

MILL STREET  
  
**TOWNHOMES**  
*Luxury Homes*  
IN HISTORIC MARKHAM



Your home is more than just a house. It's where you feel safe. It's where your family is. It's where memories are made. We know, because it was built by our family.



A Reputation for Excellence for the past 40+ years.



Garden Homes has adapted old-world quality and craftsmanship into contemporary building standards that endure the test of time. They have built some of the finest homes in the GTA.



With an unwavering commitment to quality and customer service, the company believes that each home they build is a reflection of their extraordinary competency and expertise. You can trust Garden Homes to build your new home.



Built for Living.  
Built for Sharing.  
Built for You.

# SUPERIOR ENERGY EFFICIENT GARDEN HOMES

It's the biggest investment of your life and more than that, it's the castle from which you protect and provide for all your family's needs. You may not need to know every technical detail of energy-efficient construction to appreciate a SUPERIOR ENERGY EFFICIENT GARDEN HOME that really does deliver all the efficiency, comfort and financial benefits you're interested in.

Feeling good about the environment and doing all we can to look after the planet only makes good sense. When you're out looking for a new home, you're looking for the right location, the right size, comfort, construction quality and design, and all that... at the right price. And in all those areas, a Garden Homes SUPERIOR ENERGY EFFICIENT HOME excels

## Quieter. Warmer. Cooler. Fresher.

By the nature of the advanced construction techniques employed, a SUPERIOR ENERGY EFFICIENT GARDEN HOME is more comfortable in almost every way. In the winter they're warmer; in the summer cooler; they're quieter and draft free all year long. And, thanks to better ventilation, the environment is fresher and healthier.



### Superior Energy Efficient Garden Home

Each home has a Third Party Certification of its Energy Features and receives an Energy Rating Certificate.



# Building A Better Home For A Better Tomorrow

## Pay less?

From day one, with a SUPERIOR ENERGY EFFICIENT GARDEN HOME, homeowners are saving money. Compared with standard homes, built to the minimum Ontario Building Code, a SUPERIOR ENERGY EFFICIENT GARDEN HOME uses substantially less energy for heating, cooling, hot water, lighting and appliances – you can expect to save substantially on your energy costs every month.

## Save the world?

Did you know that your home can be a greater source of pollution than your car? In fact, 17% of the greenhouse gas emissions in Canada are generated from the energy consumed in the home. And the energy used in the home comes from burning fossil fuels, which cause global warming. Simply put, the less energy we use in our homes, the less toll our planet has to pay. A SUPERIOR ENERGY EFFICIENT GARDEN HOME can be responsible for 2-3 tonnes less greenhouse gas emissions!

## Smart money.

As energy costs continue to soar, homes that fight back by reducing energy consumption will be prized. The trend is clear and there is no question, a SUPERIOR ENERGY EFFICIENT GARDEN HOME is a great investment and a smart buy!



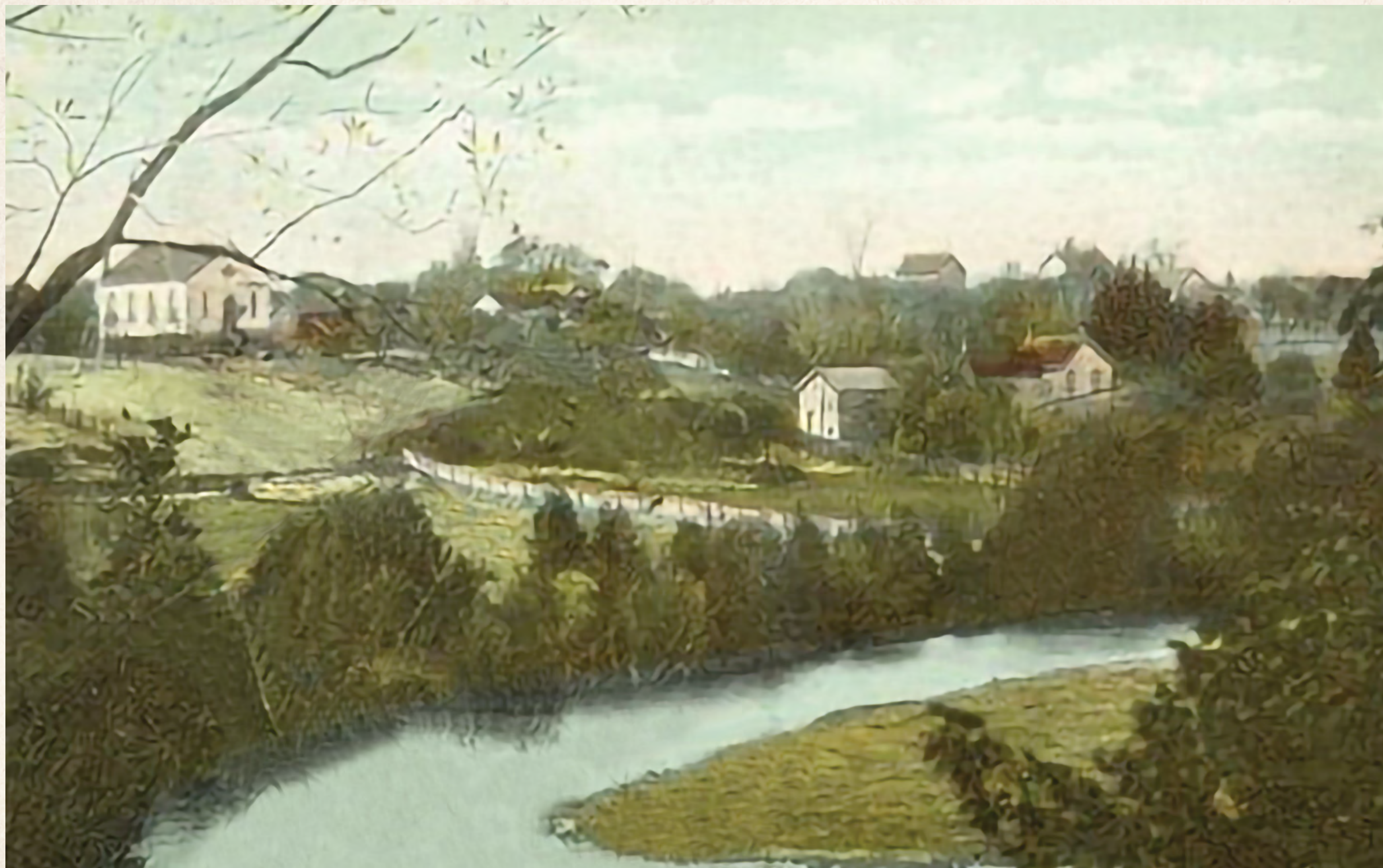
SUPERIOR ENERGY EFFICIENT GARDEN HOMES



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3-Storey Luxury Townhomes  
in Historic Markham

Artist's Concept



## Mill Street Towns, Already Part of Markham's History

Vinegar Hill was originally the heart of Markham Village as it was one of the first settled neighbourhoods in Markham. In the 1820s the residents established cider mills powered by the Rouge River, a school and a post office.



In the 1830s, a small number of Roman Catholics had settled into the Markham Village. However, the 1847 potato famine drove a number of immigrants from Ireland to Toronto. Consequently, the city's population more than doubled, and many new immigrants came to settle in Markham. Vinegar Hill was subsequently dubbed 'Little Dublin'. As there was a need for a larger place to worship, Rouge Street was selected and in 1862 a wood frame church was built on the same site.



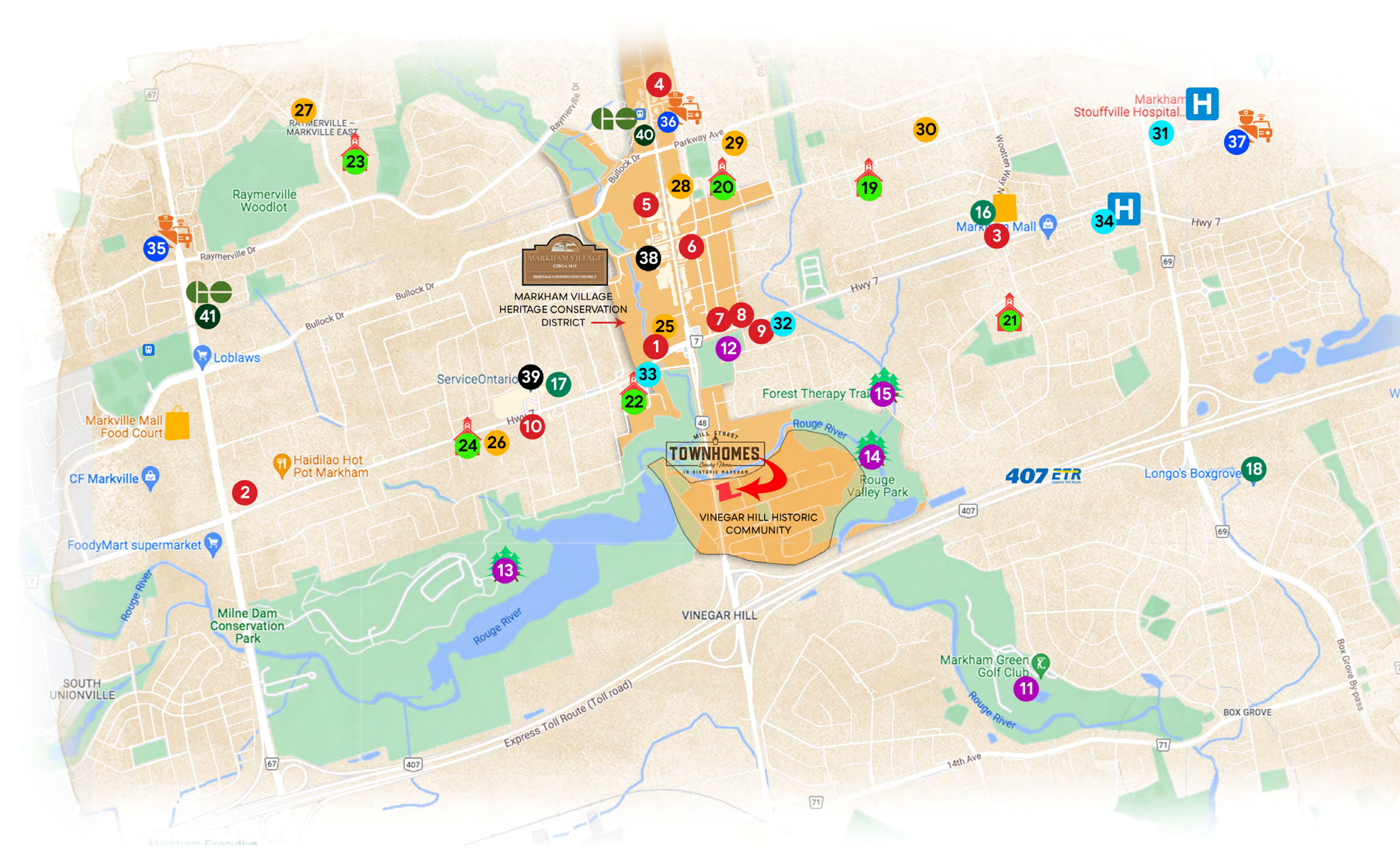


A beautiful Luxury Townhome Community nestled in an established neighbourhood, surrounded by mature trees next to the Rouge River in the Historic Village of Markham.



Mill Street Towns, located in the Historic Vinegar Hill district, is considered to be a serene neighbourhood full of history and nature trails, where many residents go to relax in natural surroundings but are close to the variety of amenities and activities just a few minutes drive away.





#### Restaurants

- 1 - Starbucks
- 2 - Los Chicos Brasa
- 3 - Markham Sushi
- 4 - Little Bangkok Thai Cuisine
- 5 - Mains Mansion
- 6 - The Old Curiosity Tea Shop
- 7 - Araya Sushi
- 8 - Pizza Nova
- 9 - Southside Restaurant & Bar
- 10 - Peter's Fine Dining

#### Landmarks and Recreation

- 11 - Markham Green Golf Club
- 12 - Markham Public Library
- 13 - Milne Dam Conservation Park
- 14 - Rouge Valley Park
- 15 - Forest Therapy Trail

#### Grocery

- 16 - Markham Fine Foods
- 17 - No Frills
- 18 - Longo's Boxgrove

#### Schools

- 19 - Markham District High School
- 20 - Franklin Street Public School
- 21 - William Armstrong Public School
- 22 - Ontario Learners Academy
- 23 - Ramer Wood Public School
- 24 - St. Patrick Catholic Elementary School

#### Places Of Worship

- 25 - St. Andrew's United Church
- 26 - St. Patrick's Parish
- 27 - Markham Bible Chapel
- 28 - St. Andrew's Presbyterian Church
- 29 - Grace Anglican Church
- 30 - Markham Baptist Church

#### Health and Wellness

- 31 - Markham Stouffville Hospital Emergency Room
- 32 - Markham Village Medical Centre
- 33 - Sunbeam Health Center
- 34 - Markham Medical Centre

#### Police and Fire Stations

- 35 - York Regional Police 5 District Headquarters
- 36 - Markham Fire Station 97
- 37 - Markham Fire Station 99

#### Public Offices

- 38 - Markham Village Town Hall
- 39 - Service Ontario

#### Public Transit

- 40 - Main St. N. @ Station St. (Markham GO)
- 41 - McCowan Rd at Bullock Dr Centennial GO Station

Surrounded by nature, dining, shopping and community facilities for the whole family.

All around Mill Street Towns you'll find places to dine and shop. A few steps away is the Rouge Valley Trail, a 15 km cycling and walking route which connects to the popular 2.1 km Forest Therapy Trail.



