

JOSHUA CREEK
MONTAGE



VALERY
H O M E S

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EXCEPTIONAL EXTERIOR FINISHES

- Striking architecturally designed homes made of beautifully selected stone, clay brick, elegant stucco, prefinished accent panels, metal roofing in addition to other quality materials and detailing, as per plan and elevation.
- Precast concrete windowsills, headers, arches, and ornamental details, as per plan and elevation.
- Decorative exterior railing as per elevation.
- Manufacturer lifetime limited warranty self-sealing quality asphalt roof shingles.
- All exterior wall construction is designed to meet or exceed all Ontario Building Code requirements.
- Grand insulated 8' front entry door(s) with glass sidelight(s) as per elevation.
- Elegant grip set, deadbolt locking system for front door. Complementing exterior coach lights at entry and garage as per model type.
- Energy Star qualified coloured vinyl casement windows with Low-E glass and argon gas filled. All operable windows have screens.
- Low-E glass vinyl slider basement windows.
- Premium steel maintenance-free moulded paneled sectional roll-up garage doors in a variety of enhanced designs with window-lites and hardware, as per plan and elevation.
- Poured reinforced concrete garage floor.
- Deadbolt locks for all exterior swinging doors to dwelling.
- Pre-finished maintenance-free aluminum soffits, fascia, eavestroughs and downspouts.
- Steel reinforced concrete front porches.
- Frieze boards on front elevations, as per plan and elevation.
- Walkway from driveway to front entry, patterned precast slabs, where applicable.
- Frost-free exterior water taps with inside shut-off valves, located at the rear of the house and in the garage
- Front and rear yards are fully sodded, where applicable.
- Gas line for BBQ. Builder to determine location.

BEAUTIFULLY FINISHED BASEMENTS

- Finished basement as per plan with approximately 9' high ceilings.
- Complete 3-piece bathroom as per plan.
- Cold cellar with solid core door, weather stripping, light, as per plan.
- Basement foundation walls are poured with heavy duty damp proofing and a superior free draining membrane wrap.
- Poured concrete floor in the basement with a floor drain by the furnace area, as per plan.
- Basement walls will be insulated to R-20.

EXQUISITE INTERIORS

- All models to have approximately 10' high ceilings throughout main floor, 9' high ceilings on the second floor and 9' high ceilings in basement; except at coffered or cathedral ceilings, bulkheads and dropped ceilings where required for mechanical.
- Smooth ceilings throughout main floor.
- Striking decorative ceilings on the main floor as per plan.
- 2 panel, 8' interior doors on main floor.
- Luxurious stained oak staircase with hardwood on landing.
- Large 3 ½" newel post, upgraded handrail and designer black metal pickets as per Builder's sample.
- 7 ¼" baseboard throughout home with 3 ½" casing throughout.
- Direct vent gas fireplace with glass panel, gas log, wall-mounted spark-ignition switch, painted wood mantel and marble surround, as per plan.
- Brushed chrome lever handle with privacy locks for all bathrooms.
- Sliding patio doors, as per plan.

- All closets have pre-finished melamine shelving and metal dowels.
- Premium quality paint on interior walls.
- All interior wood trim and woodwork is primed and painted. Ceilings to be painted flat white.

GOURMET KITCHENS

- Customized kitchen cabinetry with an abundance of styles and colours to suit every taste and design style, as per Builder's standard samples.
- Elegant extended height kitchen upper cabinets.
- Soft close doors and full extension drawers.
- Quality hardware as per Builder's standard sample.
- Chef's desk, wet bar, pantries, breakfast bars, islands, and other features as per plan.
- Stunning selection of granite countertops from Builder's standard samples, with stainless steel double compartment undermount sink and upgraded Moen chrome finish single lever faucet.
- Ceramic tile backsplash above kitchen and server counters as per plan from Builder's standard samples.
- Split-circuit electrical outlets above the kitchen counter for future small appliances.
- Heavy-duty receptacle for future stove.
- Dedicated electrical outlet for future refrigerator.
- Dishwasher rough-in, water supply and drain provisions (space left open in kitchen cabinetry).

