

# STANDARD FINISHES INCLUDED IN YOUR NEW HOME



VALUED AT OVER **\$190,000**

9' ceiling height throughout (Including basements for 2-Storey Towns). **\$25,000**

8'0" high 2 panel smooth style interior doors on the main floor. **\$5,000**

4" wide, stained engineered hardwood throughout. **\$15,000**

Imported 12"x24" floor tile. **\$12,500**

Two coats of Finish Paint. **\$10,000**

Quartz Countertop in Primary Ensuite and Kitchen. **\$16,000**

Ten (10) 4" LED pot lights throughout. **\$4,000**

**Miele** Integrated Kitchen Appliance Package - (Dishwasher/Gas Range/Fridge) + Hood Fan, Washer/Dryer (by others). **\$48,000**

**Primary Bathroom Spa Retreat Package:** Shower with frameless glass enclosure, chrome hinges and doorhandle, mosaic floor tiles, two recessed waterproof pot lights, one rain shower head and one handheld shower fixture + Freestanding Soaker Tub. **\$14,000**

Upgraded profile 5-1/4" baseboards and 3" casings throughout all doorways, square archways. **\$3,500**

Quality Designed Kitchen Cabinetry with extended height uppers and matching crown molding on upper cabinets and valance trim and valance light. **\$9,500**

Rough-in wiring from garage to electrical panel for future Electric Vehicle (EV) charging station. **\$4,000**



**SMART TECH PACKAGE TO MANAGE YOUR HOME SETTINGS REMOTELY** **\$25,000**

- One (1) Front Door Video Intercom
- One (1) Smart Lock for the Garage Doors
- Two (2) Smart Light Wall Switches
- Two (2) Smart Flood Sensors
- One (1) Smart thermostat
- One (1) M4 Panel
- 6 Months Free Rogers Ignite Cable / Internet / Phone
- 200 Amp Electrical Service
- 4 USB receptacle outlets





WOODEND PLACE  
WOODBIDGE

# LUXURY STANDARD FEATURES & FINISHES

## 20' 2-STOREY AND 3-STOREY FREEHOLD TOWNHOMES WOODEND PLACE BY COUNTRYWIDE HOMES



- 9' ceiling height on all floors throughout for 2-storey towns (including basement).
- 9' ceiling height on ground floor, main floor and upper floors, and standard height ceilings in basement 3-storey Townhouse models.
- 8'0" high 2 panel smooth style interior doors on the main floor.
- Smooth ceilings throughout all floors.
- Upgraded profile 5-1/4" baseboards and 3" casings throughout all doorways, square archways and windows.
- 4" wide, stained engineered hardwood throughout.
- Imported 12"x24" floor tile.

- Quality designed cabinetry with extended height upper cabinets, extra deep cabinets above fridge, matching crown molding on upper cabinets and light valance trim with valance light included.
- Quartz countertops in kitchen.
- Primary Ensuite shower includes frameless glass enclosure, door with chrome hinges and handle, mosaic floor tiles, two recessed waterproof pot lights, one rain shower head and one handheld shower fixture.
- Upgraded freestanding soaker tub with deck mounted chrome tub filler in Primary Ensuite.
- Primary ensuite to receive quartz countertop, crisp white undermount vanity sink(s) with single lever chrome faucet.
- Capped gas line at rear of home for future BBQ hook up.
- Ten (10) 4" LED pot lights throughout.
- Rough-in wiring from garage to electrical panel for future Electric Vehicle (EV) charging station.



- **Miele** Integrated Kitchen Appliance Package (Dishwasher/Gas Range/Fridge) + Hood Fan, Washer/Dryer
- **Technology Package** consisting of:
  - One (1) Front Door Video Intercom
  - One (1) Smart Lock for Garage door into house
  - Two (2) Smart Light Wall Switches
  - Two (2) Smart Flood Sensors
  - One (1) Smart thermostat
  - One (1) M4 Panel
  - 6 Months free Rogers Ignite Cable/Internet/Phone
  - 4 USB electrical outlet combination receptacles

\*See Sales Representative for details



COUNTRYWIDE



**November 2023.** 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.  
\*After the first year, subscription for the services is required. Consult with the Builder's Supplier Representative for details.  
\*High-speed internet and wifi required for cameras and video intercom remote viewing.