Highway 407 is just a short drive away. Markham Road is one of the main routes for public transit and the nearest Go Station for train travel to downtown Toronto – Markham Main Street – is a short 9-minute bus ride. Additionally, Markham Road bus route crosses Highway 7 and from here, residents without vehicles can access the rest of Markham.

# Mill Street House

2 Car Garage, 3 Bedroom,  
3 1/2 Bathroom.  
Third Floor Loft with  
3 piece Bath and Walk- Out  
to Balcony.



MILL STREET

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Luxury Homes

IN HISTORIC MARKHAM

MILL STREET HOUSE

1802

TYPE A

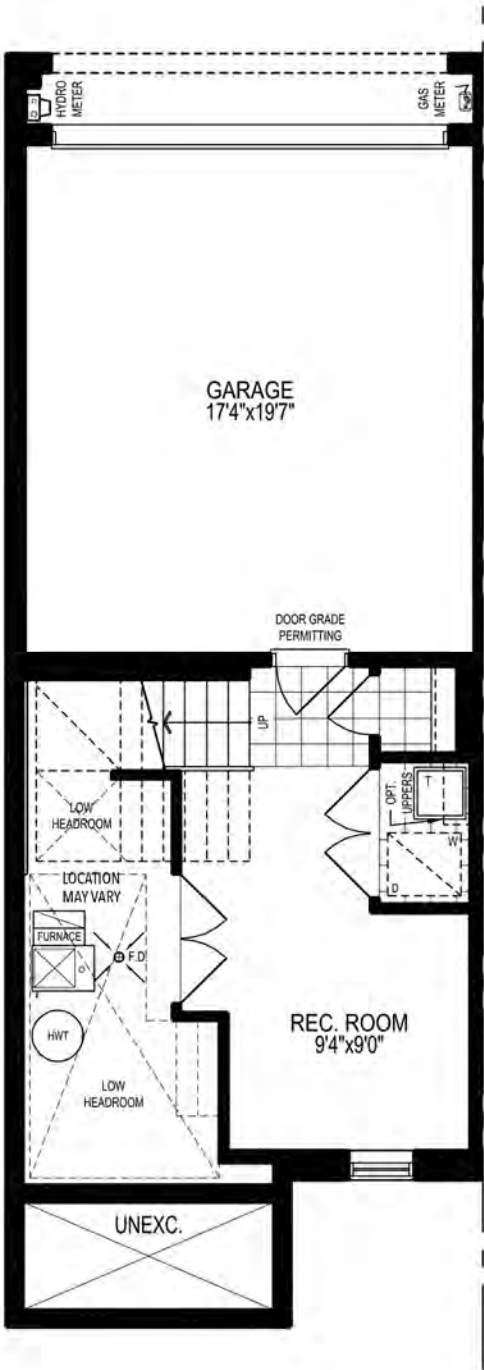
END UNIT

1913 Sq. Ft.

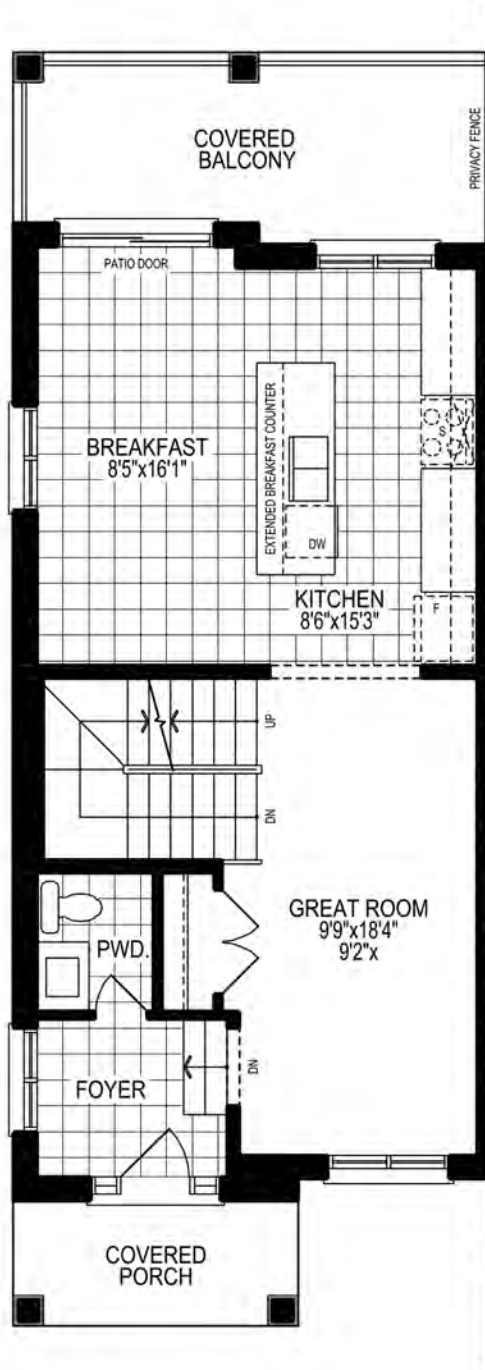
2 CAR GARAGE, 3 BEDROOM, 3 1/2 BATHROOM  
LOFT WITH 3 PC BATHROOM AND  
WALK-OUT BALCONY



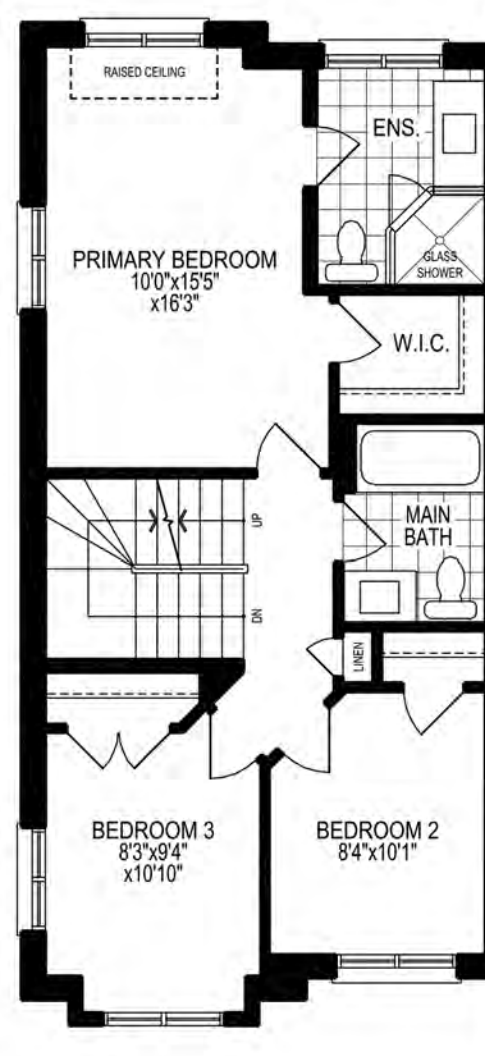
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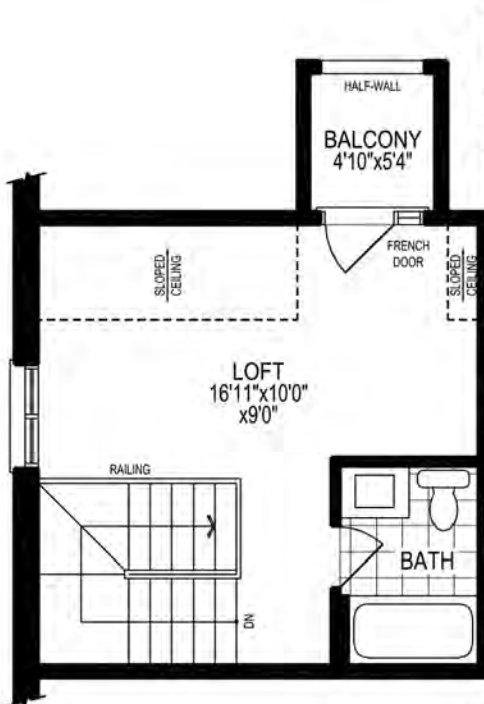
LOWER FLOOR PLAN EL. 'A'



MAIN FLOOR PLAN EL. 'A'



SECOND FLOOR PLAN EL. 'A'



LOFT FLOOR PLAN EL. 'A'



MILL STREET HOUSE - FRONT  
UNIT NO. 1 TYPE A 1802 END UNIT 1913 Sq. Ft.



MILL STREET HOUSE - REAR  
UNIT NO. 1 TYPE A 1802 END UNIT 1913 Sq. Ft.



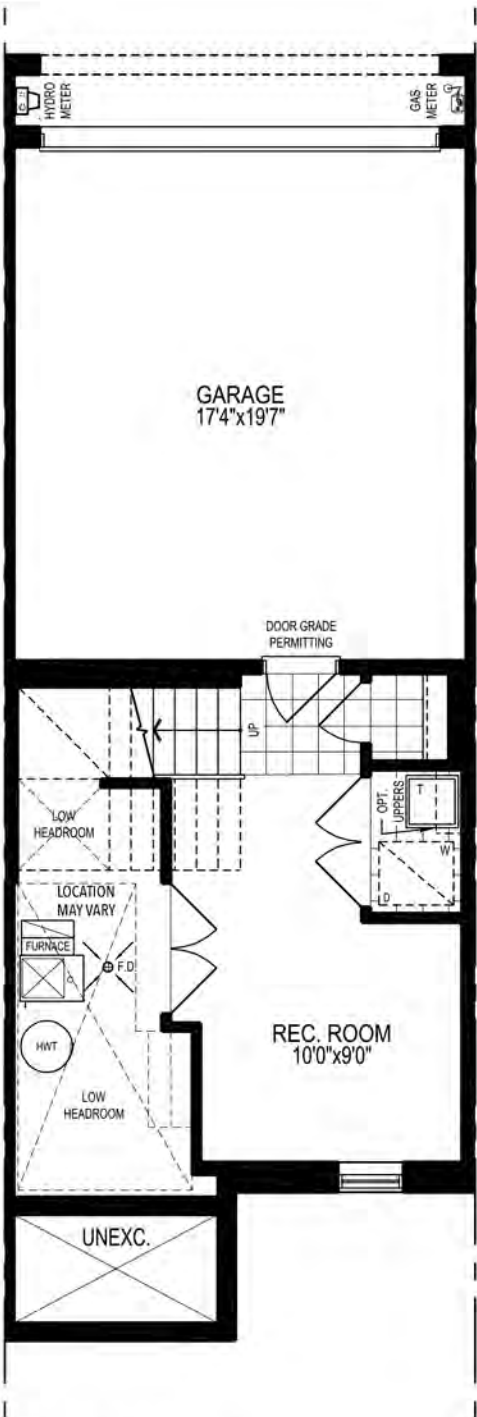
MILL STREET HOUSE

|          |              |
|----------|--------------|
| 1801     | TYPE A       |
| ELEV. A2 | 1881 Sq. Ft. |

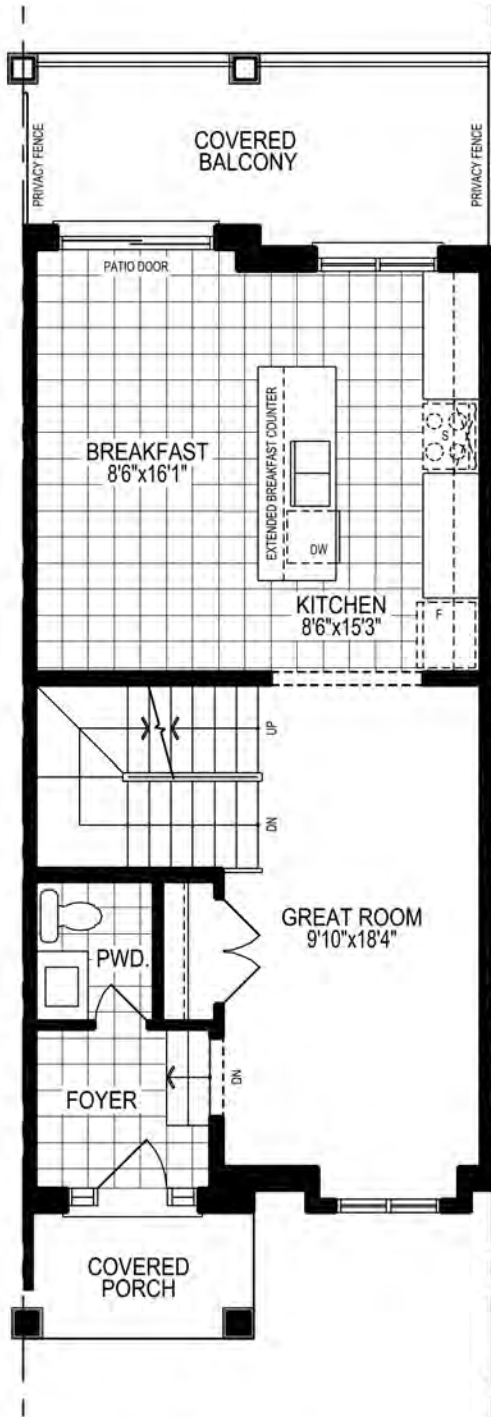
2 CAR GARAGE, 3 BEDROOM, 3 1/2 BATHROOM  
LOFT WITH 3 PC BATHROOM AND  
WALK-OUT BALCONY