SPA-INSPIRED BATHROOMS

- Customized cabinetry with an abundance of styles and colours to suit every taste and design style, from Builder's standard samples.
- Stunning selection of Granite countertops in all bathrooms from Builder's standard samples.
- Spa-like free standing soaker tub in Primary Ensuite as per plans.
- Frameless glass shower enclosure in Primary Ensuite as per plans.
- Recessed shower pot light in all separate shower stalls.
- Choice of quality imported shower wall tiles in all bathrooms from Builder's standard samples.
- White lavatory sinks, water closets and bathtubs where applicable as per plan.
- Premium Moen chrome single lever faucets for all bathroom lavatory sinks with manufacturer's limited long-term warranty.
- Efficient water saving Kohler comfort height- elongated toilet in all bathrooms that comply with the most recent building codes.
- Mirrors above all bathroom vanities and makeup counters as per plans.
- Privacy locks on all bathroom and powder room doors.
- Showers with Moen chrome single level pressure balance/temperature-control valves.
- Luxurious premium acrylic bath in all secondary bathrooms, where applicable as per plan.
- Exhaust fans in all bathrooms according to the current Ontario Building Code.
- All sinks and toilets have water shut-off valves.

FUNCTIONAL LAUNDRY ROOMS

- Single laundry tub set in white melamine cabinet base with laminate countertop, chrome faucet and drain.
- Dryer vent for future automatic dryer.
- All required plumbing, electrical and venting rough-ins will be provided.

UPGRADED FLOORING

- All sub-floors are tongue and groove; nailed, glued and screwed down.

FEATURES & FINISHES

EXECUTIVE SINGLES

- 5" stained Engineered Oak hardwood flooring on main floor and upper hall in non-tiled or carpeted areas, from Builder's standard samples.
- Premium 24" x 24" imported tile in main floor tiled areas, as per plan from Builder's standard samples.
- Premium 13" x 13" imported tile in all second-floor bathrooms and laundry room, as per plan from Builder's standard samples.
- Premium 32 oz Berber carpeting for floor areas not covered by ceramic tile or hardwood, as per plan from Builder's standard samples.
- Concrete basement floor in all unfinished areas.

ELECTRICAL & HEATING

- 200 AMP electrical service with circuit breaker panel and copper wiring throughout the home.
- White decora switches and plugs throughout the house.
- Electrical outlets with a ground fault detector circuit in bathrooms and powder rooms.
- Recessed shower pot light in all separate shower stalls.
- Interior light fixtures in every room, hallway, and walk-in closets, as per builder's specifications.
- Interconnected smoke/carbon monoxide detector(s) on each level including the basement as per the Ontario Building Code.
- Electrical front door chime.
- Exterior weatherproof electrical outlets in the rear yard and front porch. Location to be determined by the Builder.
- Electrical wall outlet(s) in garage and an electrical outlet per garage door on garage ceiling for future garage door opener.

SMART NETWORK HOME ROUGH-IN

- Three (3) – Cat6A Network Cables for IPTV's.
- One (1) – Cat6 Network for keypad.
- Two (2) – Cat5e Network Cable for IP Cameras.

HEATING/INSULATION

- Forced air high-efficiency gas furnace.
- All window and door frames and building perforations are caulked with premium caulking.
- Nest thermostat located on main floor.
- Hot water tank is a rental.
- Heat recovery is a rental.
- Drain water recovery is a rental.
- R-31 spray foam insulation in exposed floors.
- R-60 insulation blown in Attic.
- Ducts cleaned prior to closing.

WARRANTY

- Valery Homes is registered and enrolled with the TARION warranty program and the warranty includes:
 - Defects in material and workmanship for one (1) year.
 - Defects on electrical, plumbing, heating delivery and distribution systems, exterior cladding, and water penetration for two (2) years.
 - Major structural defects for seven (7) years.

NOTES: All illustrations & photos are artist's concepts, and the purchaser acknowledges that the floor plan may be reversed. The purchaser acknowledges that the specifications, landscaping, finishes and furnishings etc. in the model home(s) or sales office may be for display purposes only and may not be of the similar grade or type or not necessarily included in the purchase of the home. The purchaser acknowledges that variations in colour and shade uniformity may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to normal production processes. Some windows and doors shown may be optional. The Vendor reserves the right to substitute materials that are of equal or better quality. E.&O.E.

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