



Standard Features

January 23, 2017

You will notice the Pine Ridge difference right away: the stone entrance, the mature pines on the ravine, the adjacent conservation area with biking/hiking trails and the environmentally protected lands. Pine Ridge is a 46 home community located at the eastern edge of the picturesque town of Picton. There are a variety of lot sizes and home sizes to meet your wants and needs. Port Picton Homes designed the layouts and features to compliment the estate-like surroundings. Ravine lots are as large as 66 feet by 310 feet (lots of this size are hard to find with municipal services.) Pine Ridge offers a selection of 34 detached single family homes, many featuring walkouts. The 12 free-hold town homes enjoy a panoramic view of Macaulay Mountain. It's a great time to be living in Prince Edward County!

Exterior

- Paved municipal roads. Curbs and lighted sidewalks.
- Municipal water, storms and sanitary sewers.
- All services are underground: natural gas, hydro and phone.
- **Asphalt paved driveway.**
- Poured concrete garage floor. Poured concrete front porch.
- Front elevation is finished in brick to window ledge level ("brick skirt"), with solid colour stained wood siding (Maibec or equivalent) on upper elevations for contrast. Details as per plan.
- **Side elevation: the brick skirt continues, and generally extends the entire length, with upper clad in wood siding, details are as per plan. Rear elevation wood siding as per plan.**
- Sodded front lawn, with seeded sides, concrete patio stone walkway from driveway to front door.
- Prefinished overhead garage door.
- Garage will have interior gas-tight passage door with wooden step(s).
- Lot grade will determine the garage exit door location, in or out swing, and if stairs are required.
- Garage is pre-wired for optional garage door opener, and one other electrical outlet.
- All homes have 2-car garages, except townhomes which vary.
- 2 frost free exterior hose bibs, one in garage, one at rear of house.
- Roof is covered with quality asphalt shingles with 30 year manufacturer's warranty.
- Maintenance free aluminum soffit, fascia, trough and downspouts.
- All exterior colour schemes are architecturally controlled by vendor to create an attractive streetscape.
- **Townhomes: all include main floor walk out deck as per plan.**

STRUCTURAL

- Poured concrete foundations to Ontario Building Code specifications.
- Exterior walls 2 x 6 kiln dried studs
- Kiln-dried lumber framing, Engineered roof trusses, 1/2 “ plywood sheathing on roof.
- Floor: to achieve a quieter floor, we use kiln dried joists on 16” centres with 5/8” tongue and groove subfloor, glued and pneumatically fastened.
- Basement where indicated on plan will be standard 7’ 10”. Basement windows, if grading permits, are as per plan.
- **R50 attic insulation. Wall and below grade insulation meet or exceed code.**
- Townhomes: demising walls between adjacent homes have sound attenuation which meets or exceeds code.

INTERIOR

- **9’ ceilings on main floor.**
- **Solid Hardwood floor in living/dining areas on main floor.**
- Ceramic tile floor from Builder’s samples (one selection) in front entry, baths and main floor laundry/mud room.
- Wall to wall broadloom, from Builder’s samples (one selection) for remainder of house (bedrooms, den/office), with quality under pad.
- Interior walls painted (1 colour) with primer and two coats of high-quality latex paint, choice from four colours.
- Trim/casing/doors painted with two coats semi-gloss latex, white.
- Ceilings painted white flat latex.
- Smooth ceiling throughout (no stipple)
- Single level shelving in each closet, one closet rod.
- Basements, walkouts & closed stairwells are unfinished, with carpet-grade stairs, poured concrete floor, with rough-in for future bathroom, installed sump where required.

KITCHEN

- **Granite Kitchen countertops on lower cabinets and island from builders samples.**
- **Double bowl stainless steel under-mount kitchen sink with single-lever chrome faucet.**
- **All kitchens have a pantry.**
- Quality décor kitchen cabinets with choice of door style/finish, as per plan and Builder’s samples.
- Rough-in for future dishwasher.
- Rough-in for your over the range microwave oven.