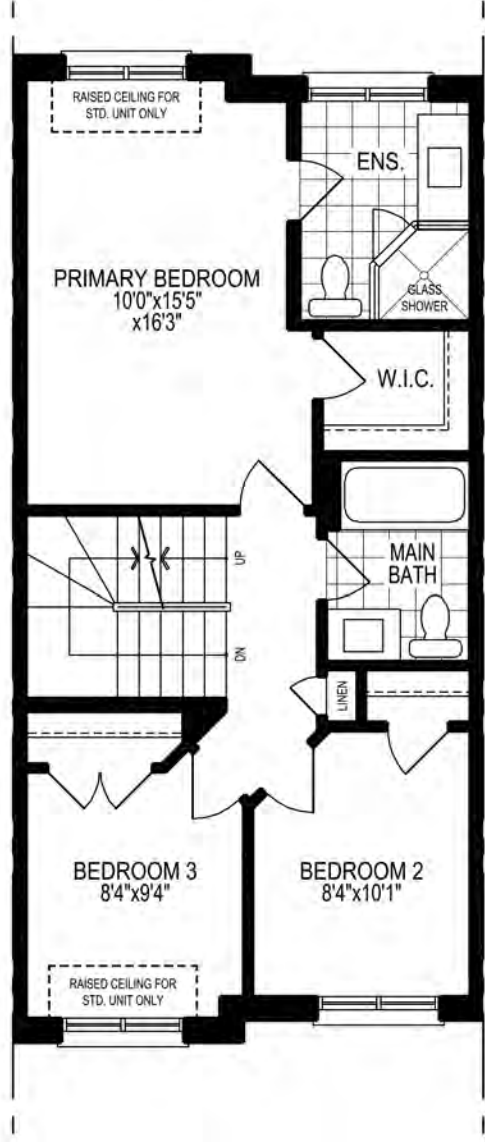
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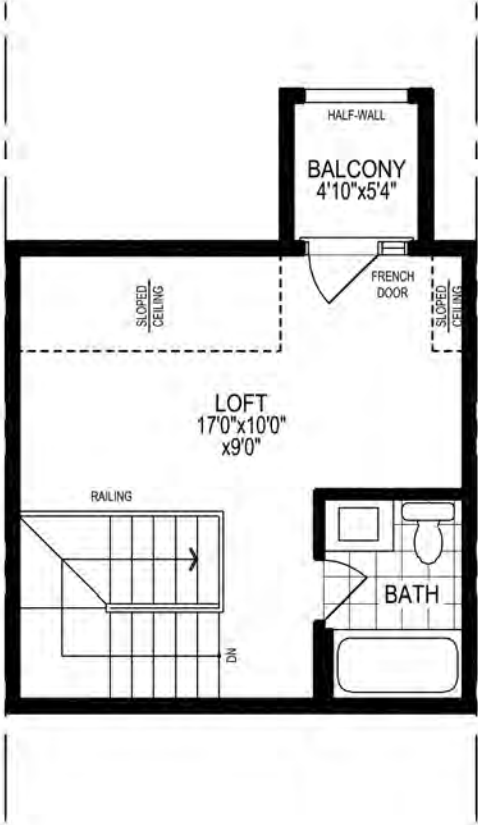
LOWER FLOOR PLAN  
1801 EL. 'A2' & EL. A2 Mod.



MAIN FLOOR PLAN  
1801 EL. 'A2' & EL. A2 Mod



SECOND FLOOR PLAN  
1801 EL. 'A2' & EL. A2 Mod



LOFT FLOOR PLAN  
1801 EL. 'A2' & EL. A2 Mod

MILL STREET HOUSE - FRONT

Artists Concept

| UNIT NO. | TYPE A | 1801    | REVERSED | UNIT NO. | TYPE A | 1801    | MODIFIED |
|----------|--------|---------|----------|----------|--------|---------|----------|
| 2        | 1881   | Sq. Ft. |          | 3        | 1881   | Sq. Ft. |          |

MILL STREET HOUSE - REAR

Artists Concept

| UNIT NO. | TYPE A | 1801    | MODIFIED | UNIT NO. | TYPE A | 1801    | REVERSED |
|----------|--------|---------|----------|----------|--------|---------|----------|
| 3        | 1881   | Sq. Ft. |          | 2        | 1881   | Sq. Ft. |          |

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MILL STREET HOUSE

1801

TYPE A

ELEV. A1

1875 Sq. Ft.

2 CAR GARAGE, 3 BEDROOM, 3 1/2 BATHROOM  
LOFT WITH 3 PC BATHROOM AND  
WALK-OUT BALCONY

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LOWER FLOOR PLAN  
1801 EL. 'A1' & EL. A1 Mod.

MAIN FLOOR PLAN  
1801 EL. 'A1' & EL. A1 Mod.

SECOND FLOOR PLAN  
1801 EL. 'A1' & EL. A1 Mod.

LOFT FLOOR PLAN  
1801 EL. 'A1' & EL. A1 Mod.

MILL STREET HOUSE - FRONT

Artists Concept

| UNIT NO. | TYPE A | 1801    | MOD. REV. | UNIT NO. | TYPE A | 1801    | UNIT NO. | TYPE A | 1801 | REVERSED |
|----------|--------|---------|-----------|----------|--------|---------|----------|--------|------|----------|
| 4        | 1875   | Sq. Ft. |           | 5        | 1875   | Sq. Ft. |          | 6      | 1875 | Sq. Ft.  |

MILL STREET HOUSE - REAR

Artists Concept

| UNIT NO. | TYPE A | 1801    | REVERSED | UNIT NO. | TYPE A | 1801    | UNIT NO. | TYPE A | 1801 | MOD. REV. |
|----------|--------|---------|----------|----------|--------|---------|----------|--------|------|-----------|
| 6        | 1875   | Sq. Ft. |          | 5        | 1875   | Sq. Ft. |          | 4      | 1875 | Sq. Ft.   |

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MILL STREET HOUSE

1803

TYPE A

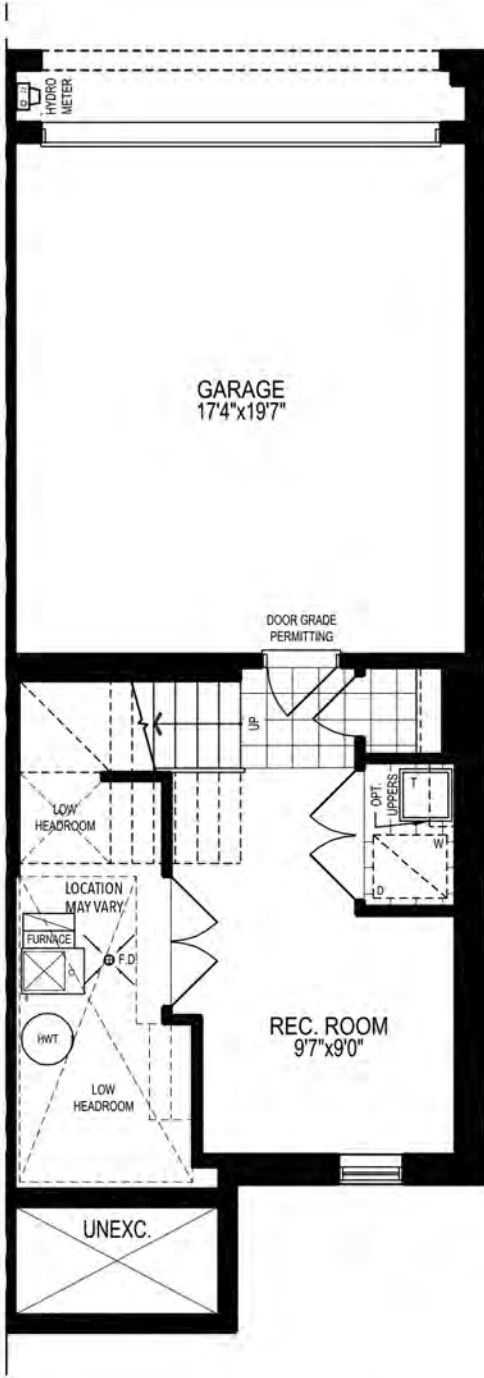
ELEV. A

1926 Sq. Ft.

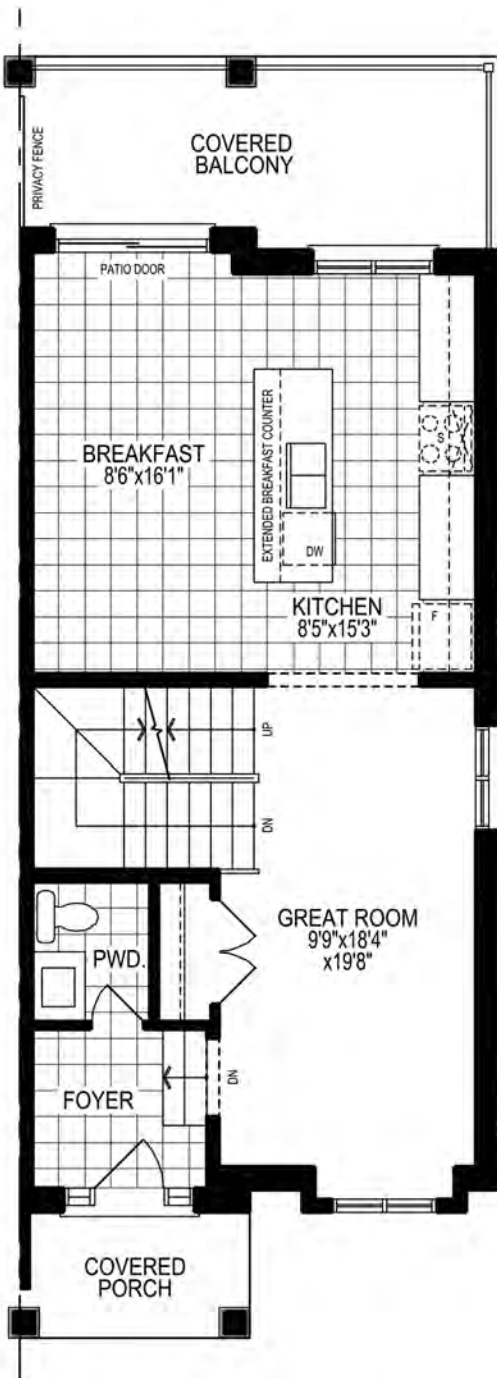
2 CAR GARAGE, 3 BEDROOM, 3 1/2 BATHROOM  
LOFT WITH 3 PC BATHROOM AND  
WALK-OUT BALCONY



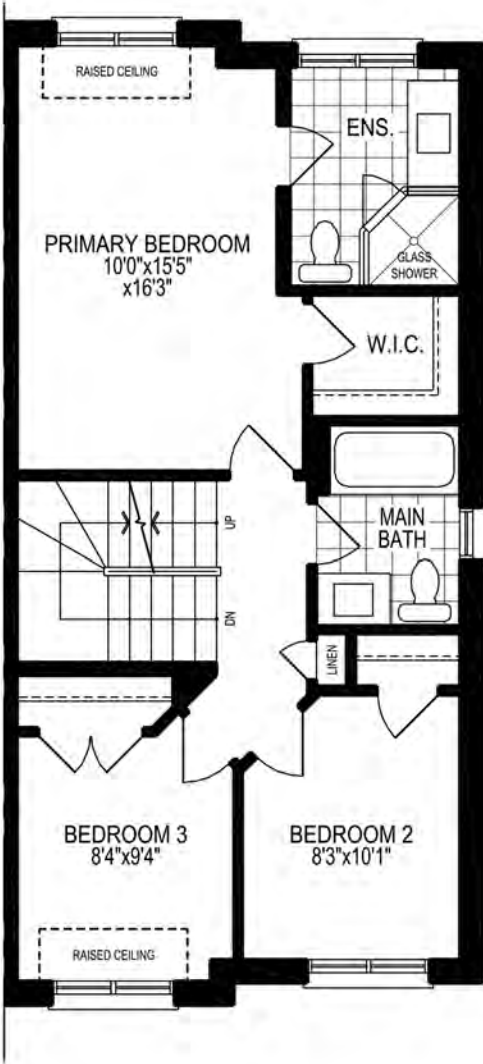
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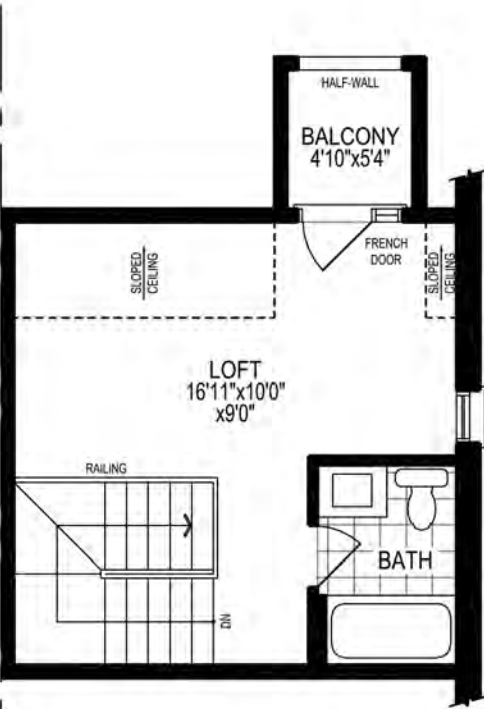
LOWER FLOOR PLAN - EL. 'A1'



MAIN FLOOR PLAN - EL. 'A1'



SECOND FLOOR PLAN - EL. 'A1'



LOFT FLOOR PLAN - EL. 'A1'



MILL STREET HOUSE - FRONT

UNIT NO. 7 TYPE A 1803 END UNIT  
1926 Sq. Ft.

