

**INTERIOR TRIM AND CABINETS**

- Bi-fold doors on interior & bedroom closets
- Upgraded colonial-style baseboard, trim and casing
- Solid oak handrails with wood or metal spindles from builder's selections
- Oak cap on half-walls, according to plans
- Choice of custom-made cabinetry and countertops from Builder's samples
- Microwave shelf in kitchen
- Vanities in all full bathrooms
- Breakfast bar in kitchen

**LANDSCAPING**

- Paved driveway
- Trees and planting in accordance with City-Approved Landscape Plan
- Lot graded and sodded except when irregular-shaped
- Pre-cast concrete front walkway

**WARRANTY**

- 1-year full warranty with Braebury Homes Corporation
- 2-year Braebury warranty on mechanicals
- 7-year warranted by Braebury Homes. "Tarion New Home Surety Tax" at owner's expense.
- Building location survey provided at Braebury's expense
- Full-time Braebury Customer-Service Representative

Specifications and materials are subject to availability. Modifications and equal substitutions may be made at the discretion of Braebury Homes. The Vendor at their discretion reserves the right to reimburse the customer for any items missed.







A collection of options are available for review so that each home can be personalized to individual requirements. Purchaser have a choice of colours and materials from Builder's standard samples of the following unless already ordered or installed per contract:

- All floor coverings
- All cabinets and countertops in kitchen and bathroom



**Design · Style · Value**

At Braebury Homes we understand the importance of building a more environmentally friendly home.

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**ULTRA-LOW V.O.C. ODORLESS CHEMICAL-FREE PAINT:** *further improving your indoor air quality by using paint that reduces or eliminates off gassing*
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**ALL EXPOSED DUCTWORK TAPED:** *improves air distribution efficiency by reducing potential duct leaks*
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**PROGRAMMABLE THERMOSTAT:** *saves money by allowing you to control how much heat/cooling you use when you are not home*
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**FULL HEIGHT R-20 BASEMENT INSULATION ON EXTERIOR WALLS:** *creating a warmer basement to help reduce heating costs*
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**COMPACT FLUORESCENT BULBS (C.F.L.):** *further reducing electrical energy consumption*
- 
**MASTER PLANNED COMMUNITY** *with network of recreational pathways and greenspaces.*



Optional items, material specifications, floor plans and availability are subject to change without notice. All renderings are artist's conceptions only, individual block elevations per builder. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area per Tarion guidelines. E. & O. E. September 6, 2017.

**Creating New Standards... for you!**

*"Never losing sight of what is important..."*



## THE TOWNES OF WOODHAVEN

*Spacious designs with range of options*

SPECIFICATIONS AND FEATURES



**There is more built-in with Braebury!**

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**BASEMENT**

- Water proof membrane
- Foundation walls are 8" poured concrete walls
- 4" diameter perimeter drainage system
- 3" poured concrete basement floor with trowelled finish
- 4" poured concrete garage floor with trowelled finish

**FRAMING**

- 8' high ceilings on main floor
- Floor joist system per plan
- 5/8" tongue and groove sub-floor sheathing, nailed, glued, sanded and screwed down
- External walls 2"x6" kiln-dried studs
- Internal walls 2"x4" kiln-dried studs at 16" centers
- Trusses strapped with resilient channeling
- Basement perimeter walls have framing that extends to floor, ready for future finishing
- Gasket seal under all exterior wall plates
- Steel beams as per plan

**EXTERIOR FEATURES**

- Architecturally controlled front elevations which highlight various exterior finishes including stone, brick and vinyl detailing
- Quality maintenance-free PVC Thermopane casement windows throughout home with slider windows in basement; window grills and operators installed per plan
- ENERGY STAR® certified Low-E Argon Casement and sliding windows as per plan
- Screens provided with all operable windows
- Quality maintenance-free insulated roll-up 8' tall garage doors with weather-stripping
- Maintenance-free aluminum soffit and fascia with vinyl siding on back and side elevations
- Highlighter windows according to plans
- Insulated, embossed, Cambridge-style metal front door, with weather-stripping. Glazed sidelight, according to plans
- Poured concrete front porch with maintenance-free aluminum railings and spindles according to plans
- Architecturally-styled and colour coordinated feature panels, and classic-style columns, according to plans
- 30-year architectural self-sealing asphalt roof shingles
- Eavestroughing and down-spout on front elevation where required
- Exterior light fixtures preselected by Braebury Homes

