz counter top on cabinet**.
- Floor drain below washer.

ELECTRICAL AND LIFE SAFETY

- 200-amp electrical service panel with circuit breakers and copper wire distribution throughout to Ontario Hydro standards.
- 10 LED pot lights to be placed in locations of your choice.
- Decora type plugs and switches throughout

- Switch controlled receptacle in great room. Capped ceiling outlets in all bedrooms, dining room, foyer, kitchen, and walk-in closets.
- Living Room, Kitchen and Primary bedroom provided with Internet/Cable/Telecom provider connections.
- Main door chime.
- Complete Central vacuum provided.
- Exterior perimeter pre-wired for security cameras.
- All exterior and bathroom outlets with ground fault protected circuits
- Dual carbon monoxide/smoke detector alarms interconnected.

QUALITY CONSTRUCTION

- Reinforced concrete foundation and basement floor slab.
- Structural Engineered floor joint system.
- Engineered tongue and groove ¾ inch subfloor, glued and nailed.
- Two exterior hose water bibs.
- Garage walls taped and primed.

ENERGY STAR RATED

- High-efficiency Energy Star gas furnace, gas water tank (rental) and central air conditioner.
- Energy Star rated low E-argon filled casement windows with vinyl frames with integrated thermal break.
- Fully taped and sealed perimeter vapour/air barrier.
- All perimeter wall plugs and switches are vapour wrapped to reduce air infiltration.

LUXURY ADD ONS

- A private in-home elevator can be purchased (extra cost).
- Interior cab finishes selected from builders samples.** Ask for details.
- A private rooftop terrace can be purchased (extra cost).** Ask for details.

TARION WARRANTY

One-Year Warranty

- Your home is constructed in a workmanlike manner, free from defects material, is fit for habitation and complies with Ontario's Building Code
- Protects against unauthorized substitution of items specified in the Agreement of Purchase and Sale or selected by you

Two-Year Warranty

- Protects against water penetration through the basement or foundation walls, windows, and the building envelope
- Covers defects in work and materials in the electrical, plumbing, and heating delivery and distribution systems
- Covers defects in work and materials that result in the detachment, displacement, or deterioration of exterior cladding (such as brick work, aluminum, or vinyl siding)
- Protects against violations of Ontario's Building Code that affect health and safety

Seven-Year Warranty

- Protects against defects in work or materials that affect a structural load-bearing element of the home resulting in structural failure or that materially and adversely compromise the structural integrity; and/or that materially and adversely affect the use of a significant portion of the home.

Notes: **Denotes "from Builders Standard samples All illustrations are artists concepts. The purchaser acknowledges that the floorplans may be reversed. All plans, specifications and conditions are subject to change without notice at the sole discretion of the builder all areas stated, room dimensions are approximate. Floorplans measured in accordance with Tarion BB #22. Actual living area may vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications, provided such materials are of equal quality to or better than the materials provided for in the plans and specifications. Decorative upgraded items displayed in the furnished model suites or on plans and Sales office are for display purposes only and may not be included in the purchase price. Fireplaces are depicted for placement purposes only and can be purchased at an additional charge. Floors and specific finishes will depend on vendors decor packages as stated. Some features may not be available in all models and are as per plan. E. & O.E. August 2021.