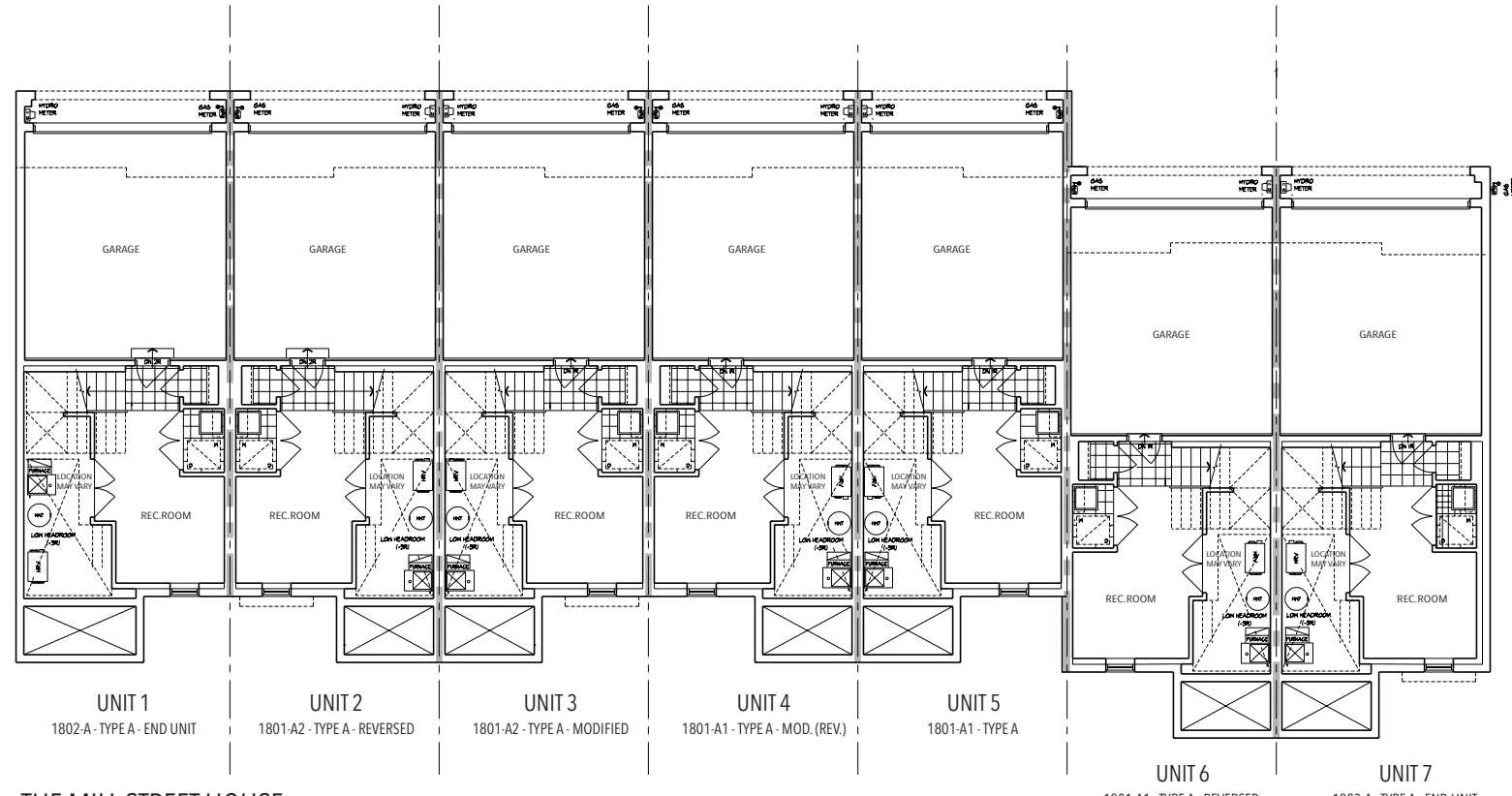
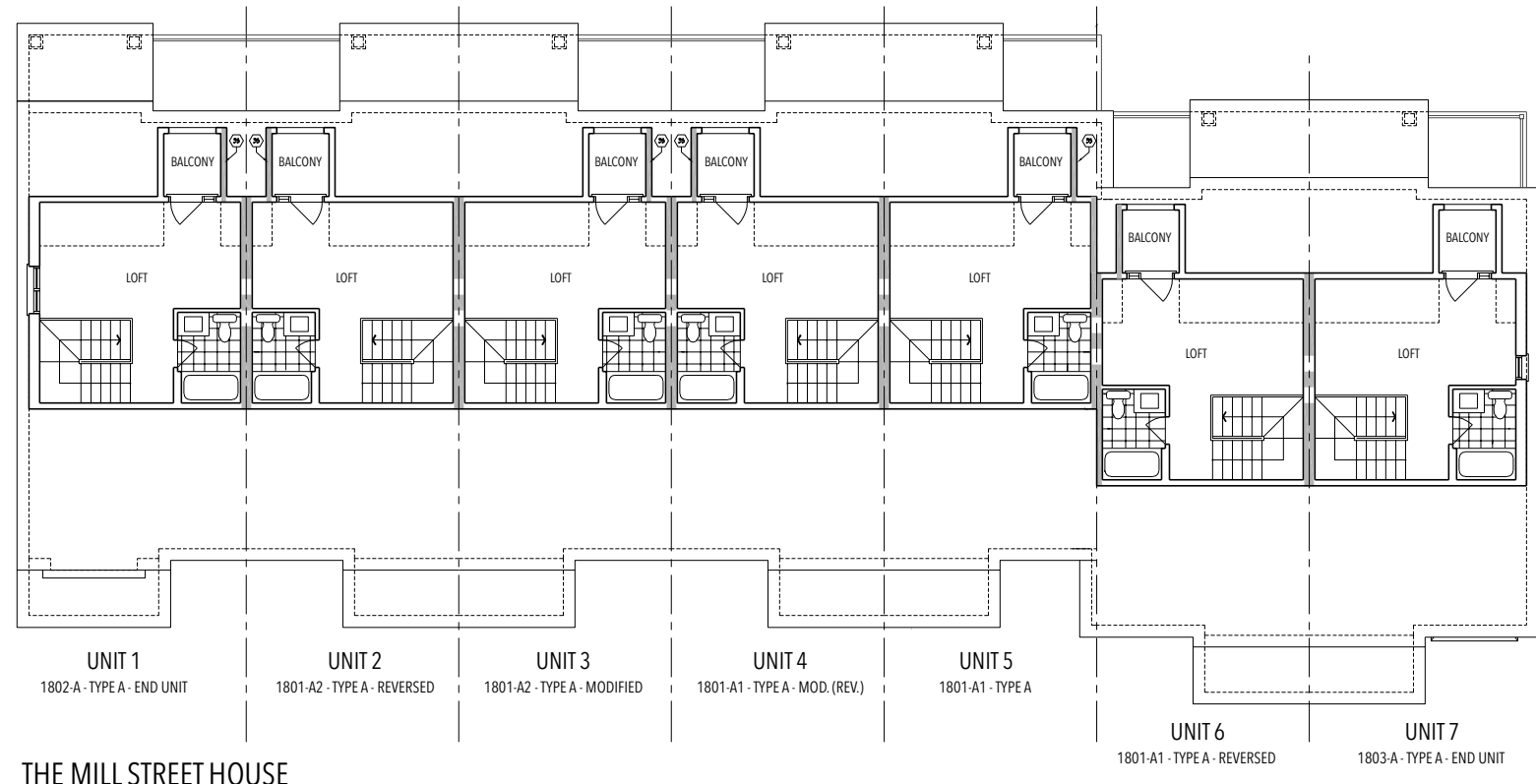
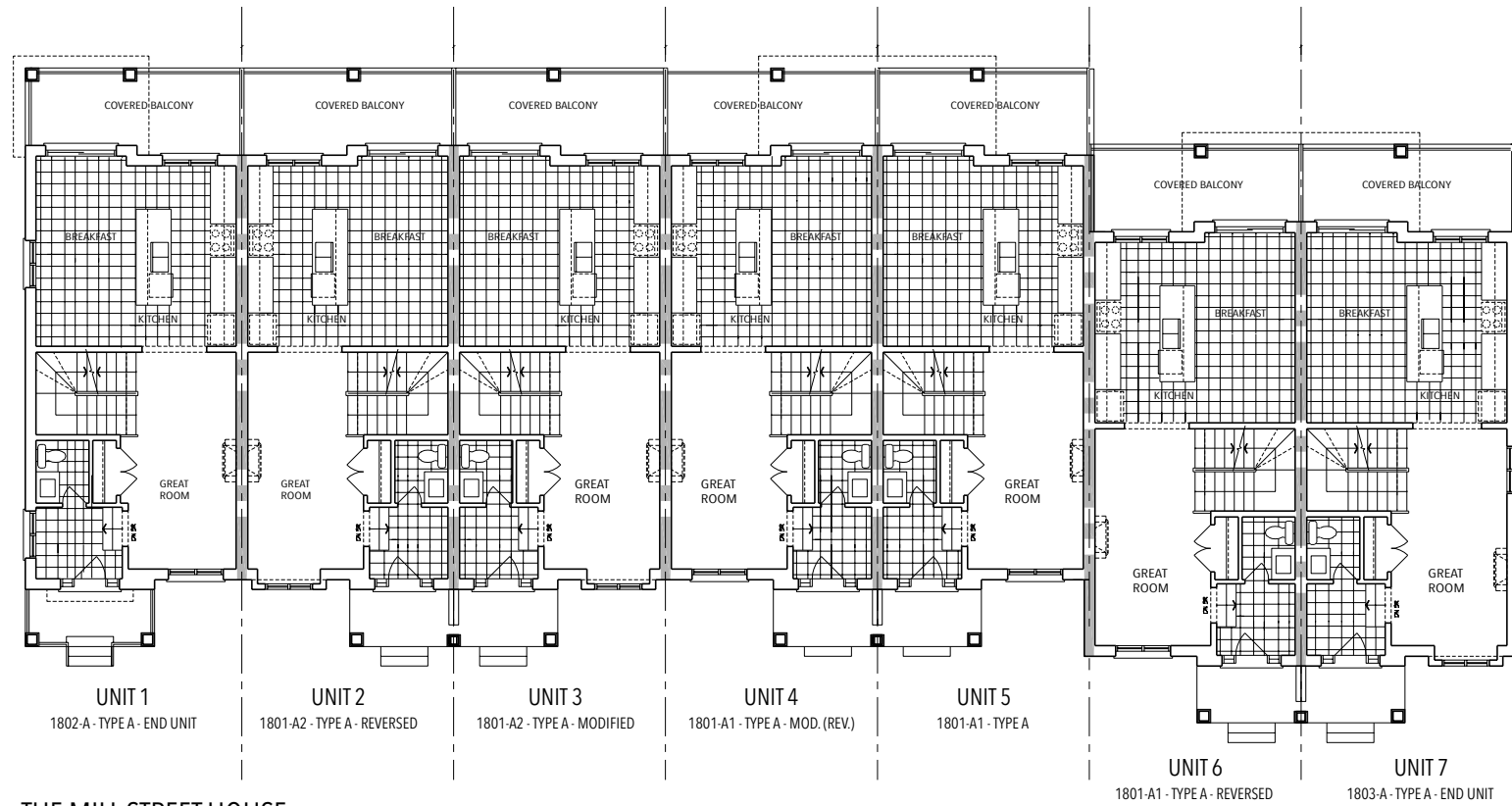
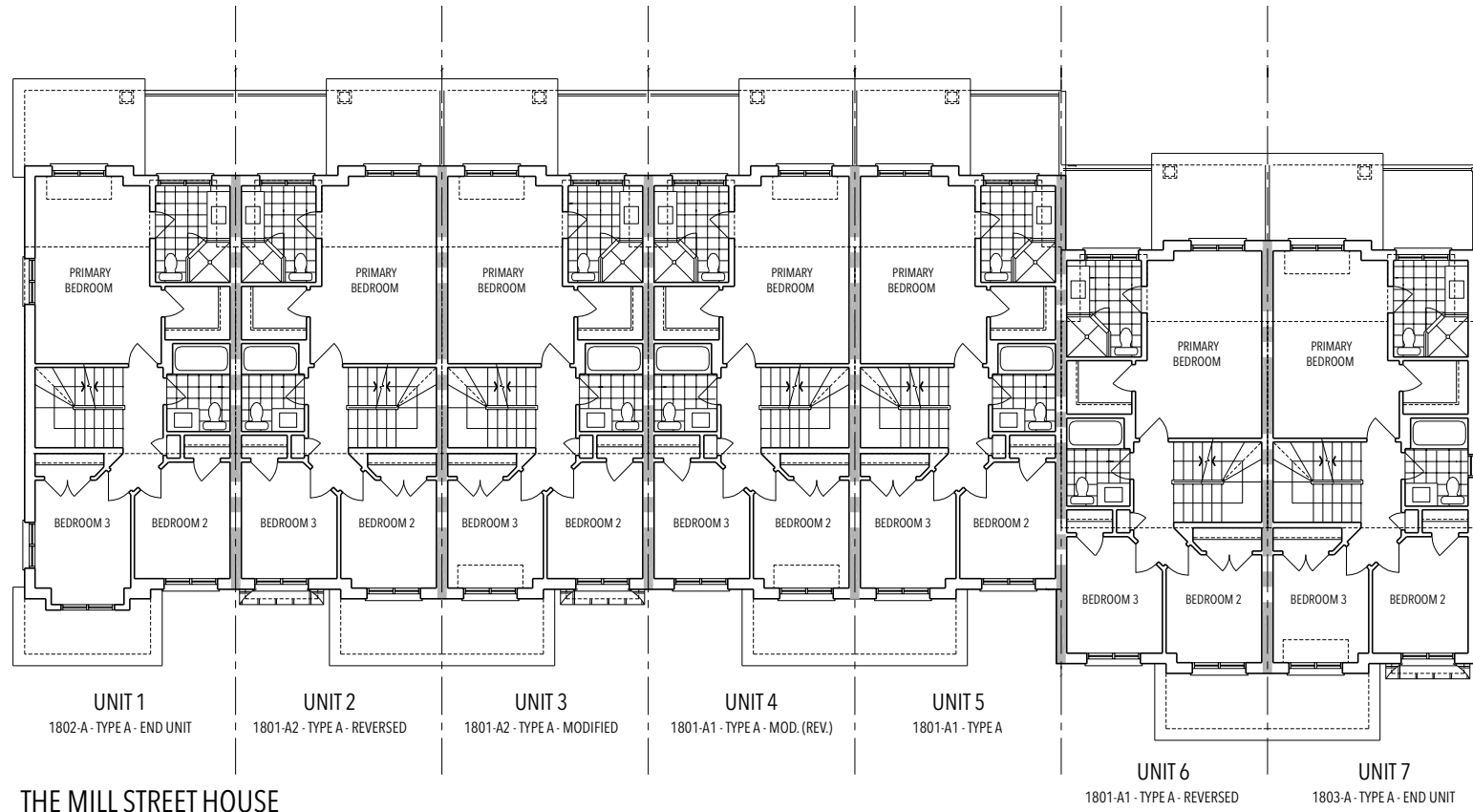


MILL STREET HOUSE - REAR

UNIT NO. 7 TYPE A 1803 END UNIT  
1926 Sq. Ft.



