



STANDARD FEATURES & FINISHES

PREMIUM CONSTRUCTION DETAILS

1. Elegant architectural front, sides and rear exteriors, featuring solid maintenance-free siding (as per plan)
2. Featuring James Hardie siding producing an elegant architectural front, sides and rear exteriors (as per plan)
3. Maintenance-free soffit, fascia, eaves-trough and downspouts
4. Quality self-sealing style roof shingles, with a limited lifetime manufacturer's guarantee
5. Distinctive architectural details on front elevations (as per plan)
6. Covered verandas/porches/loggias (as per plan)
7. Fiberglass entry access door(s) with weather stripping along with front entry grip set **
8. Premium steel panel pre-finished insulated garage doors
9. Premium quality vinyl casement-style windows throughout (one operable per room)
10. Screens will be provided for all operable windows
11. Decorative window grilles (styles architecturally controlled) enhance the streetscape on all front elevations
12. Maintenance-free vinyl basement windows
(Note: basement window locations and sizes will vary depending on siting and grading considerations)
13. High quality polyurethane caulking on all exterior windows and doors
14. Two outside "frost free" hose bibs, one in garage and one at rear of home
15. All utility connections as required and asphalt driveway included
16. Pre-cast concrete walkways to front door, and pre-cast concrete steps at front and side doors (where applicable) *
17. Poured concrete basement walls with damp-proofing, "bubble drainage layer" and "sock" covered weeping tiles connected to sump well
18. Poured concrete porch (as per plan) (optional cold room available)
19. Structure shall be wood frame construction as per Ontario Building Code requirements
20. R22 Fiberglass Batt Insulation+ R5 continuous foam sheathing - exterior walls
21. R60 Blown Fiberglass Insulation in attic, with "Styrene Mor-Vents" and vinyl attic vents
22. Spray foam insulation in main and second floor rim joist areas
23. R20 basement insulation
24. The exterior doors and frames will receive 1 coat of paint from vendor's colours
25. Engineered wood "I" floor joist system
26. Fully insulated, drywalled and one coat of primer in garage area
27. Architecturally controlled exterior colour schemes and streetscapes

CUSTOM QUALITY INTERIOR FEATURES

28. 9' ceilings on main floor with 8' interior doors (as per plan)
29. 8' ceiling(s) on second floor with 7' interior doors (as per plan) **
30. Oak stairs (as per plan) with oak handrail. Nosing included under all pickets where it meets the floor **
31. Raised panel interior passage doors, complete with satin nickel hardware and door handles
32. Maintenance-free, easy clean, pre-finished wire shelving in all closets
33. Paint grade 5 1/4" baseboards and 2 3/4" casings throughout, with window ledges **
34. Square drywall corners (areas determined by builder)
35. Smooth finish ceilings for all spaces
36. PAINT: The home will receive 1 coat of tinted primer and 2 coats of flat finish from vendor's colours (includes one colour choice per home) **

DREAM KITCHEN FEATURES

36. Choice of quality cabinetry at the Standard Level with soft close drawers and doors
37. Standard level solid surface countertops in kitchen
38. Crown Molding over upper cabinets in kitchen
39. Quality stainless steel under-mount sink **
40. Single lever Moen faucet **
41. Two speed exhaust hood fan vented to outside
42. Heavy-duty receptacle for stove
43. Electrical outlets for fridge and at counter level for small appliances
44. 1 integrated USB, USBC charger in electrical outlet
45. Open base cabinet for future dishwasher, with rough in for plumbing and electrical breaker not included (Buyer responsible for all final hookups)

LUXURIOUS BATHROOM FEATURES

46. Chrome faucets in all bathrooms **
47. Temperature control valves in all showers

48. Quality cabinetry at the standard level, featuring solid surface countertops, soft close doors and drawers **
49. Standard hardware on all cabinets in bathrooms where vanities are provided (drawers are not included in vanity design) **
50. Bathroom sink, toilet and tub fixtures will be white (ceramic accessories and toilet paper holder NOT supplied or installed to allow homeowner personal preferences)
51. Tub and separate shower stall with light (as per plan)
52. Separate shower glass enclosure finished with standard ceramic tile (as per plan) **
53. Wall mirrors over all bathroom vanities
54. Free-standing tub in primary ensuite (as per plan)
55. Glass shower door provided in primary ensuite bathroom shower only (as per plan)

QUALITY FLOORING APPOINTMENTS

56. Selection from Builder's standard samples
57. Level 1 luxury vinyl plank in main floor areas (excluding tiled areas as per plan) **
58. Luxurious 40oz. broadloom with 5 lb. chip foam underlay on upper floor rooms **
59. Choice of imported quality 12 x 24 Level 1 ceramic tiles for foyer, laundry room, powder room and all bathrooms (as per plan) **
60. All sub-floors are 3/4 OSB, glued, screwed and sanded

ELECTRICAL, PLUMBING AND MECHANICAL FEATURES

61. Pre-wire for cable or cat5 (choice of 4 locations throughout)
62. White Decora switches and receptacles provided throughout
63. Exterior coach-style lamps at front door and garage (as per plan)
64. Standard light fixtures provided throughout
65. Dining room ceiling fixture to be capped
66. 12 pot lights including one per shower stall
67. Smoke, Carbon Monoxide and light warning detectors installed on every floor, including all bedrooms and basement, as per code
68. 200 AMP service electrical conduit rough-in provided from basement to garage for future E/V charger
69. Electrical outlet in bathrooms protected by ground fault interrupter
70. Electrical doorbell and door chimes
71. Exterior weatherproof electrical outlet at front and rear of home
72. Electrical ceiling outlets in garage for garage door openers (one per door)
73. Electrical panel board to be in basement (at Builder's discretion)
74. High efficiency forced air natural gas furnace with back up heat pump with combo air conditioning unit, Smart Thermostat included. (location at Builder's discretion)
75. Rough-in 3-piece bathroom in basement (as per working drawings)
76. High efficiency gas rental hot water heater (location at Builder's discretion)

LAUNDRY ROOM CONVENIENCES

77. Main floor laundry room with laundry tub, base cabinet from the Mariposa Standard line with standard solid surface countertop from Builder's samples (as per plan) (Note: Basement laundry facilities will not have a cabinet)
78. Rough-in plumbing provided for washer
79. External exhaust vent provided for dryer (Homeowner to provide and install hook-up to vent)

UTILITIES

80. Site/Lot services include: natural gas, electricity, telephone, cable, municipal water, sanitary sewer, (Homeowner may be required to install a water softener, and/or other devices to augment water properties)

GUARANTEE AND WARRANTY

All Mariposa Homes are covered under the Tarion Warranty Corporation with 7 years of coverage against major structural defects. The Tarion enrollment fee is to be paid by the purchaser by way of an adjustment on closing. The Tarion program offers a one year comprehensive warranty for surface defects and a two year warranty for plumbing, heating, electrical systems and building envelope.

Specifications subject to change without notice. The Builder reserves the right to substitute materials of similar or better quality, should supply so dictate.

Mariposa Homes Inc., reserves the right to exercise architectural control, to all aspects of the exterior presentation, of the homes on "Orion Blvd, Orillia". E. & O. E. 11/13/24



The Vendor agrees to include the items listed below in the purchase price. Selections of interior and exterior colors where applicable are to be made by the Purchaser(s), from the Vendor's range of standard samples as provided below. ** From Builders Standards. E. & O.E.