



THE RESERVES
RESIDENCES ON FIDDLERS GREEN

YOU ONLY LIVE ONCE, SO WHY NOT HAVE IT ALL, WHERE YOU LIVE

DESOZIO
HOMES

OVER \$125,000 IN LUXURY EXTRAS INCLUDED

EXTERIOR

- Architecturally controlled streetscape
- Superior contemporary designs with architectural features
- Well-appointed exterior finishes in stone, brick, stucco, with contemporary metal features (as per plan)
- Modern tempered glass balcony railings (as per plan)
- Energy Star windows with Low E Argon Gas (upgraded colour of main and second level vinyl windows pre-selected to compliment exterior finish)
- Main level front porch ceilings finished with contemporary paneling soffits
- 30 year roof shingles
- 8' high stylish contemporary insulated double garage door
- Automatic Garage Door Opener with side mounted design
- Sodded front, side and rear yards
- Paved asphalt driveway (base coat & finish coat)
- Double car garage
- Concrete exterior front steps/pavers with landscaped area

STRUCTURAL & CONSTRUCTION FEATURES

- Heavily reinforced garage floor with 5/8" steel re-bar 2" x 6" studs exterior wall construction (2" x 4" stud garage walls)
- Garage floor saw cut
- "DryMax 500" 3/4" OSB Sub-floor tongue and groove or equivalent (nailed, glued and screwed)
- Resilient channel construction on second floor truss ceiling areas (where applicable)
- Garage entry door into home located in mud room (if grading permits)
- Spray foam insulation in garage ceiling
- Insulated entire garage walls
- All windows spray foamed

PLUMBING FEATURES & FINISHES

- All plumbing fixtures with separate shut off valves (vanities, toilets, kitchen sink and laundry tub)
- 2 piece Comfort Height elongated toilets with slow closing seat
- Chrome single lever vanity faucets in bathrooms
- Contemporary shower head with lever handle and built in 2-way diverter (all tiled showers) (where applicable as per plan)
- Contemporary bath and shower trim set with lever handle
- Single lever chrome kitchen faucet with pull down spray

- Acrylic free standing tub in main bathroom and master ensuite (where applicable as per plan)
- Double vanities in master ensuite and main bathrooms (where applicable as per plan)
- Fridge water line rough-in
- Dishwasher rough-in
- 3 piece rough-in bath in basement

ELECTRICAL

- 200 amp service
- Builder to supply and install standard interior and modern exterior light fixtures (chandeliers, pendants and pot lights not included)
- Main and second level closets include interior light with switch in them
- Security alarm system rough-in, as per provider chosen
- Security alarm system key pad rough-in (2 or 3 locations: to be determined by builder)
- Telephone rough-in (2) including jacks in family room and in master bedroom
- Television cable rough-ins, CAT 6 and RG6 (great room and all bedrooms) (as per plan)
- Décora light switches and décora outlets (main and second level)
- Stove, microwave and dryer plug rough-in as per plan
- Dishwasher rough-in
- Smart home monitored door bell
- Cvac rough-in NOT provided

SOPHISTICATED KITCHEN FEATURES & FINISHES

- Quartz countertops in kitchen as per Desozio Homes standards level 1 options
- Semi-solid maple or semi-solid oak kitchen cabinets (standard height: 36" upper cabinets) (where applicable)(as per floor plan)
- Soft closing cabinet doors
- Fridge cabinet build out
- Melamine white interior cabinet finish in kitchen
- Desozio Homes semi-solid maple or semi-solid oak kitchen island (optional breakfast counter or forward island extension is sold as an upgrade)
- Bank of drawers included to be either (semi-solid maple or semi-solid oak)
- Set of 3 pot drawers included to be either (semi-solid maple or semi-solid oak)
- Valence lighting level 1 included
- Modern handles/knobs as per Desozio Homes samples