THE MILL STREET HOUSE  
UPGRADED LEFT SIDE ELEVATION  
UNIT 1 -TYPE A- 1802- A-END UNIT



THE MILL STREET HOUSE  
RIGHT SIDE ELEVATION  
UNIT 7 -TYPE A- 1803- A-END UNIT

# Maddison House

Single Car Garage, 3 Bedroom, 3 Full and 2, 1/2 Bathroom.  
Main Floor Family Room,  
Second Floor Great Room with  
Kitchen and Breakfast area.  
Third floor with 3 Bedrooms and  
Walk-Out to Balcony.



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THE MADDISON HOUSE

1803

ELEV. A

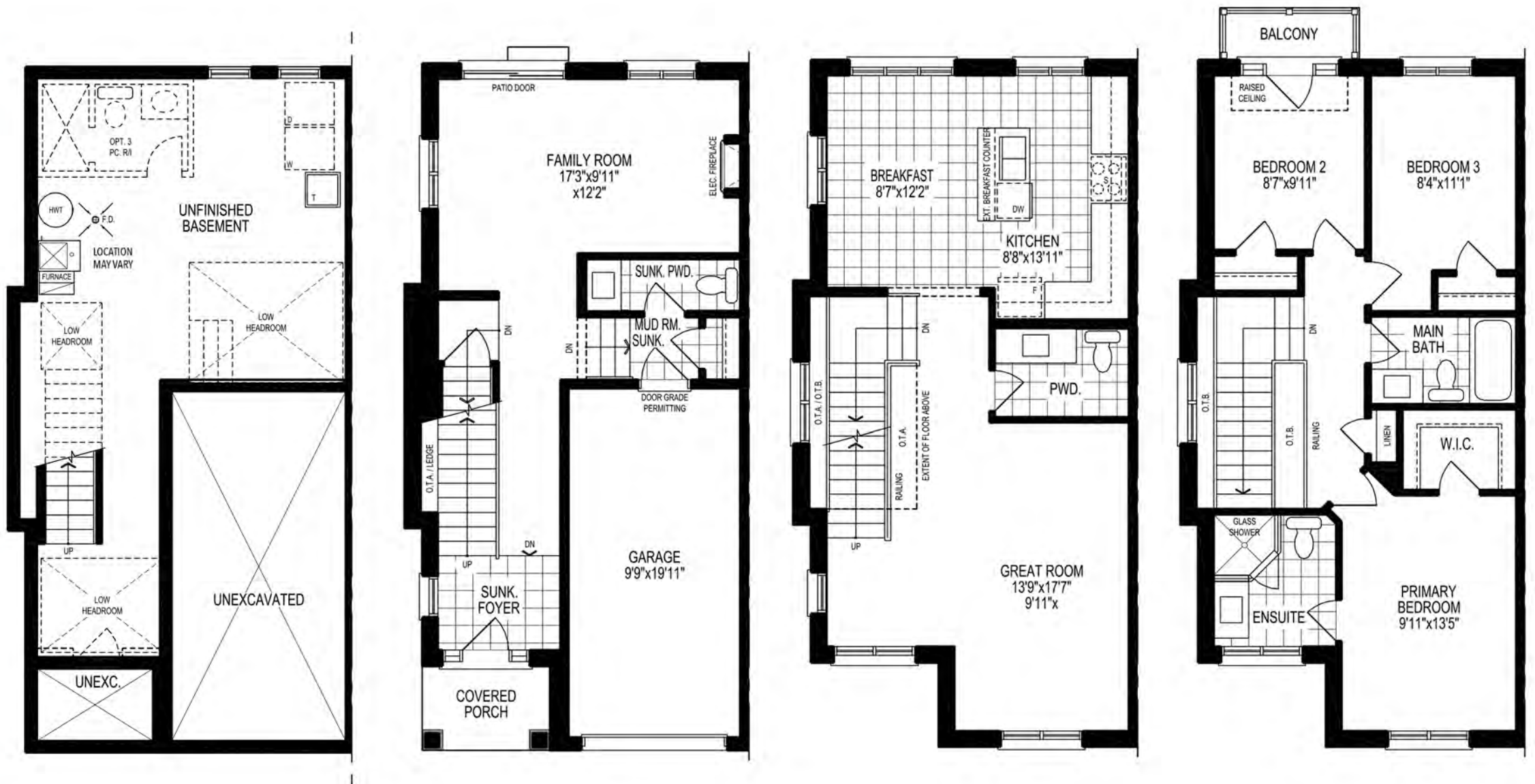
TYPE B

1894 Sq. Ft.

1 CAR GARAGE, 3 BEDROOM, 3 FULL AND 2, 1/2 BATHROOMS, GROUND FLOOR FAMILY ROOM, MAIN FLOOR GREAT ROOM, KITCHEN AND BREAKFAST AREA, THIRD FLOOR 3 BEDROOMS AND WALK-OUT BALCONY



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BASEMENT PLAN - EL. 1803 'A'      GROUND FLOOR PLAN - EL. 1803 'A'      MAIN FLOOR PLAN - EL. 1803 'A'      THIRD FLOOR PLAN - EL. 1803 'A'



MILL STREET  
**TOWNHOMES**  
*Luxury Homes*  
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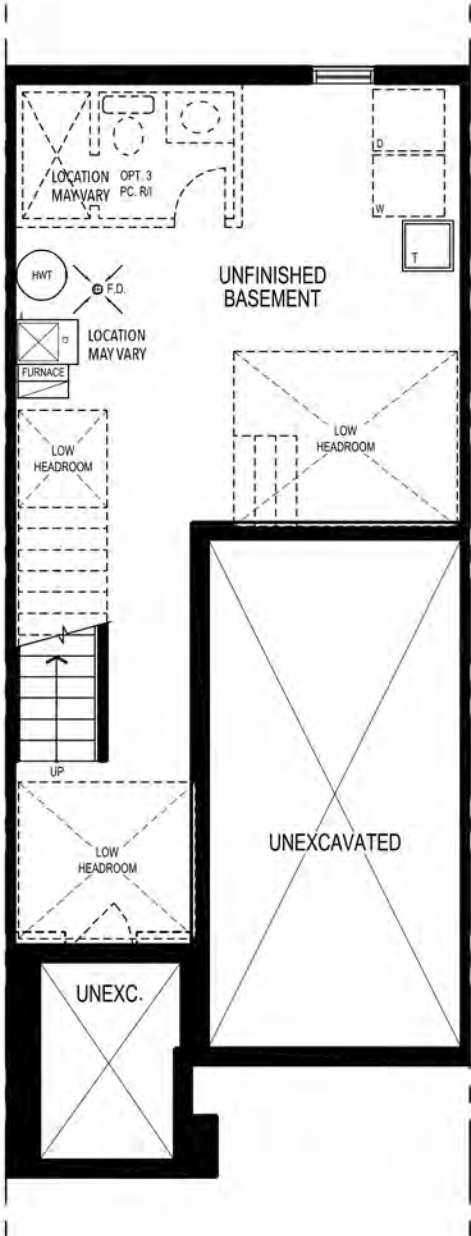
**THE MADDISON HOUSE**

|         |              |
|---------|--------------|
| 1801    | TYPE B       |
| ELEV. A | 1850 Sq. Ft. |

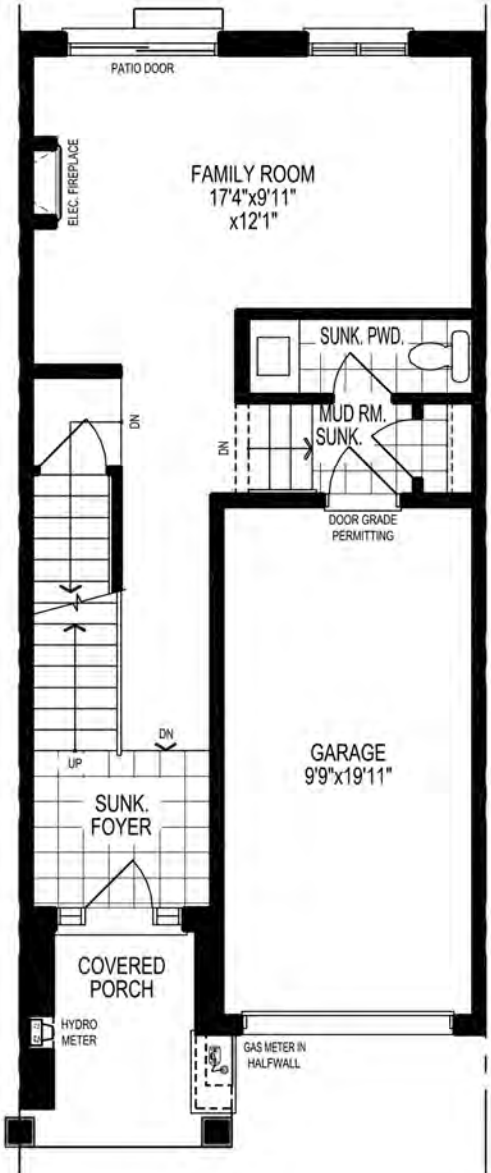
1 CAR GARAGE, 3 BEDROOM, 3 FULL AND 2, 1/2 BATHROOMS, GROUND FLOOR FAMILY ROOM, MAIN FLOOR GREAT ROOM, KITCHEN AND BREAKFAST AREA, THIRD FLOOR 3 BEDROOMS AND WALK-OUT BALCONY



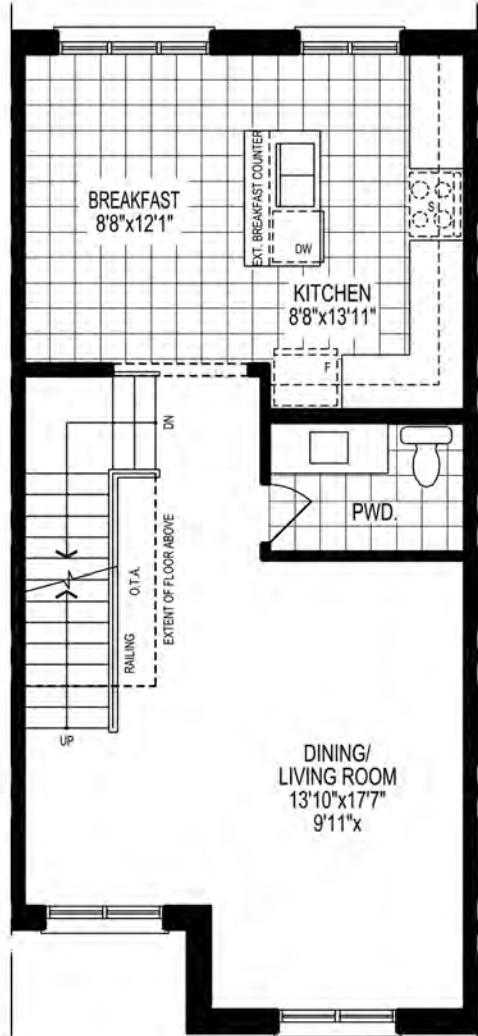
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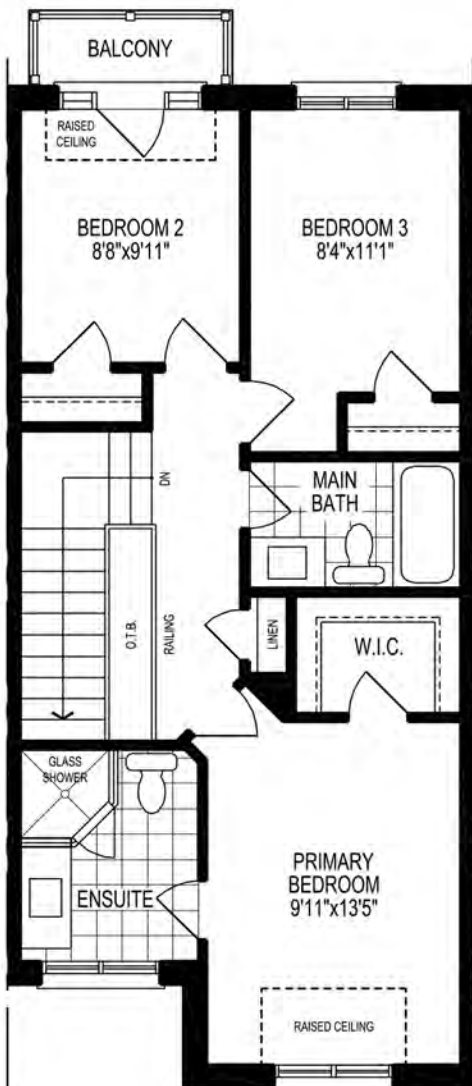
BASEMENT PLAN - EL. 1801 'A'



GROUND FLOOR PLAN - EL. 1801 'A'



MAIN FLOOR PLAN - EL. 1801 'A'



THIRD FLOOR PLAN - EL. 1801 'A'



MADDISON HOUSE - FRONT

Artists Concept

UNIT NO. TYPE B 1801 REVERSED.  
**12** 1850 Sq. Ft.