# WOODEND PLACE

## WOODBIDGE

### 20' 2-STOREY AND 3-STOREY FREEHOLD TOWNHOMES WOODEND PLACE BY COUNTRYWIDE HOMES

#### STATELY EXTERIORS:

1. Traditional inspired architecture utilizing brick, stone, stucco, architectural board and pre-finished siding as per elevation.
2. Precast concrete windowsills, headers and arches, as per elevation.
3. Copper accent roof(s) as per elevation and other roof areas to receive Limited Life (manufacturer's warranty), self-sealing asphalt shingles.
4. Decorative exterior railings. As per elevation.
5. Low maintenance aluminum soffits, fascia, eaves troughs and downspouts.
6. Elegant coach lights at all doorways on all elevations.
7. Fully paved driveways, base and topcoat.
8. Fully sodded front and rear yards and precast concrete slabs at exterior entrances.

#### SUPERIOR DOORS AND WINDOWS:

9. Energy efficient colour coordinated taller vinyl casement windows (as per plan). All operating windows to be screened.
10. Patio sliding doors and/or garden door(s) at rear, leading to porches/patios, as per plan.
11. Extended height insulated stained fiberglass wood grain look front entry door(s) as per plan/elevation.
12. Satin-nickel lock set to front entry doors, and finished passage and deadbolts on all side and rear entry doors (excludes patio sliding doors).
13. Stylish metal insulated sectional roll-up garage doors with decorative glazing, as per plan.

#### LUXURIOUS INTERIORS:

14. Approximately 9' ceiling height on all floors throughout for 2-storey townhomes (including basement).
15. Approximately 9' ceiling height on ground floor, main floor and upper floors, and standard height ceilings in basement as per plan (applicable to 3-storey Townhouse models).
16. Approximately 8' high two-panel smooth style interior doors on the main floor and standard height two-panel smooth style on the 2nd floor (and 3rd floor if applicable). Doors heights are subject to change due to structural, mechanical or design elements.
17. Satin nickel levers and hinges throughout.
18. Smooth ceilings throughout all floors.
19. Upgraded profile 5-1/4" baseboards and 3" casings throughout all doorways, square archways (where possible) and windows.
20. Stained finish Oak veneer stairs (treads and risers) with square plain black metal pickets from vendors standard sample, with approximately 3" handrails.

#### EXCEPTIONAL FLOORING:

21. Approximately 4" wide, stained engineered hardwood throughout (from vendor's standard samples).
22. Imported 12"x24" floor tile in foyer(s), main hall (as per plan), powder room, laundry room, mud room and all ensuites and/or bathrooms, basement finished foyer (as per plan), from Vendor's standard samples.

#### GOURMET KITCHEN:

23. Quality designed cabinetry with extended height upper cabinets (from vendor's standard selection), extra deep cabinets above fridge, matching crown molding on upper cabinets and light valance trim with valance light included. (Bulkheads may be required above kitchen cabinetry due to mechanical and or plumbing requirements).
24. Islands and/or pantry as per plan.
25. Flush breakfast bars in kitchen, as per plan.
26. Quartz countertops in kitchen/servery areas (as per plan) from vendor's standard samples.
27. Stainless steel undermount kitchen sink and single lever chrome faucet with integrated pull-out spray.
28. Rough-in dishwasher space with electrical and plumbing supply.

#### BATHROOM RETREATS:

29. Quality designed cabinetry (from vendor's standard line) with laminate countertops (from vendors standard samples).
30. Imported 12"x24" tiles from the vendors standard samples in all bathtub and shower enclosures up to underside of ceiling.
31. Upgraded vanity light fixtures in all bathrooms.
32. All bathrooms receive upgraded water efficient two-piece elongated toilet.
33. Powder room to receive mirror and upgraded pedestal sink with single lever chrome faucet.
34. Crisp white porcelain vanity sinks in all ensuites and/or bathrooms with chrome faucet and mechanical pop-up drain.
35. Primary Ensuite shower includes frameless glass enclosure, door with chrome hinges and handle, mosaic floor tiles, two recessed waterproof pot lights, one rain shower head and one handheld shower fixture.
36. Upgraded freestanding soaker tub with deck mounted chrome tub filler in Primary Ensuite, as per plan.
37. Deep acrylic soaker tubs for all other ensuites and/or bathroom, as per plan.
38. Primary ensuite to receive quartz countertop, crisp white undermount vanity sink(s) with single lever chrome faucet.

