



WALKER

HOMES LTD.



Features and Finishes

STANDARD COLLECTION



Interior Features

- California knock down ceilings, bathroom ceilings to be flat finished.
- Standard builder's trim.
- 9 foot ceilings on main floor (excluding bulkheads), 8 foot ceilings in Dawn Model. 8 foot ceilings on second story where applicable.
- Deluxe solid wood staircase.
- Drain heat recovery pipe.

Kitchen

- Luxurious kitchen cabinetry with laminate counter-top's selected from builder's samples.
- Double bowl stainless steel sink.
- Standard single lever taps.
- Dishwasher rough-in.
- Water line run to fridge.

Laundry

- Hot & cold water taps for washing machine as per plan location.
- Waste water drain for washing machine as per plan location.
- External dryer vent as per plan location.
- Electrical receptacles for washing machine & dryer as per plan location.

Flooring

- Engineered floor joist system.
- Tiles in front entrance, laundry room & bathrooms. Selected from builder's standard samples.
- Sub floor glued & screwed.
- Underpad under carpet.
- Engineered hardwood on main floor. Selected from builder's standard samples.

Electrical & Lighting

- Copper wiring to hydro electrical company specifications.
- 200 amp service. Panel location to be determined by the builder.
- Exterior & bathroom receptacles to have ground fault interrupt.
- 220 volt heavy duty outlets for stove & clothes dryer.
- Builder to provide all light fixtures & décor light switches.
- 4 cable & 4 Cat 6 (Data) outlets provided (excluding Dawn Model).

Bathrooms & Ensuites

- Low flush, comfort height toilet(s) of the builder's standard.
- Mirrors installed.
- Single pedestal sink in 2 piece bathroom(s) with builder's standard taps.
- Acrylic tub shower insert of the builder's standard in select house models.
- Acrylic shower insert and drop in tub of the builder's standard in select house models.
- Luxurious cabinetry with laminate counter-top's selected from builder's samples.



Basement

- High efficiency forced air gas furnace, builder's standard.
- Rental on demand water heater.
- 3 piece roughed-in plumbing in basement.
- Basement insulated to code.
- Joist headers spray foamed.
- Central air conditioner included; brand name and size will be determined by builder and heating & air conditioning technician.

Garage

- Poured concrete floor.
- Garage door(s) with automatic openers.
- Garage insulated to code.
- Garage door to house with landing in garage as required.

Doors and Windows

- Interior door style to be selected from builder's samples.
- Transom window above exterior front door. (9' ceiling plans only)
- Double glazed, vinyl-clad windows with screen, white in colour.

Exterior Features

- Lot graded to the requirements of the City. Sodded at front, rear & sides.
- House to be brick and siding. Colour choices from builder's samples.
- Quality shingles, colours selected from builder's samples.
- Maintenance free aluminum soffit, fascia & down spouts.
- Two exterior faucets & two exterior electrical outlets. (Builder to determine location)
- Deck & steps are not included from patio/garden door. (Door will be disabled at closing)
- House number keystone, etched. (Builder to determine location)
- Aggregate driveway, pre-cast steps.
- Exterior lighting to be 4 pot lights on front elevation. Rear patio door to be wall mounted exterior light chosen by builder.

Insulation

- Home to be insulated to code.

Miscellaneous

- Enrolment in Ontario New Home Warranty program Tarion.
- Doorbell provided & installed.
- All plans, elevations & specifications are subject to modification from time to time by the builder, according to Ontario Building Code.
- The builder shall be entitled to reverse the elevation of the house (build as mirror image).

Painting

- All interior walls painted with spray primer, 2 coats of colour paint latex; builders standard colour.
- All doors & trim painted white.

Colour/Style

- Architecturally controlled exteriors.
- Colour & style of following items shall be chosen from the builder's samples providing they have not been ordered & that the colours & materials are available from builder's supplier. There shall be only one selection of colour/style for each item with the exception of those marked with an asterisk.
 - Exterior brick.
 - Exterior stone. (Upgrade)
 - Exterior shakes.
 - Exterior aluminum soffits, fascia & eaves trough.
 - Interior paint colours.
 - Hardwood flooring.
 - Ceramic tile.*
 - Carpet.
 - Kitchen cabinetry.
 - Bathroom vanities.

**ALL OF THE ABOVE MAY BE SUBJECT TO CHANGE DEPENDING ON TYPE/
STYLE OF HOUSE TO BE CONSTRUCTED.**

**ALL PLANS & SPECIFICATIONS ARE SUBJECT TO REASONABLE
MODIFICATIONS, AS NECESSARY, AT THE DISCRETION OF THE BUILDER.**

MAY 2023 E. & O. E.