UNIT NO. TYPE B 1801  
**9** 1850 Sq. Ft.



MADDISON HOUSE - REAR

Artists Concept

UNIT NO. TYPE B 1801  
**9** 1850 Sq. Ft.

UNIT NO. TYPE B 1801 REVERSED.  
**12** 1850 Sq. Ft.

MILL STREET

TOWNHOMES

Luxury Homes

IN HISTORIC MARKHAM

1802

TYPE B

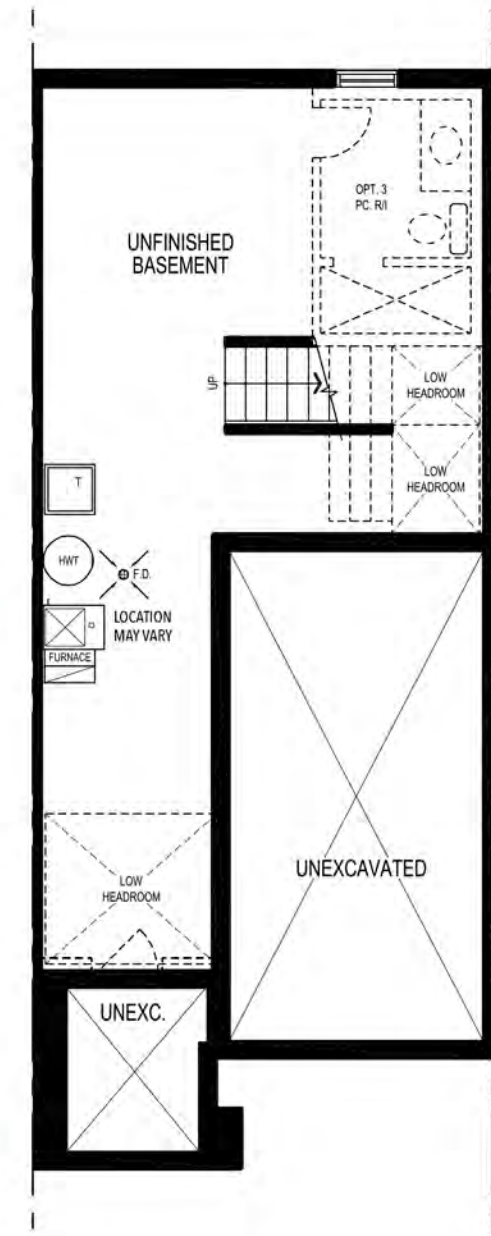
ELEV. A

1892 Sq. Ft.

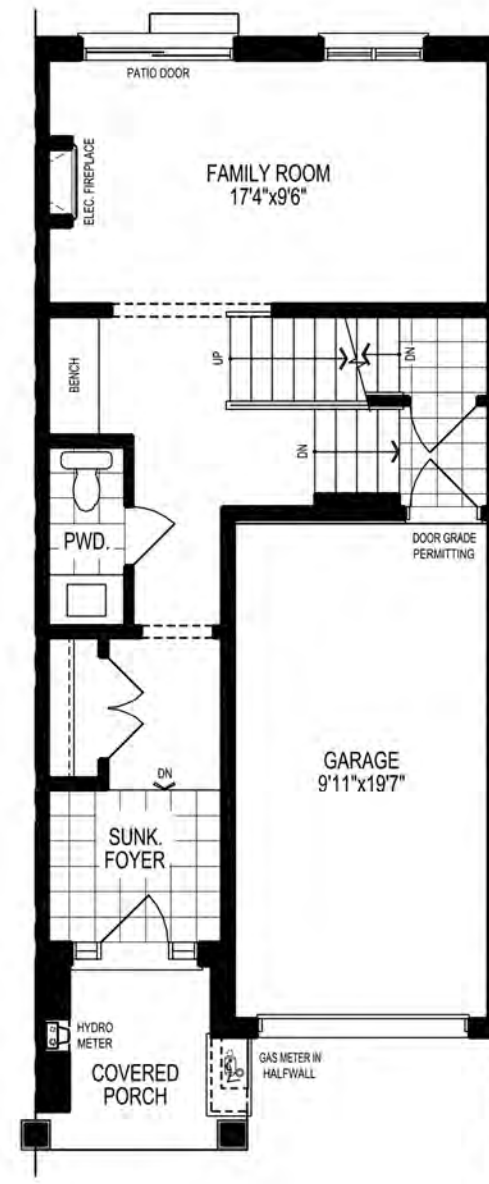
1 CAR GARAGE, 3 BEDROOM, 3 FULL AND 2, 1/2 BATHROOMS, GROUND FLOOR FAMILY ROOM, MAIN FLOOR GREAT ROOM, KITCHEN AND BREAKFAST AREA, THIRD FLOOR 3 BEDROOMS AND WALK-OUT BALCONY



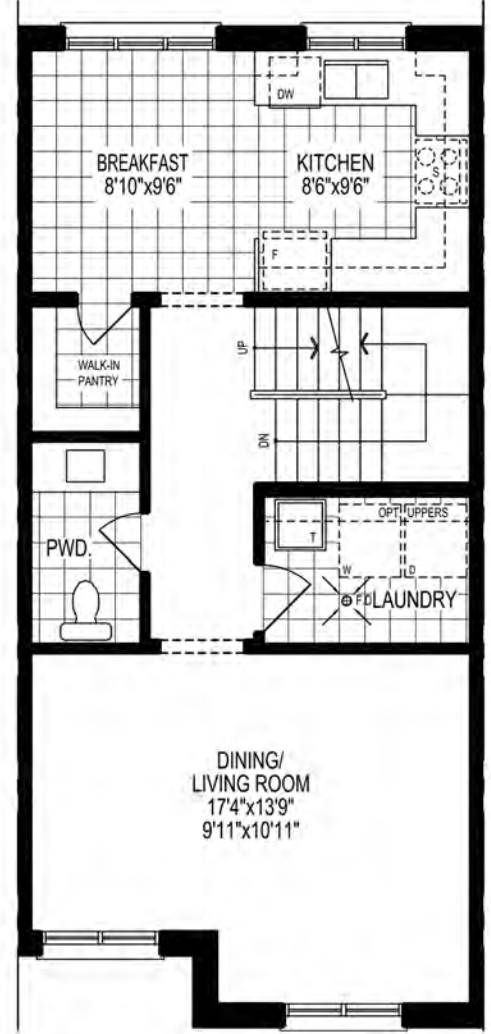
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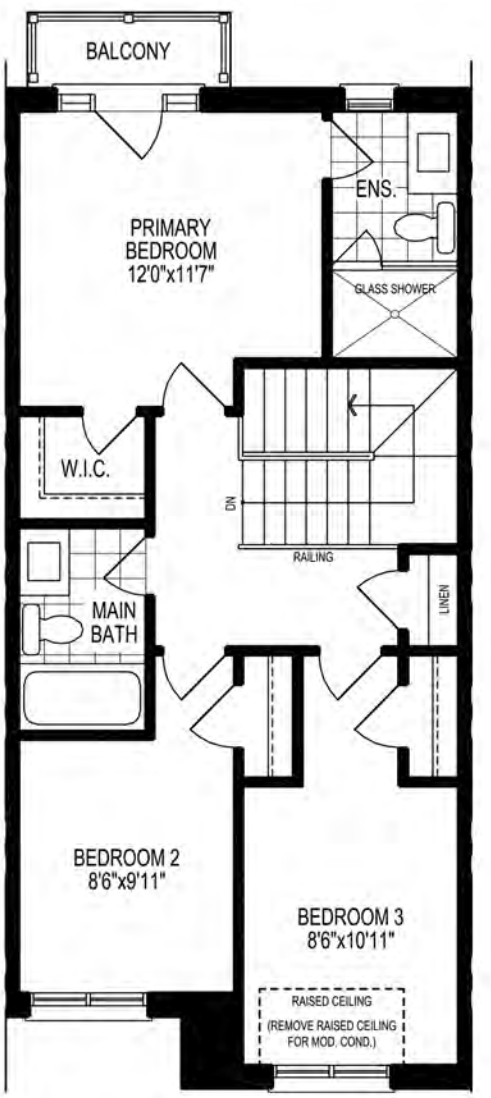
BASEMENT PLAN  
EL. 1802 'A' & EL. 1802 Mod.



GROUND FLOOR PLAN  
EL. 1802 'A' & EL. 1802 Mod.



MAIN FLOOR PLAN  
EL. 1802 'A' & EL. 1802 Mod.



THIRD FLOOR PLAN  
EL. 1802 'A' & EL. 1802 Mod.



MADDISON HOUSE - FRONT  
*Artists Concept*

|              |        |      |          |              |        |      |          |
|--------------|--------|------|----------|--------------|--------|------|----------|
| UNIT NO.     | TYPE B | 1802 | MODIFIED | UNIT NO.     | TYPE B | 1802 | REVERSED |
| 11           |        |      |          | 10           |        |      |          |
| 1892 Sq. Ft. |        |      |          | 1892 Sq. Ft. |        |      |          |



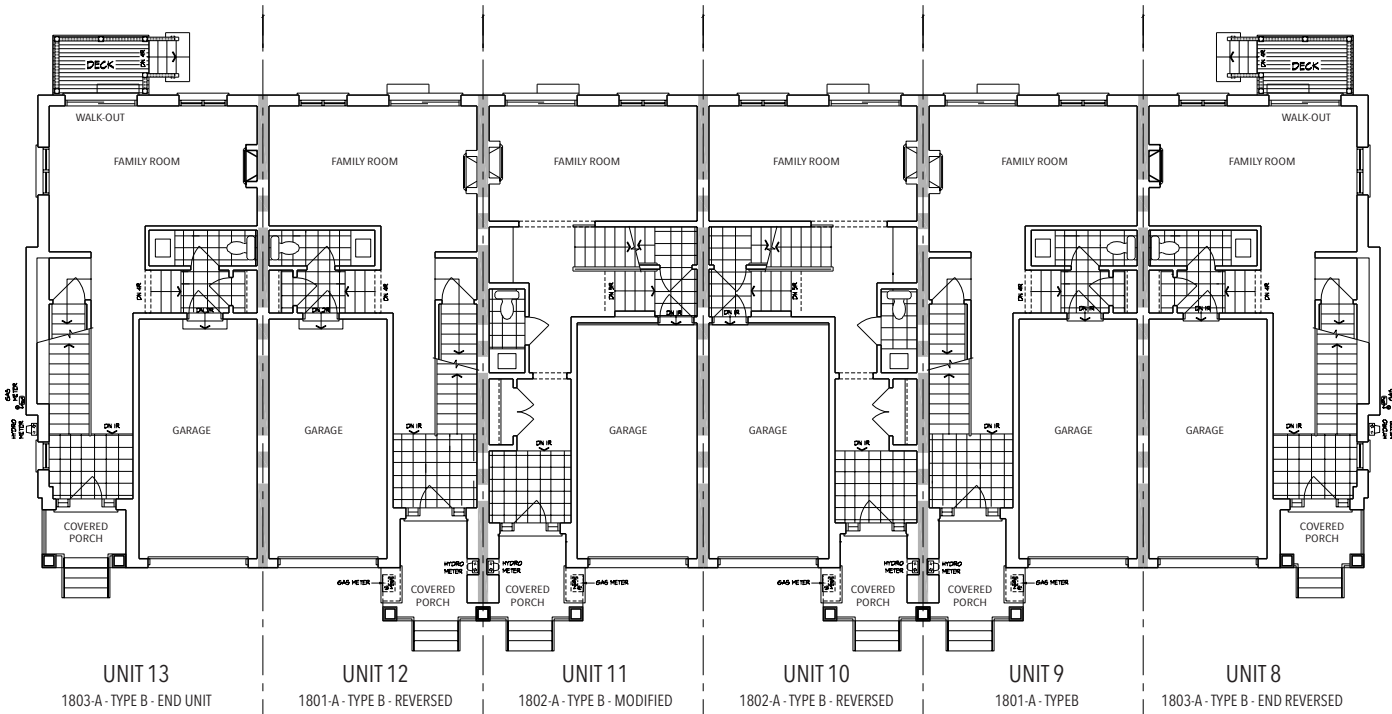
MADDISON HOUSE - REAR  
*Artists Concept*

|              |        |      |          |              |        |      |          |
|--------------|--------|------|----------|--------------|--------|------|----------|
| UNIT NO.     | TYPE B | 1802 | REVERSED | UNIT NO.     | TYPE B | 1802 | MODIFIED |
| 10           |        |      |          | 11           |        |      |          |
| 1892 Sq. Ft. |        |      |          | 1892 Sq. Ft. |        |      |          |