#### FUNCTIONAL LAUNDRY ROOM:

39. Base cabinet with drop-in stainless steel utility sink and laminate countertop with single lever chrome faucet, in all finished laundry rooms as per plan.
40. All required plumbing, electrical and venting rough-ins will be provided for future Washer and Dryer installation.

#### COMFORT AND PEACE OF MIND FEATURES:

41. Control switch located on the interior of home near garage to power off future garage door opener as an added security feature.
42. Capped gas line at rear of home for future BBQ hook up.
43. Rough-in central vacuum piping with all runs dropped to the basement.
44. Two exterior hose bibs are included, one at the rear and one in the garage.

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# WOODEND PLACE

## WOODBIDGE

### 20' 2-STOREY AND 3-STOREY FREEHOLD TOWNHOMES WOODEND PLACE BY COUNTRYWIDE HOMES

45. Smoke and Carbon monoxide detectors installed and hard wired as per Ontario Building Code.
46. Shut-off valves for all sinks and toilets.
47. Programmable thermostat.
48. Door chime at front/main entry door.
49. Duct cleaning completed prior to occupancy.
50. Monitored security system available through builder's supplier. Must be ordered by purchaser (see sales representative for details).

#### LIGHTING, ELECTRICAL AND TECHNOLOGY:

51. 200amp electrical service.
52. Comfort height white Décora plugs and switches throughout, as per vendors standard specifications.
53. Up to Ten (10) Slimline 4" LED pot lights throughout (excluding open to below/above and high ceilings, as per plan).
54. Interior light fixtures in all bedrooms, family room, kitchen, great room, dining room, living room, breakfast area, den, halls, laundry and capped outlet in open to above areas as per vendor's specifications and as per design / model selected.
55. Weatherproof exterior outlets – one at front, one at rear, and one exterior plug on exterior balcony if applicable, as per plan.
56. Electrical wall outlet(s) in garage and an electrical outlet per garage door on garage ceiling for future garage door opener and future central vacuum system.
57. Up to five (5) TV cable rough-in wiring throughout home, with locations to be determined at pre-wire consultation meeting.
58. Up to five (5) Telephone/Data rough-in wiring throughout home, with locations to be determined at pre-wire consultation meeting.
59. Two (2) USB electrical outlet combination receptacles located in Kitchen and Primary Bedroom.
60. Rough-in wiring from garage to electrical panel for future Electric Vehicle (EV) charging station.
61. Technology Package consisting of:
  - One (1) Front Door Video Intercom
  - One (1) Smart Lock for Garage door into house (if grade permits)
  - Two (2) Smart Light Wall Switches
  - Two (2) Smart Flood Sensors
  - One (1) Smart thermostat
  - One (1) M4 Panel

#### SUPERIOR CONSTRUCTION:

62. Poured concrete basement walls with heavy duty damp proofing, drainage board, weeping tiles and blanket insulation, as per code.
63. Oversized basement windows as per plan, (window wells may be required as per grading).
64. 2"x 6" wood framed exterior wall construction.
65. Conventional air circulating system (HRV) – simplified/partial.
66. High efficiency natural gas furnace with two stage ECM Motor.
67. Poured concrete porch and steps, as per plan.
68. Steel post and wood beam construction with pre-engineered floor system (excluding areas due to structural design).
69. Spray foam insulation in garage ceiling and below habitable areas.
70. Rough-in three-piece plumbing (drain pipes only) in basement for future bathroom as per vendors standard location, and as per plan (applicable only to 2-storey townhouse models).
71. Enclosed service stairs to be paint grade finish. Exposed service stairs include stained oak stairs, as per plan.
72. Cold Cellar with solid core door and weather stripping, light and floor drain in all models, as per plan.
73. All garage walls to be fully drywalled and to be prime painted.

#### WARRANTY:

The Tarion Warranty Program offers:

- Seven (7) Year protection on structural defects.
- Two (2) Year protection on mechanicals and materials including electrical, plumbing, heating and distribution systems, all exterior cladding, windows and doors.
- One (1) Year protection on workmanship and material defects.

All references to sizes, measurements, materials, construction styles, trade/ brand/industry names or terms may be subject to change or variation within generally accepted industry standards & tolerances. Measurements may be converted from imperial to metric or vice versa & actual product size may vary slightly as a result. All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the Vendors' sole Discretion to select the style and/or colour shall be from the Vendor's predetermined standard selections. Useable square footage may vary from stated floor areas.