ELEGANT BATHROOM FEATURES

- Spa-inspired shower & free standing tub combination in master ensuite & main bathrooms (as per plan)
- Quartz countertop vanities as per Desozio Homes standards level 1 options
- Fully tiled shower walls (12" x 24" tiles in stacked pattern as per builder standards)
- Oversized master ensuite showers
- Semi-solid maple or semi-solid oak bathroom vanity cabinets
- Melamine white interior cabinet finish in all bathroom vanities
- Soft closing cabinet doors
- Bank of drawers (where applicable)

FINE INTERIOR FEATURES & FINISHES

- 10' Main floor ceiling (except for required bulkheads)
- 9' Second level ceiling (except for required bulkheads)
- 9' Basement level ceiling approximately (to allow for cement floor), except for required mechanical systems & structural support beams, etc.
- 90" high Shaker panel style interior doors on main level (excluding: garage entry door into home: if grading permits, and all patio doors)
- 8' front entry door system (approximately)
- 84" high Shaker panel style interior doors on second level (excluding all patio doors)
- 7 1/4" baseboards (poplar) (where applicable)
- 3 1/2" window and door casings (poplar) (where applicable)
- 3 Hinges on all interior doors
- Door stop where applicable (all tiled areas and all engineered floor area)
- Wider plank engineered hardwood floor in Great Room & Upper Hallway (as per builder standards)
- Front Entry Door exterior satin finish grip set
- Interior doors with satin finish lever handle hardware
- Vinyl coated wired shelving in all closets
- Smooth ceilings throughout (main & second level ceilings)
- All walls to be primed and 2 coats of finish paint (1 wall paint colour choice throughout) (main & second level walls)
- Gas fireplace in great room
- Desozio Homes custom fireplace surround build out in great room
- Smart Strand plush carpet in bedrooms (as per builder's standards)
- Oak stairs (main floor to second floor stained and lacquered)
- Oak spindles and handrail (main floor to second floor stained and lacquered)
- Larger sized basement windows as per grade permitting
- Casement windows main & second level (where applicable)

DISTINGUISHED FINISHED FLOORING FEATURES

- 12" x 24" tile (stacked pattern) (as per marketing material & floor plans, foyer, main hall, kitchen, mud room, laundry and all baths)
- Engineered wood flooring (6 1/2" x 3/4") in the Great Room & second level upper hallway (as per Builder Standards)
- Smart Strand carpet in all bedrooms
- Shower walls to be tiled with 12" x 24" tiles (stacked pattern as per plan as per Builder Standards)

CONVENIENT MECHANICAL, WATER, HEATING & COOLING FEATURES

- Rental Water Heater and rental HRV/ERV
- Air conditioning unit (size and model to be determined as per heat loss calculations)
- Programmable thermostat

BEFORE YOU TAKE POSSESSION OF YOUR NEW RESIDENCE AT THE RESERVES

- Professional cleaning of all duct work
- Professional cleaning of your new home

EXCLUSIVE COMMUNITY FEATURES

- Private road
- Gated entry into the residences at The Reserves with individual home access
- Perimeter of The Reserves site to be fenced in as per landscape plan
- Professionally designed & intensified lush landscape plan by landscape architect

DESIGN CONSULTATION

- A personal appointment with a Desozio Homes design consultant to select the colours & finishes of your new home. Design selection Appointments are scheduled weekdays from 9am-3pm.

Purchasers are advised that the standard features provided are as set out above without substitution or addition. Purchasers are further advised that in the event that they delete any of the standard features being provided then no substitution or credit will be granted for the deletion or deletions. The standard features and specifications set out above and in the Vendor's marketing materials are from samples provided by the Vendor in accordance with the plan purchased. Finishes, cabinets, tiling, counter tops and floor finishes may vary from samples provided by the Vendor. The Vendor reserves the right to substitute material that the Vendor may require provided such substitutions are of equal or greater quality. Humidity levels may cause gaping or cupping in engineered flooring which are acceptable industry standards. All measurements are approximate and heights may be affected by ceiling bulkheads where installed and by dropped ceilings where applicable. Purchasers are advised to carefully review the plan chosen by them and make inquiries relating to all proposed measurements. Prices, specifications and terms are subject to change without notice and are governed by the provisions of the Agreement of Purchase and Sale. E. & O.E. Winter 2020