• DESIGN •

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**ENERGY EFFICIENCY / INSULATION**

- A complete perimeter air barrier with 6 mil UV polyethylene vapour on warm side of exterior walls
- Minimum R24 exterior wall insulation, comprising typically but not limited to: R19 batt insulation and R5 insulated sheathing
- R-50 attic insulation
- R-20 floor to ceiling insulation in basement (exterior walls)
- Dropped ceiling and heated air space with R5 insulation between garage ceiling and upper living areas according to plans
- Air tight electrical boxes on all exterior walls

**PLUMBING AND ACCESSORIES**

- Low-flush energy saving toilets with insulated toilet tanks
- Pedestal sink in powder room
- Bathroom fixtures are white
- Maintenance-free one piece tub and/or shower stalls as per plans
- Kitchen and bathrooms equipped with washerless single lever faucets except in laundry tub
- Double-bowl stainless steel kitchen sink
- Laundry area to have washer connections, and electrical receptacle for the dryer, and vent for future connections
- Two exterior lawn service faucets, as per plan
- Pressure-balancing valve in all showers

**HARDWARE**

- Dead bolt lock on all exterior doors, keyed alike
- Front entrance satin finish lever set
- Mailbox and street numbers installed as required
- Choice of cabinet hardware from Builder's samples
- Top quality interior door hardware including satin latch set privacy set for master bedroom, main bath and powder room

**HEATING AND VENTILATION**

- High-efficiency gas-fired forced air furnace with electronic ignition AFUE 95.5% min with brushless high efficiency ECM motor
- White or brown coloured warm and cold air return duct covers
- Ductwork and furnace sizing specified by a certified HRAI consultant
- Separately switched exhaust fan vented to exterior in kitchen
- Separately switched exhaust fan vented to exterior in all bathrooms
- C. O. detector, programmable thermostat; taped (sealed) supply and return trunks visible space
- HRV unit connected to principal exhaust
- High efficiency hot water tank unit (rental)
- Drain-water heat recovery system (rental)

• STYLE •

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**PAINTING**

- Bathroom and kitchen walls to be off-white semi-gloss finish
- Wood trim and doors to be white semi-gloss finish
- Remaining walls to be off-white latex velvet finish

**ELECTRICAL SYSTEM**

- Minimum of one (1) electrical outlet in the basement and in the garage
- Heavy duty outlet for clothes dryer and stove
- 100 amp service with 32 circuit breaker panel
- Outlet for future garage door opener
- Weather proof outlet at the rear and front of house
- Door chime at front entrance
- Dining room ceiling light outlet capped
- Ceiling light fixtures in all bedrooms
- All copper wiring throughout
- Smoke detector on each floor
- Separate circuit outlet for the future microwave oven
- Decora-style switches
- 4 pot lights in kitchen as per plan
- Capped light fixtures over kitchen island for future pedant lights as per plan

**DRYWALL**

- Rounded drywall corners throughout
- Custom textured finish on all ceilings, and 4" smooth edge, except kitchen, bathrooms and powder rooms where finish is smooth

**FLOORING**

- ¼" plywood underlay under vinyl flooring
- 36 oz. wall-to-wall broadloom on main floor and all upper areas according to plan; choice of one colour from builder's samples
- Quality underpadding
- Vinyl flooring according to plans choice of styles from builder's standard samples
- Ceramic tile in main level foyer and powder room; choice from builder's samples

**ROUGH-INS**

- 6 communication technology outlets (std. 3 phone & 3 cable )
- Rough-in for plumbing & electrical for future dishwasher
- 3-piece rough-in for future bathroom in basement

• VALUE •