



KERR VILLAGE

— T O W N S —

FEATURES & FINISHES

BRIGHTER LUXURY

Features & Finishes



UNIQUE EXTERIORS

-  Luxury upscale designed exteriors with brick, stone and stucco finishes
-  Expansive rooftop terrace with convenient hose bib and rough-in for future gas BBQ



MODERN FEATURES

- Modern energy-efficient low-E argon filled windows with screens on all operating windows ◀
- Sturdy 8'-9' entry doors (approx. as per plan) ◀



TOP OF THE LINE KITCHENS

- ✦ Gleaming 1.5” quartz countertops from Vendor’s standard samples
- ✦ Custom covered cabinet hood vent with integrated lighting, vented to exterior
- ✦ Panel-ready kitchen appliances including fridge, dishwasher, stainless steel slide in range, and integrated exhaust fan as per plan



LUXURY KITCHEN FEATURES

- Built-in custom cabinetry (as per plan) complete with selection of door finishes, island and soft-close cabinets and drawers ◀
- Undermount stainless steel sink ◀
- Sleek single lever deck-mounted faucet set with Moen pull-out spray ◀
- Designer undermount cabinet lighting in kitchen (as per plan) ◀



MODERN INTERIOR FEATURES

- Smooth ceiling finish throughout
- Contemporary 5” baseboard and 3 ” door casing
- Custom slim profile shakers for millwork doors
- One panel solid shaker interior doors throughout finished areas, excluding sliding closet doors
- High-quality lever handles in modern satin nickel finish on all interior doors in finished areas, including grip sets with deadbolt lock on suite exteriors as per plan



KEY FEATURES

- Private in-home elevator ◀
- Approx. 10’ main floor ceilings and approx.
 - 9’ ceilings to 2nd and 3rd floors ◀
- Modern staircases with oak tread and paint grade risers and stringers ◀
- Space-Saving Car Stacker for Two-Car Garage Parking ◀



LUXURIOUS BATHROOMS

- Custom-designed bathroom cabinetry in a selection of door finishes
- Oversized mirrors
- Choice of quartz countertops in all bathrooms
- Soaker tub or walk-in shower per applicable plan
- Choice of 12”x24” designer ceramic wall tile tub/shower surround to ceiling
- Choice of 2”x4” herringbone or 4” hexagon floor tiles for walk-in showers
- Frameless glass shower divider and door for walk-in showers
- Stylish undermount rectangular sinks
- High-quality brushed nickel single lever washerless Moen faucets for all bathroom vanities and pop-up drain stoppers in bathroom sinks
- All showers to receive pressure-balanced Moen faucets
- Showers feature ceiling-mounted light fixtures
- Sleek designer choice of polished chrome bathroom fixtures
- Privacy locks on all bathroom doors
- Exterior vented exhaust fans



LAUNDRY

- Exterior dryer vent provided
- Heavy duty receptacle electrical outlet for dryer, and standard electrical outlet for washing machine



FLOORING

- 5" engineered hardwood flooring throughout (builder's standard selection)
- Quality porcelain or ceramic designer 12" 24" tiles as per designer packages in bathrooms and laundry (as per plan)
- All subfloor sheathing glued to subfloor; engineered floor joists and joists sanded and screwed prior to finished floor installation

ENERGY & ELECTRICAL

- Central air conditioning
- High velocity air handler furnace and heat recovery ventilation system or energy recovery ventilator
- Engineer-selected light fixtures as per plan & switched outlets in living room and bedrooms
- Decora light switches, plugs and plates
- Zoned Heating and Cooling
- Structured high-speed wiring infrastructure rough in to support the latest entertainment and high-speed communications services
- Ceiling light fixtures in foyer, hallway(s), kitchen, den, living room and bedroom(s) as per plan
- Patio, balcony and terrace lighting as per architectural design



BRIGHTSTONE SMART TECHNOLOGY

The Brightstone Smart Tech Program includes:

- | | | |
|--|------------------------------|-----------------------|
| ✔ 1 Smart Lock | ✔ 1 Smart Doorbell | ✔ 1 Smart Flood |
| ✔ 1 Smart Light Switch | ✔ 1 M4 Smart Hub | ✔ 3 CAT 6 Connections |
| ✔ 1 Smart Thermostat | ✔ Central Vacuum | ✔ 3 Phone Lines |
| ✔ A Private Design Consultation with the Smart Home Technician | <i>(available as option)</i> | |

TARION WARRANTY PROTECTION INCLUDES:

The Builder shall have the right to substitute other products and materials for those listed in the schedule or provided for in the plans and specifications provided that the substituted materials are of equal to or better quality than the products and materials listed or provided. Colours and specific finishes will depend on Builder's package as selected. All specifications are subject to change without notice. Purchasers understand that the texture and smoothness of the finish on concrete surfaces will be to concrete forming industry standards. All suites protected under the Tarion Warranty Corporation. E. & O.E.