BATH

- Quality white plumbing fixtures in all bathrooms.
- **Raised & elongated water-saver toilets are standard.**
- **1-piece Acrylic tub/shower in main bath.**
- Mirrors at all vanities, one light box over each vanity.
- Single lever chrome faucets in all vanities, showers, and tubs.
- Scald-guard temperature control valve for all showers.
- Ensuite bath as per plan, 1-piece Acrylic shower.
- Vanity cabinets/sink as per plan, laminate counter from Builder’s samples.
- Bathroom accessories: chrome towel bar, paper holder.

LAUNDRY

- Hookup connection for washing machine.
- One 4" dryer vent ducted to exterior.
- Heavy duty receptacle for dryer.
- Single poly laundry tub with chrome deck faucet, if indicated on plans.

DOORS, WINDOWS & TRIM

- Solid vinyl maintenance free Low E glass, Argon gas filled (warmer in winter, cooler in summer) windows.
- **Window colour as per Builder's colour scheme.**
- **Lever-style quality polished interior door handles.**
- Insulated entry doors, fully weather-stripped, with tarnish resistant grip-set on front door.
- Contemporary style interior doors.
- Contemporary paint grade window casing, door casing, and baseboard.
- Patio doors (where included on plan): vinyl, sliding, with screen.

HEATING AND COOLING

- **High-efficiency two-stage burner forced-air gas furnace, reduces energy consumption and improves efficiency of heat distribution.** On days when less heating is required, the two-stage burner will only use the energy required to heat the home.
- High efficiency gas-fired tankless water heater (rental)
- Fully ducted Heat Recovery Ventilators (HRV) ducted to bathrooms, kitchen.
- Note: the HRV exhausts the bathrooms. Additional ceiling exhaust fans are optional.
- Programmable digital thermostat.
- Oversized ducts for future air conditioning.

ELECTRICAL

- 100 amp Service with circuit breakers and copper electrical wiring throughout.
- Carbon monoxide and smoke detectors wherever required by code.
- Door chimes installed at front entrance way.
- Heavy duty receptacle for laundry and kitchen stove.
- White "Decora" or equivalent light switches and receptacles throughout.
- Unfinished basements: 4 outlets & 4 lights.
- 2 weather proof exterior electrical outlets.
- Prewired for telephone (2 outlets, white).
- Prewired for television (2 outlets, white).

LIGHTING

- **Pot lighting in kitchen as per plan.**
- Exterior light fixture front and back entrances.
- Dome-style flush mounted ceiling lights: 1 in each bedroom, hall, walk-in closet.

- Ensuite Bathroom: 1 Light fixture over each bathroom vanity sink (one box), 1 ceiling fixture
- Main Bathroom: 1 Light fixture over bathroom vanity (one box)
- Light Fixture Allowance **\$600** from Builders Samples for 5 ceiling fixtures (5 boxes): 1 kitchen island, 1 foyer, 1 dining, 1 ensuite vanity, 1 main vanity.

GENERAL

- Homes are covered by the Tarion Warranty Corporation. Homes will be registered by the vendor with the enrolment fee to be paid by the purchaser as an adjustment on closing.
- Plans, specifications, and materials are subject to availability, substitution, and modification, without notice.
- All building permits, inspections and development charges included.
- Connection to municipal services (water and sanitary sewer) included.
- Builder reserves the right to substitute materials of equal or better quality.
- Final clean-up of construction site and final house cleaning prior to move in.
- All homes will be built to the Ontario Building Code Standards as of the date of construction.
- Room by room pre-closing inspection with the Builder.
- HST will be included, **based on eligibility**. If eligible, rebate will be assigned to the builder.

Although the standard features listed above are substantial, homeowners are welcome to choose from a wide array of upgrade options to customize their home to their liking. Upgrades are priced attractively to ensure that you receive a home that you will love for years to come. A few of these options are:

SOME OPTIONAL UPGRADES

- Provision for gas BBQ, gas kitchen range, gas fireplace
- Garage door opener
- Air Conditioning, Sun Tunnels
- Wood decks or sunrooms.
- Finished basement
- Upgrade brick skirt to Stone.
- Water connection for your fridge (icemaker)
- Kitchen or bathroom tiled backsplashes
- Architectural ceiling bulkheads, coffers, tray, arches
- Integrated home audio systems, Home Automation Packages

January 23, 2017. Subject to Change without Notice E. & O.E.

