



Your new Home includes the following extensive list of luxury appointments and superior engineering features.

ARCHITECTURAL & COMMUNITY FEATURES

1. **Wasaga Beach Village** has been carefully designed with architectural controls to ensure the design integrity and continuity of your new community.
2. Fully serviced community including storm and sanitary sewers, municipal water connections, concrete curbs, hydro and asphalt paved roads.
3. Community services include natural gas, cable TV and Bell Telephone
4. Rich and extensive custom architectural details around doors and windows to reflect classic sense of design.
5. The timeless elegance and durability of **exterior stone and brick or brick and vinyl siding to front elevations.** *
6. Sides and rear elevations are completed in vinyl siding.
7. Graceful entry with steel-clad insulated solid front entry door with integrated window.
8. Front entry doors to have window side lights and transom above allowing for a sun filled foyer.
9. **Covered front entrance portico with decorative columns.** *
10. Elegant casement windows throughout front elevation. *
11. Optional **covered verandas** as per plan.
12. Graceful bay and bow windows as per plan.
13. **Brass Package** includes address number, hardware and deadbolt set.
14. Maintenance free aluminum soffits, fascias, eavestroughs and downspouts colour coordinated to complement the exterior colours of your Home.
15. **Elegant coach lamp** provided at front entrance and at garage.
16. Fully sodded yard in rear, side and front, including boulevard.*
17. Three trees planted to enhance the natural beauty of your new Home and Community.
18. Self-Sealing high grade asphalt shingles with 20 year manufacturer's warranty.

INTERIOR DESIGN FEATURES

19. **Soaring 9' high ceilings on main floor.** *
20. Your choice of **12" x 12" or 13" x 13" imported ceramic tile** in front foyer from builder's samples.*
21. **Solid oak pickets and handrailings.** *
22. Your choice of 40 ounce broadloom in your new living/dining area, family room, bedrooms, hallways, stairs and finished lower area from builder's samples.*
23. Soft step foam underpad in carpeted areas.*
24. **Mirrored sliding doors in foyer.** *
25. Colonial Embossed raised panel interior doors throughout.
26. **Polished brass finish** interior door knobs throughout.
27. Decorative Colonial-style baseboard trim with matching door casings and jambs on windows and doors*
28. Sliding glass door or garden door walkout from living room or kitchen, to pressure treated wood deck or patio in rear yard.*
29. Garage access door to the interior of the home where grade permits.*
30. Ceiling fixtures included in all finished areas including bedrooms, kitchen, hallways and walk-in closets. Capped ceiling outlet only in dining room. *
31. Easy maintenance smooth ceiling in kitchen, all bathrooms and laundry room; stippled ceilings with smooth border in all other areas.
32. Bedroom closets to receive pre-finished slider doors as per plan.
33. Two coats of paint (including primer) on all walls and trim in off white colour.
34. Kitchen, bathrooms, and laundry room to be painted semi-gloss.

DREAM KITCHENS

35. **Gourmet furniture finish kitchen cabinetry** in an array of finishes and colours chosen from builder's samples.
36. Your choice of **12" x 12" or 13" x 13" imported ceramic tile** flooring in your new kitchen from builder's samples. *
37. **Breakfast bars and separate center islands included** as per plans*
38. Laminate counter tops in your choice of colours and patterns from builder's samples.*

39. Easy to clean high quality **double stainless steel kitchen sink.**
40. White exhaust hood fan over stove area vented directly to outdoors.
41. Split electrical outlet at counter level for small appliances and dedicated outlet for refrigerator.
42. **Polished chrome** single lever kitchen faucet.

BATHROOM FEATURES

43. Two piece powder rooms feature **pedestal sink**, polished chrome designer faucets, strip light above mirror and ceramic tile floor in your choice of colours from builder's samples.*
44. Bathroom(s) include your choice of **imported ceramic floor tile** and bathtub with full height **ceramic tile surround** on wall around tub from builder's samples.*
45. Where shown, **separate soaking tub with two rows of ceramic tile backsplash.** *
46. Mosaic tile in separate shower stall floor, with cement mortar bed.*
47. **Waterproof light in separate shower stall.**
48. Convenient **Double sinks in selected models.***
49. Vanities include **laminated countertop** in your choice of colours from builder's samples.*
50. Bathrooms feature **polished chrome designer faucets.**
51. Mirror above the vanity counter or pedestal included in each bathroom.
52. Single-lever pressure-balanced polished chrome faucet installed in all shower stalls and bathtubs, to balance water flow and maintain consistent water temperature.*
53. Washroom **ventilation fans** vented directly to outdoors.
54. Privacy locks on all bathroom doors.
55. Ceramic bathroom accessories in bathroom(s) include towel bar, toilet paper holder and soap dish.
56. Shower rod provided for all bathtubs and showers.
57. Optional recessed medicine cabinet in master ensuite.

