

THE ENCLAVE

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UPPER THORNHILL ESTATES



LUXURY STANDARD FEATURES & FINISHES BY INDESIGN HOMES



- ★ 10' ceilings on main floor, and 9' ceilings in basement and second floor.
- ★ Interior LED pot lights throughout and exterior LED pot lights.
- ★ 7" baseboards on main floor.
- ★ Door heights – 8' doors on main, 7' doors on second floor.

- ★ 8.5" wide plank smooth finished Stained Engineered hardwood flooring throughout the main and second floor.
- ★ 12" x 24" or 24" x 24" upgraded tile flooring, as per plans.
- ★ Modern Linear Electric fireplaces.
- ★ Quartz or Granite countertops in kitchen, and all bathrooms.
- ★ Fisher Paykel – Whirlpool kitchen appliance package included for all homes.



- ★ Separate shower stalls to include frameless glass enclosures with pot lights.
- ★ Free-standing soaker tub in Master Ensuite.
- ★ Smooth ceilings throughout.
- ★ Complete central vacuum system.

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HOMES

Specifications are subject to change without notice. Vendor may substitute materials for those shown in the Plans and Specifications, provided such materials in the sole opinion of the Vendor's consultant are of at least comparable quality. Model homes, displays, marketing materials and Schedule "B"s may include finishes that are upgrades and are not included in the purchase price. These upgrades may be offered at extra cost at time of colour selection or may not be made available. Where brand names are specified, the Vendor, in its sole discretion, may substitute with similar product of at least equal quality from another manufacturer. Colour, texture, appearance, etc. of features and finishes installed in the house may vary from Vendor's samples as a result of normal manufacturing and installation processes. Appliance locations shown on Schedule "B"s may vary. All dimensions stated herein are nominal and approximate only, including ceiling heights. Presentation Centre display furnishings and decorations are not included. All images are Artist's concept only E. & O. E © 2024 Indesign Homes. All rights reserved.

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PREMIUM EXTERIORS

1. Brick, stone, stucco, and architectural board, as per elevation.
2. Custom precast concrete windowsills, headers, and arches, as per elevation.
3. Pre-finished color coordinated metal accent roof(s), as per elevation, all other roof areas receive self-sealing shingles.
4. Decorative exterior railings.
5. Prefinished insulated fiberglass, or metal and glass (as per contemporary elevation) sectional roll-up garage doors with heavy duty springs & decorative glazing.
6. Asphalt driveways and front walkways.
7. Elegant Coach lights at all doorways on all elevations.

SUPERIOR DOORS AND WINDOWS

8. Energy efficient color coordinated windows, taller vinyl casement windows and transoms with low-E and argon gas throughout (basement to be Low-E windows). All operating windows include screens and conceal operating handles.
9. Glass sliding door assemblies at rear and/or leading to porches/patios, as per plan.
10. Approximately 8' High front entry door(s) – height approximate, as per elevation.
11. Approximately 7' high insulated metal entry door from garage to house if grade permits.

LUXURIOUS INTERIORS

12. 10-foot ceilings on the main floor, and 9-foot ceilings in basement and second floor (excluding areas due to mechanical or structural requirements).
13. Tray ceilings in Master Bedroom as per plan.
14. Smooth ceilings throughout the main and second floor.
15. Approximately 7" baseboards throughout the main and second floor with 4" casing and backbend.
16. Approximately 8' Solid core smooth interior doors on the main floor and 7'-6" Solid core smooth doors on the second floor.
17. Upgraded black interior door levers and hinges.
18. Stained finish white oak veneer stairs with metal pickets' samples, with Oak round handrails.
19. Electrical fireplace.
20. Ceiling Details as per plan.
21. Built-in closet organizer for all Beds Rooms as per plan.

UPGRADED FLOORING

22. Upgraded Porcelain tile flooring in selected areas as per plan from Vendor's selection.
23. 8.5" wide plank Engineered hardwood flooring throughout the main and second floor (as per plan and excluding any tiled areas).

GOURMET KITCHEN

24. Luxurious Fisher Paykel – Whirlpool Appliance package
25. Upgraded Kitchen backsplash.
26. Granite, Quartz or Marble countertops in kitchen as per vendor's selection

BATHROOM RETREATS

27. Porcelain wall tiles in all bathtub and shower enclosures to the ceiling
28. Master Ensuite shower to include frameless clear glass shower enclosure, waterproof pot lights with a Rain Head shower head centered on the ceiling with a handheld shower and slide bar.
29. All other showers to be equipped with a standard shower head with waterproof pot light.
30. All vanities receive laminate, Granite, Quartz or marble countertops as per vendors' selections.

31. Crisp white rectangular under mount porcelain sinks in all bathrooms with superior faucet package with mechanical pop-up drain.
32. Free standing soaker tubs in Master Ensuite where applicable (as per plan).
33. Full size showers with frameless glass shower enclosures in all secondary washrooms as per plan.
34. Shower Stall Bench is Master Ensuite (where shown on plan).
35. Upgraded vanity light fixtures in all bathrooms, with standard ceiling mounted fixture in powder room.

FUNCTIONAL LAUNDRY ROOM

36. Deep Stainless Steel laundry sinks with chrome faucet.
37. All required plumbing, electrical and venting rough-ins will be provided.

COMFORT AND PEACE OF MIND FEATURES

38. Capped gas line at rear of home for future BBQ hook up.
39. One exterior hot and cold exterior water tap located within your garage area.
40. Complete central vacuum system located in garage.
41. Central Air Conditioning included in all homes.
42. Smoke and Carbon monoxide detectors installed and hard wired as per Ontario Building Code.
43. Programmable ENERGY STAR thermostat.
44. Door chimes at front entry doors.
45. Rough in only -2(two) exterior camera wire as per plan.
46. Monitored security system consisting of master control and display keypad, motion detector, and magnetic contacts on all dwelling entry doors and main and basement windows with purchaser's order of monitoring service from builder's supplier.

LIGHTING, ELECTRICAL AND TECHNOLOGY

47. 200 AMP Electrical Service.
48. Exterior LED pot lights located on the front elevation of the home as per plan.
49. One exterior SEASONAL electrical outlet mounted on soffit, operated on a separate switch.
50. White Décora plugs and switches throughout, as per vendors standard specifications.
51. Weatherproof exterior outlets – one at front, one at rear and one exterior plug.
52. Electric Garage Door Opener per garage door including one exterior touch pad.
53. Piped for future car charger.
54. Accommodation for cable and electrical over fireplace in family room for future TV, including additional back up framing (as per plan, if applicable).
55. Cable rough-ins included.
56. telephone rough-ins included.

SUPERIOR CONSTRUCTION

57. Approx. 9 foot poured concrete walls with heavy duty damp proofing, drainage board, weeping tiles, and full height blanket insulation.
58. Plywood subfloor to be glued, screwed, and sanded.
59. 2 x 6 exterior wall construction.
60. Conventional air circulating system (HRV) – simplified/partial.
61. High efficiency natural gas furnace.
62. Poured concrete porch AND steps.
63. Steel post and wood beam construction with pre-engineered floor system (excluding areas due to structural design).
64. Spray foam insulation above in garage ceiling below livable areas as well as all cantilevered areas.
65. All garage walls to be drywalled and to be prime painted.



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