



VINEYARD SQUARE  
NIAGARA ON THE LAKE

## STANDARD FEATURES

### PEACE OF MIND WARRANTY:

- 7 year tarion warranty in accordance with the “Ontario New Home Warranties Plan Act” specifications

### STAINLESS STEEL KITCHEN APPLIANCES:

- Top of the line premium grade appliances includes induction cooktop, refrigerator, wall oven, built in microwave, dishwasher, hood fan liner, stackable washer and dryer

### CABINETRY AND COUNTERTOPS:

- Kitchen and vanity cabinets with contemporary matching hardware to be selected from samples provided by Vendor
- “Panel ready” integrated style fridge
- Spacious kitchen island
- Quartz countertops in kitchen and bathrooms to be selected from samples provided by the Vendor
- Up to 9 pot and pan drawers, 3 utensil drawers, pantry cabinets as per plan
- Finish to be Uniboard Melamine
- Eliminate 3 closets
- Eliminate office
- 2 main washrooms to be standard 5 ft vanities with basic quartz tops
- Guest washroom to have standard vanity with standard quartz top
- Kitchen to have standard quartz tops with no backsplash and no waterfall at island

### FLOORING:

- Beautiful 6” wide plank engineered flooring floors 1-3 & luxury vinyl plan on lower level to be selected from samples provided by the Vendor
- All flooring to be 9 inch x 72 inch upgraded luxury vinyl plank
- 1 ft x 2 ft porcelain washroom floors and shower walls
- Standard shower floor
- No shower niches



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PLUMBING FIXTURES:

- Quality owned electric hot water supply
- Large single bowl stainless steel undermount sink with pulldown spray faucet in kitchen with stylish single lever chrome faucet
- One exterior hose faucet
- Undermount white vanity sink with single lever brushed chrome faucet in bathrooms
- Rain shower heads in both ensuites
- Spacious walk-in showers as per plan
- Tiled shower base with tiled walls and frameless glass shower panel - as per plan
- Moen single lever faucets
- Moen positemp shower with slide arm, hose and hand held body sprayer
- American Standard 2 piece right height elongated toilet
- 2 main washrooms to have 2 sinks and 2 faucets
- Guest washroom to have one sink and one standard single lever faucet
- Close off window opening to second floor shower/washroom

ROUGH-INS FOR FUTURE USE:

- Rough-in for CAT5 and COAX to TV locations
- 5 USB outlets (1 in kitchen, 2 in primary bedroom, 2 in second bedroom)
- Set up for wireless communications

PROFESSIONAL PAINTING:

- All finished walls and trim to have 3 coats of pain, one primer and two finished coats, professionally painted

ENERGY-SAVING INSULATION AND DRYWALL:

- House fully insulated to values established by the Ontario Building Code
- 10' Ceilings on Main. 9' on floors 2 & 3, 8' on lower level
- Smooth Ceilings throughout except small closets



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INTERIOR TRIM/HARDWARE:

- Integrated, full width mirrors at all vanities in all bath and powder rooms
- All exterior and interior hardware pre-selected by Vendor
- Lever style with square rosette
- Prestigious white oak staircases, white oak railings and metal spindles, oak treads and stained risers, open treads 2 & 3rd level, painted stringers, open risers on upper levels (as per plan)
- Supply of paper holder, robe hooks and towel bars to match selected faucet style and finish
- Interior trim is clean modern 5.5" baseboard and 3.5" casing
- Modern style interior doors as per Vendor selection

MECHANICAL SYSTEMS:

- High efficiency forced air has furnace with central air conditioning
- Temperature Zone Control Wireless HVAC system
- Intruder Alarm system in every unit with 2 keypads as per plan
- ERV - Energy Recovery Ventilation system
- Exhaust fan in kitchen vented to exterior
- Dryer vented to exterior



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**ELECTRICAL EQUIPMENT:**

- 125 Amp electrical service with breaker panel
- "Cambridge" private elevator systems serving all 4 levels in each unit. Cab fixtures and finishes integrating with the design concept
- Fireplace with touch ignition system
- TV media outlet in both bedrooms
- Heated ramp to parking, Heated underground entry with FOB system, steel entry doors with multi latch lock system
- Quality electrical light fixtures, interior and exterior
- Smoke detectors on each level as per Ontario Building Code
- CO detector as per building code
- Heavy duty cable outlet for electric dryer and stove
- Doorbell at the front door
- Bedroom fireplace walls to be painted (no tile)
- Pot lights to stay main floor only
- Light fixture allowance \$ 2,000 (\$900 reduction)
- Power blind in upper living room window
- Manual blinds balance

**LANDSCAPE/TERRACE:**

- Maintenance free 3rd floor patio with gas fireplace featuring concealed burner and Quartz fire beads and safety screen
- Privacy screen between units
- Large patio door to private turf grass backyard as per plan

**CLOSETS:**

- Standard front closet with 2 doors, 1 rod, 1 shelf
- Second floor closet to have a diagonal wall with door and rod and shelf inside
- Third floor closet to have a 2 ft wall opposite the fireplace wall to create a break point with one rod and one shelf
- den / bedroom walls have been constructed to close off for 3rd room