LAUNDRY ROOMS

58. **Main floor laundry rooms as per plans.**
59. Laundry room to have smooth finish ceiling and painted in semi-gloss for easy maintenance.
60. **Imported ceramic tiles in laundry rooms.***
61. Heavy duty electrical outlet for dryer.
62. Venting direct to outdoors roughed-in for dryer.
63. Single basin, free standing fiberglass laundry tub, with hot and cold water taps.
64. Drain for washer discharge.

TECHNICAL AND ENGINEERING FEATURES

65. Each home includes your own private **double car parking garage** with 8' sectional roll-up garage door installed with heavy-duty springs and long life rust resistant hardware.
66. All garages to have reinforced concrete floor sloped to drain out.
67. Crushed stone driveway.
68. **Pre-cast exterior concrete** steps where applicable
69. **Pre-cast concrete patio slabs** to the front entries, sides and rear where applicable.
70. Energy conserving insulation in all exterior walls and ceilings to meet or surpass Ontario Building Code Requirements.
71. Water saving toilets and shower heads throughout.
72. **Superior 2" x 6" wood exterior construction.**
73. 3/8" plywood roof sheathing.
74. 100 AMP electrical service with circuit breakers and copper wiring throughout.
75. **Heavy Duty electrical outlet** for stove and dryer.
76. Weather proof electrical outlet located outside rear door, plus electrical outlet provided in garage.
77. **Ground fault breaker** for bathroom electrical outlets for family safety.
78. One **exterior hose bib** located in garage and a second hose bib located in rear yard.
79. All building envelope perforations including doors and windows to be fully caulked.
80. Concrete finished basement floor.
81. Concrete finished front entry porch where applicable.
82. Individual **high-efficiency gas** furnace and your own separate gas and hydro meters.
83. Ducting sized for **future air conditioning.**
84. Optional fireplaces available in your choice of location.
85. Roughed-in **central vacuum** system.
86. Properly sized gas-fired hot water tank on rental basis from a gas supplier.
87. **Each home pre-wired for multiple telephone lines with CAT 5 wiring (multiple voice/fax/modem) with outlets in kitchen, living/family room and all bedrooms.**

88. **Cable television outlets** with RJ6 coaxial cable in family/living room and master bedroom.* This wiring provides for future access to Wide Bandwidth Video Cable, Satellite, security video, High Speed Internet, and high speed VoIP phone service for your new home.
89. Electric front door chime included.
90. White light switches, plugs and plates.
91. White bathroom fixtures and accessories throughout.
92. Draft resistant exterior and top floor ceiling electrical boxes throughout.
93. Thermally isolated energy efficient double-glazed maintenance free vinyl windows. Casement windows at front elevation with sliders in all other areas.
94. Screens provided for all opening windows.
95. Foundation wrapped with a special drainage membrane to provide extra protection from water penetration.
96. Optional rough-in for future washroom in basement.
97. **5/8" Tongue and groove subfloors screwed down with joints sanded, in all areas.**

SAFETY & SECURITY FEATURES

98. Fully installed hardwire **intrusion alarm security system** is included with the ordering of monitoring services by the Purchaser. Customer is responsible for monitoring fees.
99. Single-lever **pressure-balanced** faucet installed in all shower stalls and bathtubs, to balance water flow and maintain **consistent water temperature.***
100. **Ground fault breaker** for bathroom electrical outlets for family safety.
101. Built-in smoke detector as required by applicable code requirements with electrical connections on all floors including the basement for extra safety.
102. **Carbon monoxide detector** provided for added safety.
103. **Deadbolt locks** on all exterior swing doors.

OPTIONAL UPGRADES AND CUSTOMIZING

104. Berkley Homes is a master builder with **years of experience building both custom homes and large master planned communities.** Berkley is capable of fully customizing your home and offers a wide selection of upgrades to suit your special needs wherever possible. Please speak with the sales representative to discuss customizing your home.

YOUR NEW HOME IS PROTECTED BY FOUR LEVELS OF GUARANTEES

105. 100% One Year Guarantee on the workmanship and materials of your new Home, a guarantee backed by Taron (formerly the Ontario New Home Warranty Program).**
106. Full 2 years coverage on electrical, plumbing, heat delivery & distribution system.**
107. The Full Taron (formerly the Ontario New Home Warranty Program) 7 Year Structural Guarantee on major structural components of your new Home.**
108. The individual guarantees provided by the quality brand-name suppliers of the many components that go into your new Home. We carefully select component suppliers for roofing, hardware, electrical components, heating, cooling and mechanical systems, plumbing and other key elements and the warranties provided by these reputable brand name suppliers are all passed on to you.

**See Taron for full warranty details.

Variations from Vendor's samples may occur in materials and finishes due to normal production processes.

We reserve the right to substitute materials of equal or better quality without notice subject to availability at time of construction.

E & O. E.

*as per applicable plan



BERKLEY
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