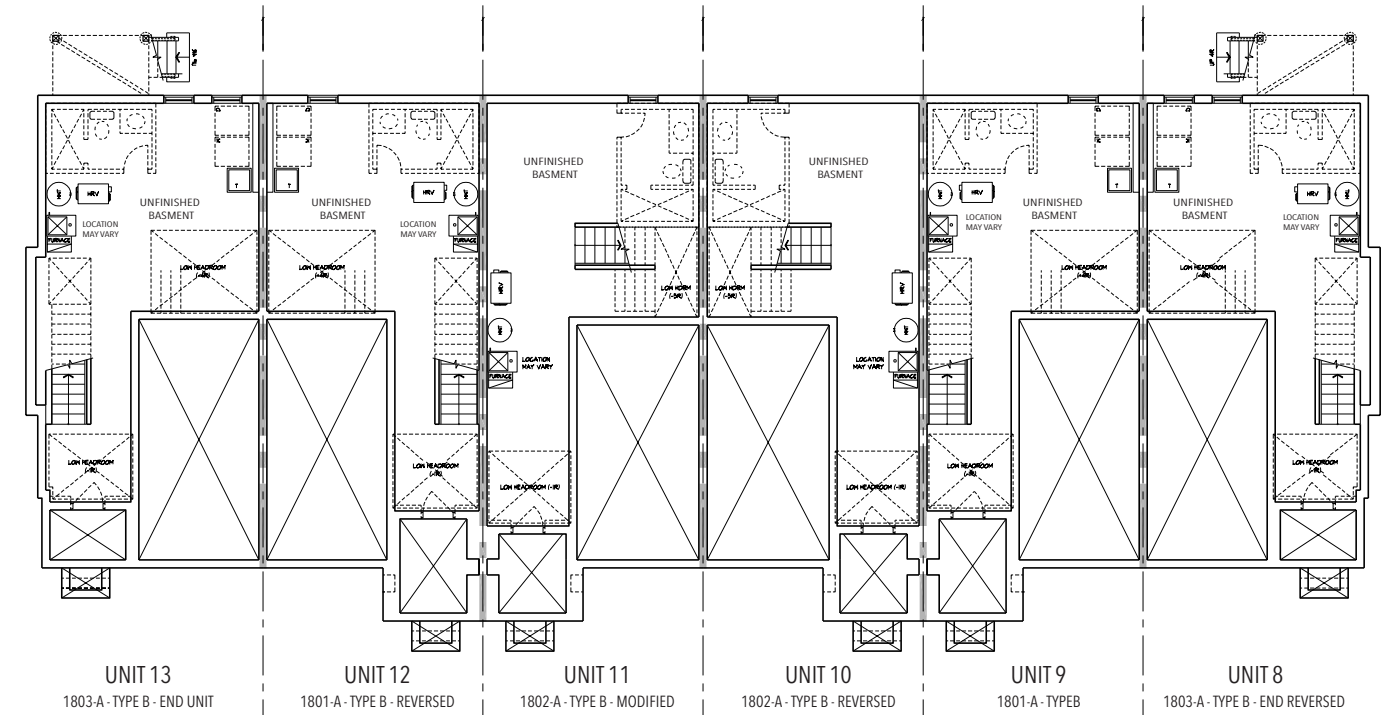


THE MADDISON HOUSE  
UPGRADED LEFT SIDE ELEVATION

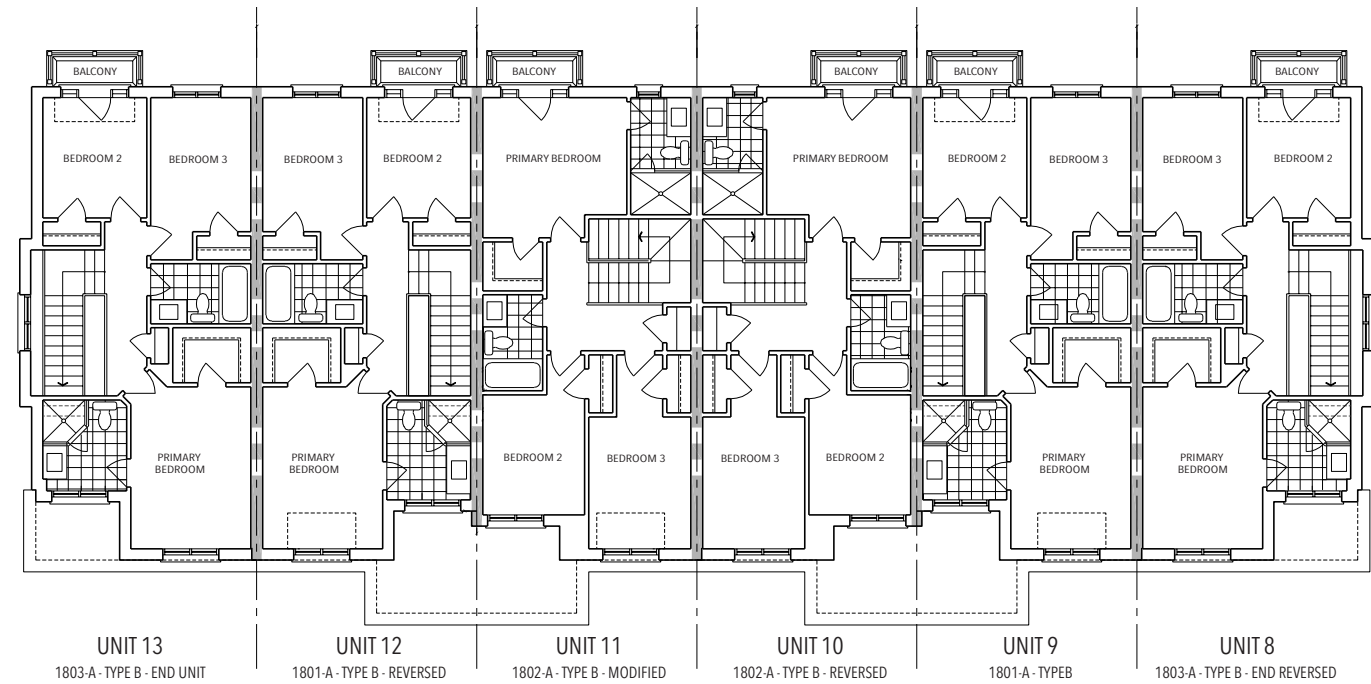
UNIT 13 - TYPE B - 1803- A -END UNIT



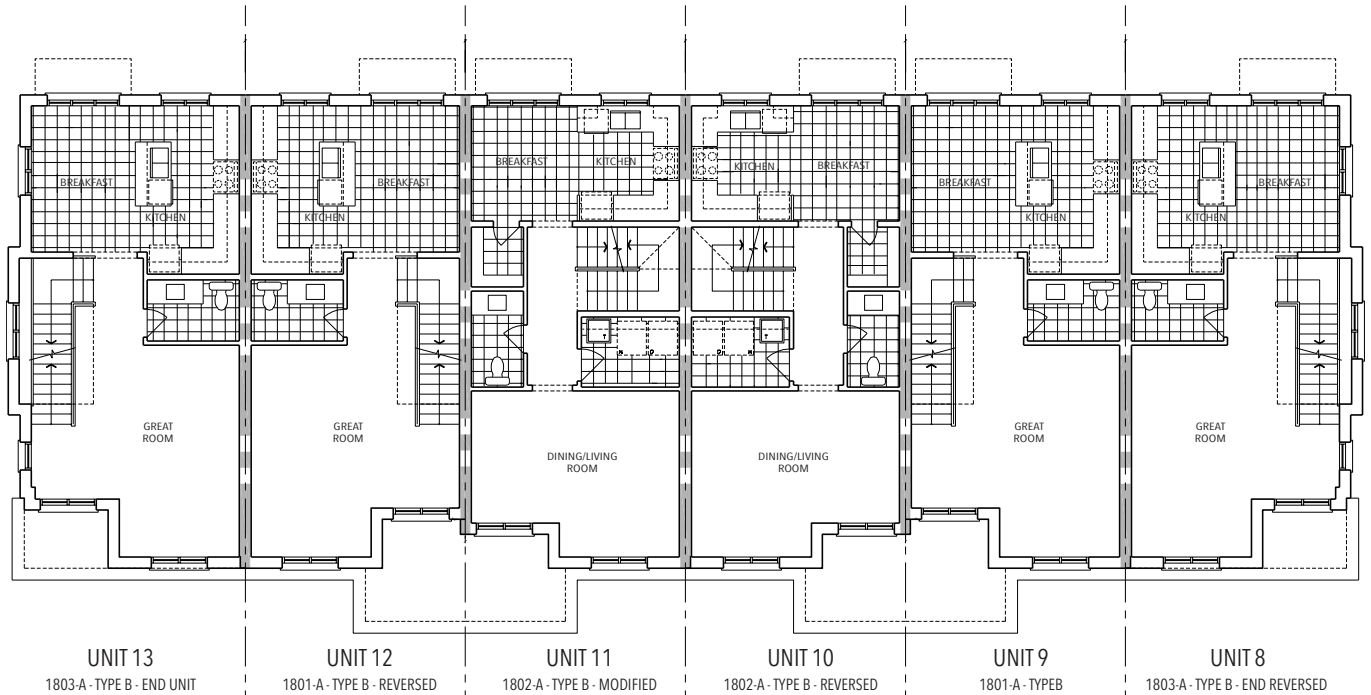
THE MADDISON HOUSE  
GROUND FLOOR PLAN



THE MADDISON HOUSE  
BASEMENT PLAN



THE MADDISON HOUSE  
THIRD FLOOR PLAN



THE MADDISON HOUSE  
MAIN FLOOR PLAN



THE MADDISON HOUSE  
UPGRADED RIGHT SIDE ELEVATION

UNIT 8 - TYPE B - 1803- A -END REVERSED

MILL STREET  
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**THE DIANA HOUSE**

