



Tuscany Hill Homes Ltd.

"Upgrades Included in Every Home"

Exterior Quality Finishes

1. Architectural front facades are handsomely clad in brick, stone and stucco.
2. Maintenance free vinyl clad casement windows and sliders featuring designer prairie grills on all front elevations.
3. Brick above first storey windows where only first storey is bricked on sides and rear of house.
4. Precast stone window sills.
5. Maintenance free pre-finished aluminum soffits, fascia, eavestroughing, and downspouts.
6. Corrosion resistant embossed metal sectional roll-up garage door.
7. Stone carved municipal house number.
8. Exterior insulated steel doors, with brushed nickel handles and dead bolt security lock.
9. all windows and exterior door to be caulked with premium quality caulking.

Heating and Cooling

1. High efficiency Keep-rite furnace.
2. Choice of power vent or direct vent water heater, (supplied on a rental basis)
3. Cold air returns in all bedrooms (if possible) for proper healthier air flow throughout the home.
4. Exhaust fans in all bath rooms and kitchen (vented to exterior)
5. Power exhaust override near main level thermostat for humidity control.
6. Foundation walls are wrapped in R-8 insulation blanket to 2 ft. below exterior grade level.
7. Minimum (4) heating outlets provided in basement.

Standard Quality of Construction

1. 2" x 10" dry floor joists with bridging
2. 5/8" plywood tongue & groove sub floor (nailed, glued & screwed)
3. 3/8" spruce plywood roof sheathing.
4. Self-sealing high grade asphalt shingle.
5. Ceiling drywall installed over floating metal resilient channels on all trussed ceilings.
6. All garage interior walls are drywalled and taped.
7. Cold cellar as per plan.
8. Poured concrete basement walls with spray sealant damp proofing and drainage membrane wrap for water proofing.
9. Garage floor reinforced with re-bar tied into foundation walls.
10. Steel beams with teleposts (pre-determined locations.)

Upgraded Interior Quality Finishes

1. 9' high ceilings throughout the main floor
2. Imported ceramic tile flooring throughout foyer, main hall, kitchen, laundry, mudroom and bathrooms.
3. Quality 40 oz nylon broadloom with upgraded chip foam underpad.

4. Oak stair case (main floor) finished in natural oak.
5. California knockdown ceiling finish throughout, (except kitchen, bathrooms & laundry rooms)
6. Designer 800 series doors (variety to choose from) with brush nickel hardware.
7. Upgraded Colonial style baseboards (4 ¼") and casing (2 ¾") finished in semi-gloss decorator white.
8. Gas fireplace with hand crafted designer mantel, finished in natural oak or decorator white.
9. Closet lights throughout with light switches.
10. Home features two coats of paint. Two colour choices throughout.

Mechanical Features

1. 100 Amp. Electrical service on breaker panel with copper wiring throughout
2. Electric door chime located in front entrance area
3. Two exterior electrical outlets
4. Two exterior hose bibs (taps)
5. Interconnected smoke and carbon dioxide detectors, (one on each level)
6. Eight pot lights included (4" diameter for main floor, 6" diameter for exterior soffit locations)

Kitchen and Baths

1. All bathrooms are appointed with upgraded single-lever faucets and white plumbing fixtures
2. Ensuites feature acrylic corner soaker tubs with tile surround and one-piece acrylic neo angle showers with brushed chrome and glass door (as per plan)
3. Main bathroom features one piece acrylic shower and tub surrounds (as per plan)
4. All washrooms boast water saver toilets and either china drop-in or china pedestal sinks (as per plan)
5. Showers have safety-minded temperature controlled faucets
6. Customer designed kitchen cabinet and vanities in flat panel oak or maple, with fabulous choice of laminate counter finished to choose from.
7. Double stainless steel sink in kitchen with single-lever faucet.
8. Heavy duty electrical outlets for stove.
9. Duplex electrical outlets.

Rough – ins

1. Furnace ductwork sized for future central air conditioning.
2. Wiring for Bell Telephone in kitchen, family room and master bedroom.
3. Wiring for Cable T.V. in family room, and master bedroom.
4. Wiring for future security systems.
5. Wiring and plumbing for future central vacuum to basement level.
6. Wiring and plumbing for future dishwasher.

Purchaser Selection

From builder's samples, Buyer to have colour choices on the following items: exterior brick, siding, interior wall paint, shingles, ceramics, carpet, kitchen/vanity cabinets and countertops. All exterior elevations to be controller by the Builder. The Builder reserves the right to make minor modifications in the plans and specifications at his discretion. Materials, specifications and prices are subject to change without notice. Houses may be reverse to plan. Room sizes are approximate. CERTAIN FEATURES IN THE MODEL HOME ARE UPGRADES FOR DISPLAY PURPOSES ONLY.