

845 WOODBINE ROAD

PURCHASE PRICE INCLUSIONS

EXTERIOR

- Fire resistant siding
- Stone on front of house at full height with accent sections at front doors and window build outs **as per plan, front elevation.
- Seamless eaves trough with downspouts.
- 40-year Architectural Shingles
- Aluminum vented soffit and smooth fascia from standard colour selections.
- Windows - casement, picture, sliding or single hung windows, as per plan
- Paved 12ft. wide driveway
- One exterior electrical receptacle at the front and rear of the house.
- Two exterior hose bibs.
- Concrete front porch and side entrances
- All OBC permits and driveway entry permits included.

STRUCTURAL

- 2x6 spruce exterior walls @ 16"OC and 9" high.
- 7/16 OSB exterior wall sheathing with house wrap and tape applied.
- 5/8" spruce tongue and groove plywood on floor - glued and screwed.
- Pre-manufactured roof trusses @ 24" on centre
- 9 ft ceilings on the basement, main and second levels

FOUNDATION/BASEMENT

- Code Blue Waterproofing membrane to grade on exterior walls.
- All exterior parging where required as per OBC.
- 4" poured concrete floors with crushed stone under concrete slab.
- 4" weeping tile around the base of the footings.
- Basement plumbing, rough in only.



INTERIOR

- **Windows and doors insulated with spray foam insulation and around perimeter and taped.**
- **½" drywalls screwed with resilient channel applied to the ceiling.**
- **Walls primed and painted, two coats, latex, single colour.**
- **All trim and doors painted with two coats white semi gloss.**
- **White wire style vinyl coated shelving with built in closet rods.**
- **Pine wall mounted hand railing in interior stairwell.**
- **Black or brushed nickel interior door handles.**
- **Interior hollow core interior doors.**
- **Vinyl Plank flooring throughout all units and common areas except bathrooms**
- **Bathrooms 2x1 ceramic tile in every unit**
- **Kitchen islands in 3-bedroom units**
- **Quartz countertops in kitchen and bathrooms**

PLUMBING

- **ABS drainpipes and Pex plastic water lines as per OBC.**
- **Chrome single level faucets – Moen or American Standard.**
- **Dishwasher in each unit.**
- **White 5' acrylic tub/shower in bathrooms.**
- **White toilets and seats provided.**
- **Wide stainless steel kitchen sink with chrome single lever faucet.**

ELECTRICAL

- **Meter base & 100-amp panel provided for each unit**
- **Underground telephone installed in hydro trench.**
- **Purchaser or tenants responsible to contact service providers and to pay any and all costs to have telephone, cable, and internet activated at the home.**
- **GFCI receptacles installed as per OBC.**
- **Interconnected smoke detectors in each unit and common areas**
- **Carbon monoxide detectors in each unit and common areas.**
- **White decora plus and switches.**
- **Three-way switches installed as per OBC.**
- **Tempering valve with thermostat installed by plumbing contractor on hot water tank.**
- **HRV – heat recovery ventilator.**