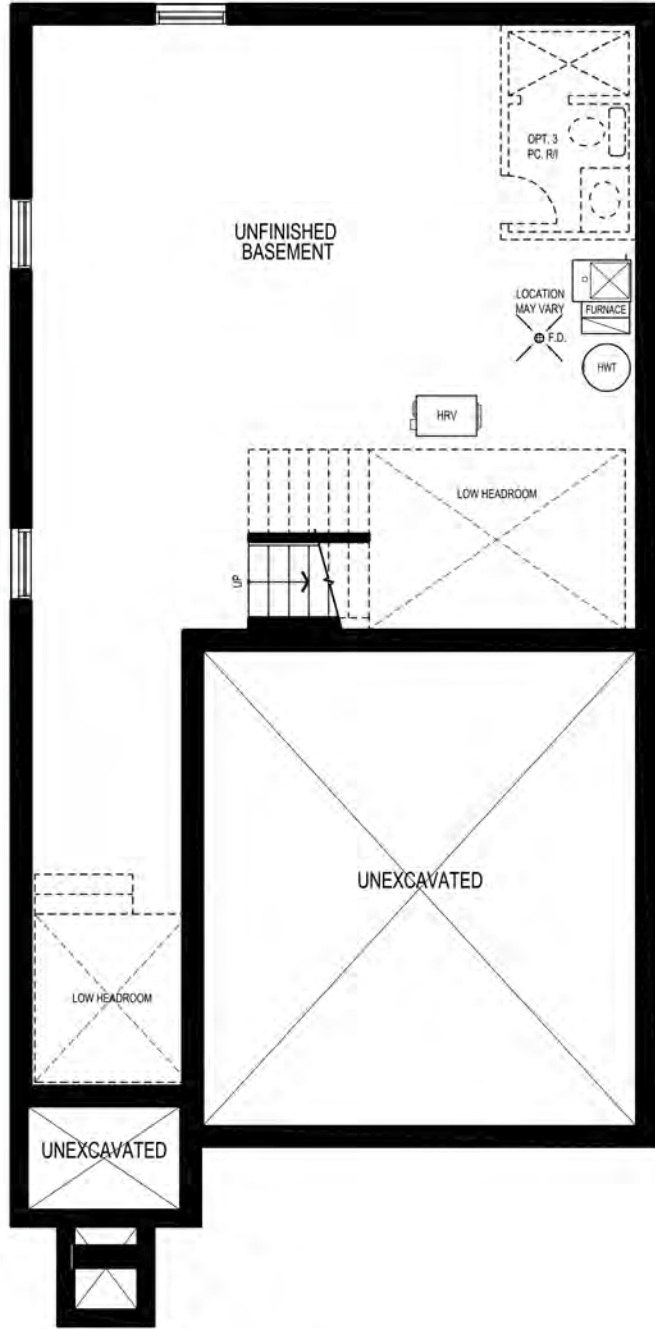
UNIT 14    TYPE C

2133 Sq. Ft.

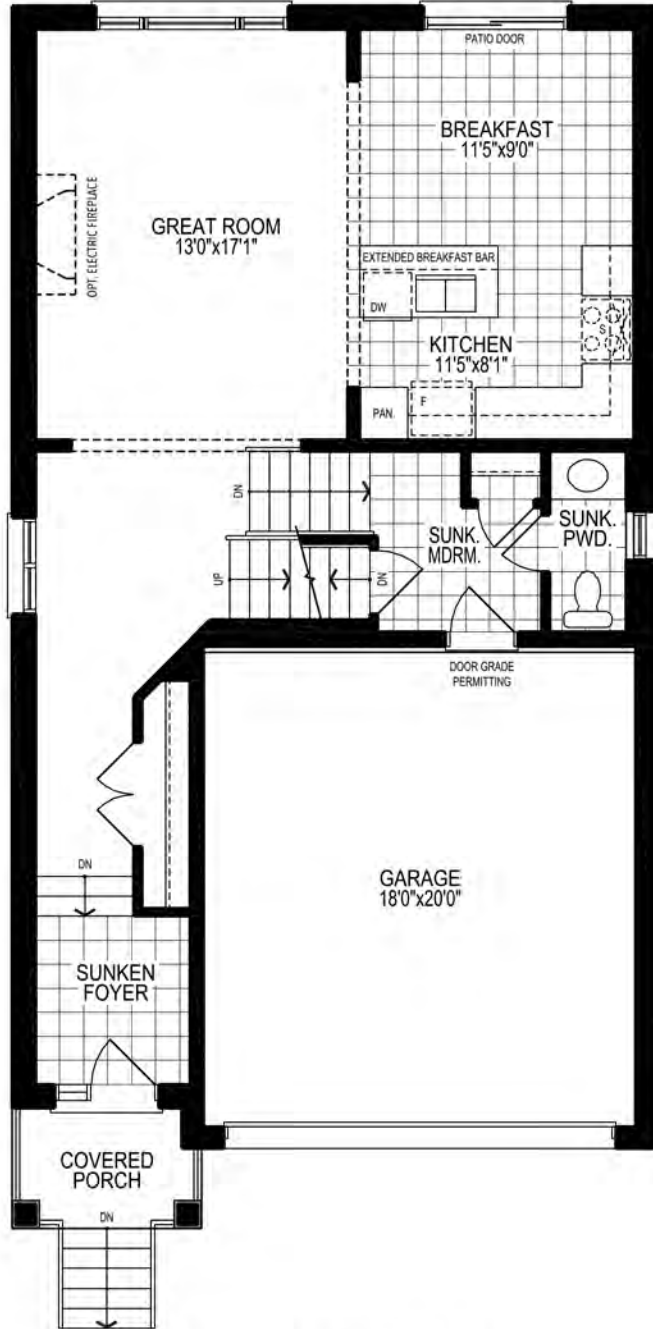
2 CAR GARAGE, 4 BEDROOM, 2 1/2 BATHROOMS,  
GROUND FLOOR GREAT ROOM WITH FIREPLACE,  
KITCHEN AND BREAKFAST AREA, SECOND FLOOR  
WITH 3 BEDROOMS PLUS PRIMARY BEDROOM WITH  
WALK-THROUGH CLOSET TO ENSUITE



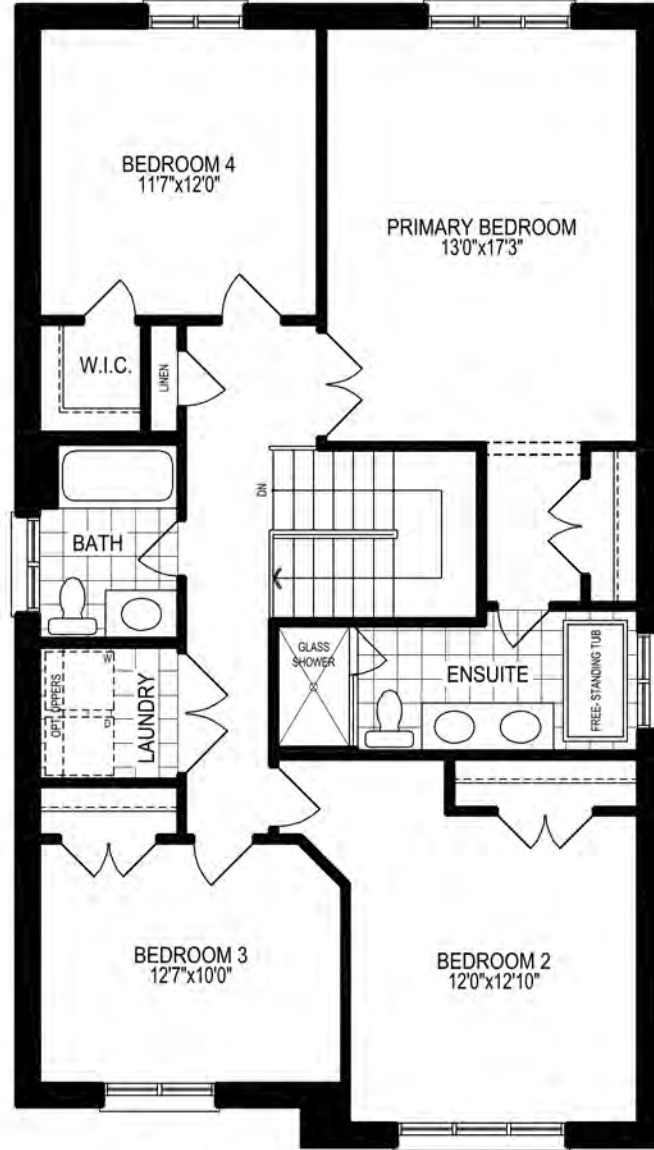
The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process; the measurements adhere to the rules and regulations of the TARIION Warranty Corporation's official method for the calculation of floor area. Actual usable floor space may vary from the stated floor area. Railings on front porch only where required by O.B.C. All images are artist concept only. E. & O. E.



BASEMENT PLAN - UNIT 14



GROUND FLOOR PLAN - UNIT 14



SECOND FLOOR PLAN - UNIT 14





# BUILT-IN LUXURY FEATURES & FINISHES

## EXTERIOR FINISHES

1. Unique and innovative elevations utilizing genuine clay brick and coordinating coloured mortar, stone, precast sills and accent features of vinyl shake/siding and other materials, as per plan.
2. Exterior colour packages are pre-determined by block and cannot be altered.
3. Self-sealing fibreglass roof shingles with a Limited Lifetime Warranty from vendor's pre-determined colour schemes.
4. Maintenance free aluminum soffit, fascia, eavestrough, and downspouts, as per elevation.
5. Quality vinyl sliding patio doors, or insulated garden doors with glass lights to exterior or balconies, as per applicable model and plan.
6. Low maintenance energy efficient vinyl casement or thermo-fixed glass windows throughout, as per plan. Muntin bars or grills on front elevation for all lots, as per elevation. Corner lots to have muntin bars or grills on two sides, as per plan (except basement windows). Basement windows to be white vinyl sliders.
7. Screens on all operational windows.
8. Premium sectional roll-up garage doors with decorative windows, as per plan and elevation.
9. Professionally graded and sodded lot.
10. Front entry to have precast slab walkways and steps as required and rear doors to have precast steps.
11. Poured concrete garage floor with grade beams for structural reinforcement.
12. All garages drywalled with one coat of tape.
13. Two exterior frost free hose bibs (one in garage and one at rear of home).
14. Exterior front door with brushed nickel package including grip set and dead bolt.
15. Include convenient direct access to home from garage where grading permits, as per plan.
16. Fully paved driveways.
17. Upgraded black coach lamps at garage and front door and exterior light fixture at the rear door, as per plan if applicable.
18. All building envelope perforations, windows and exterior entry doors to be fully caulked.
19. Decorative concrete/stone engraved address insert.

## INTERIOR TRIM AND FEATURES

20. 9' Ceilings on lower, ground, main floor (not including dropped ceiling areas and sunken floors), 8' Ceilings on 2nd floor, 3rd floor, loft as per plan. Plans with basement will have standard height ceilings as per plan.
21. Main staircases in finished areas to be oak in natural finish. Basement stairs in unfinished areas to be pine and painted as per applicable plan.
22. Interior railings in natural finish oak to have upgraded 1 ¾" (approximately) oak spindles from Builder's samples on all finished areas. Hallway railings to be installed on natural oak nosings, finished in natural oak varnish, as per plan.
23. Moulded panel interior passage doors.
24. Painted casing approximately 2 3/4" wide on all windows and doors plus baseboards approximately 4" high.
25. Décor columns, as per plan.
26. All interior doors to have lever handles with matching hinges.
27. Wire shelving in all closets.
28. Electric or gas fireplace as per plan.

## KITCHEN

29. Double stainless steel undermount kitchen sink with single lever pull out faucet with spray.
30. Heavy-duty receptacle for stove.
31. Electrical outlets for refrigerator and at counter level for small appliances, plus 2 USB outlets.
32. Quality cabinetry selected from Vendor's standard samples with space for dishwasher, extended height upper cabinets and one bank of drawers.
33. Rough-in plumbing and electrical for dishwasher.
34. Exhaust hood fan with 6" venting over stove to exterior.
35. Granite countertops from Vendor's standard samples.

## BATHROOMS

36. White bathroom fixtures in ensuites, shared baths and main baths. Pedestal sinks (as shown on plan) to be white.
37. White acrylic oval tub in master ensuite, as per plan.
38. Primary ensuites feature separate shower with standard recessed shower light and frameless glass shower enclosure or frameless glass shower door, as per plan. All separate shower enclosures to have tiled ceilings. Tiles to be selected from Vendor's standard samples.
39. Vanity cabinets with laminate countertop include choice of styles and colours from Vendor's standard samples as per plan.
40. Full length mirrors over vanities in all bathrooms as per plan.
41. White ceramic accessories in all bathrooms.
42. Choice of decorator ceramic wall tiles from Vendor's standard samples, in all tub and shower enclosures.
43. Full height water resistant gypsum board in tub and shower enclosures.
44. Where tub and shower stalls are separate, wall around the tub is tiled to approximately 12" above the tub deck.
45. Single lever faucet in all vanities, tubs and showers, as per plan, excluding free standing tubs which will receive hot and cold taps with Roman spout. Pressure balance valves to all shower stalls and tub/showers as per plan.
46. Exhaust fans vented to exterior in all bathrooms.
47. Privacy locks on all bathroom doors.
48. Rough-in for 3-piece bathroom in basement (exact location at Builder's sole discretion)

## LAUNDRY

50. Laundry area with connections for hot and cold water. 2nd floor and main floor laundry to have floor drain as per plan.
51. Laundry tub as per plan.
52. Heavy-duty receptacle and outside vent for dryer.

## ELECTRICAL

53. 100 amp electrical service with breaker panel and copper wiring throughout.
54. Weatherproof electrical outlets, one in porch soffit for seasonal lighting (switched), one in garage and one at the rear door as per plan.
55. Electrical outlet provided in garage for future garage door opener.
56. White Decora switches and receptacles throughout.
57. All rooms to have a switch-controlled quality ceiling light fixture except for the living room, which may receive a switch controlled wall outlet or ceiling light (where applicable).
58. Smoke detectors provided as per Ontario Building Code.
59. Carbon monoxide detector provided as per Ontario Building Code.
60. All bathroom electrical duplex receptacles protected by ground fault interrupter.
61. Electric door chimes at main door entry.
62. Cable T.V. rough-in in kitchen, family room or great room and recreation room (as per plan), and primary bedroom, plus one location in loft, where applicable.

## ELECTRICAL (CONT'D)

63. Telephone rough-in in kitchen and primary bedroom, plus one location in loft, where applicable.
64. "Smart Home" cabling system for your technology needs of today, including rough-in of 4 smart ports, each containing four CAT 5 cables and two RG6 cables in all bedrooms. All cabling to be home run to the hydro panel.
65. Rough-in for Central Vacuum.
66. Rough-in for Security for lower and main level operable windows and entry doors. Wiring dropped to lower level only.

## ENERGY SAVING FEATURES

67. High efficiency 2 stage furnace system with ERV plus central air conditioning.
68. Gas fired hot water tank (leased).
69. Metal insulated entry door with glass insert and high quality weather stripping, as per plan.
70. R40 Spray Foam Insulation above garage and porch ceilings with living areas above.
71. Attic space with R60 Insulation.
72. Exterior walls with R24 Insulation. R22 wall insulation + R2 exterior insulated sheathing.
73. Basement Insulation wrap with R22 Insulation on lower exterior level walls.

## PAINTING

74. Exteriors are architecturally controlled to provide a visually pleasing streetscape and pre-selected from Vendor's colour schemes.
75. All walls to be painted off-white. Kitchens, bathrooms and laundry's to have semi-gloss finish. All trim and doors to be painted white.
76. Smooth ceilings on lower level, ground floor, main floor as per plan. Knock Down finish ceilings with smooth borders on 2nd floors, 3rd floors, (except bathrooms & 2nd floor laundry's) and Loft areas, where applicable.

## FLOOR COVERINGS

77. 3" x 3/4" prefinished natural oak finish engineered hardwood floors in living/dining and main hallway (non-tiled areas) as per plan from Vendor's standard samples.
78. Quality laminate flooring in lower level, ground floor, 2nd and/or 3rd floor bedrooms and hallway and loft areas where applicable as per plan from Vendor's standard samples.
79. Ceramic flooring from Vendor's standard samples in foyers, kitchens, mud rooms and laundry's if in a finished area, as per plan. All bathroom floors to have ceramic flooring from Vendor's standard samples.

## QUALITY CONSTRUCTION

80. Poured concrete basement walls damp-proofed with additional foundation wrap to enhance overall water resistance.
81. Steel post and beam construction.
82. 5/8" tongue and groove sub-floor screwed and glued to engineered floor joists and 3/8" spruce plywood roof sheeting.
83. Windows and exterior doors fully sealed with high quality caulking.
84. Quality 2'x6' wood frame construction as per plan.
85. Covered porches as per plan. Porches are poured concrete as per plan. Decorative columns and railings, as per plan, and installed subject to grading requirements if applicable.
86. Lookout lots (where applicable) to receive a deck approximately 5'x8', with steps to rear yard, as per plan if applicable.
87. 2 x 4 party wall above grade separating living units.
88. Pre-engineered and pre-fabricated main roof trusses.
89. All windows and doors are foam insulated.



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