INCLUDED FEATURES

EXTERIOR

- Clay brick exterior and/or vinyl or other materials, as per plan, including vinyl accents. Singles: Choice of exterior colours from Vendor's pre-selected colour packages. Townhomes: exterior colour package pre-selected by Vendor.
- Pre-finished aluminum soffits, fascia, eavestroughing and downspouts.
- Brick soldier coursing, precast concrete sills and keystones, as per plan.
- Casement vinyl windows. Front windows to include bars and transoms, as per plan.
- Single front entry door with sidelight(s) and transom, as per plan.
- Black finish grip set, and dead bolt on front entry door.
- Decorative house numbers.
- Roll up garage doors with windows, as per plan.
- Precast concrete slabs on front walkways, as per plan.
- Walkout Condition: 5' sliding patio door and upgraded window(s) in Basement, with main floor wood deck.
- Lookout Condition: Upgraded window(s) at rear of home in Basement, with main floor wood deck.
- Limited Lifetime manufacturer's warranty, self-sealing asphalt shingles per pre-determined colour scheme.
- Front and rear lawns to be fully graded and sodded. Gravel to be provided between the Garages of the Single homes.
- All exterior doors and windows to be fully caulked with premium quality slow setting caulking.
- Two stage asphalt-paved driveway.
- Sump pump in Basement as per municipal requirements.

BATHROOMS

- Pedestal sink in Powder Room, as per plan.
- All sinks and bathtubs to be fitted with chrome-finish, single lever faucet.
- All vanity sinks fitted with shut off valves.
- Single models to be fitted with an Oval Roman bathtub or soaker tub in the Primary Ensuite, with choice of ceramic tiles for tub surround, as per plan.
- Townhome models to be fitted with bathtub in Primary Ensuite, with choice of ceramic tiles for tub surround, as per plan.
- Wall-mounted glass plate mirror above all vanities.
- Privacy locks on all Bathroom doors.
- Choice of cabinets and laminate countertop from Vendor's pre-selected standard colour packages.
- Choice of ceramic floor and wall tiles from Vendor's pre-selected standard colour packages.
- Choice of ceramic tiles around deck mounted tub, alcove tub-shower and shower walls from Vendor's pre-selected standard colour packages.

KITCHEN

- Choice of premium kitchen cabinets with durable laminate countertops from Vendor's pre-selected standard colour packages.
- Rough-in plumbing and electrical (wire only) for future dishwasher, located at designated dishwasher opening.
- Stainless steel kitchen sink with single lever, pull-out faucet.
- Kitchen faucet fitted with shut off valve.
- Wiring and receptacle provided for electric stove.

INTERIOR

- Choice of interior colours from three (3) Vendor pre-selected standard colour packages.
- Decorated texture finish ceilings, with smooth border (except Kitchen and Bathrooms to be smooth finish).
- Quality wall-to-wall broadloom with underpad in Bedrooms, 2nd floor Hallway and Main Floor stairs. Choice of colour from Vendor's pre-selected standard colour packages.
- 2 ¾" casing on windows and doors with matching 5 ½" baseboard in finished areas.
- Upgraded, smooth, 2-panel interior doors. Closet doors to be same style as interior doors, unless otherwise indicated in plans.
- Laundry to be fitted with receptacle for clothes dryer and dryer vent to exterior, as per plan.
- All walls to be painted with primer and one coat of finish paint of an off-white colour throughout. Trim and doors to be accented in white.

HEATING SYSTEM

- H.R.V. (heat recovery ventilator) to control humidity and improve heating efficiency in the home.
- High-efficiency forced air gas furnace. Rough-in central air conditioning (sized ducting and thermostat wiring only).
- Duct cleaning prior to closing.

ELECTRICAL SYSTEM

- 100-amp electrical system with circuit breaker panel and copper wiring throughout.
- Receptacle for stove, washer and clothes dryer.
- Pre-wiring for Telephone High Speed Internet CAT-6 (Living/Great/Family Room, Kitchen and all Bedrooms).
- Pre-wiring for cable. One (1) outlet in Great/Family Room.
- Two (2) weatherproof electrical outlets on exterior of home. One (1) at the exterior-rear of the house and one (1) at the exterior-front of the house.
- Black coach lamps: one (1) at the Garage and one (1) near front door. Front door chimes.
- Smoke detectors and carbon monoxide detectors as per Ontario Building Code requirements.
- Vendor's standard electrical light fixtures in all rooms except Living/Great/Family Room (if applicable). Living/Great/Family Room (if applicable) to be fitted with an electrical outlet for side lamps, controlled by separate switch.

STRUCTURE

- 2" x 6" construction on exterior walls.
- Steel beam and post construction in Basement, as per plan.
- Roof constructed with engineer certified trusses.
- Roof sheathing with 3/8" plywood.
- All sub floors to be nailed, sanded and fastened with glue and screws to joists.
- 9' ceilings on main floor, and 8' ceilings on second floor.

Actual features and finishes may differ and are subject to change without notice, as per applicable plan. Photos and renderings are for representation purposes only. E.&O.E. © 2026 Lancaster Homes Inc.

PINE RIVER

IRONWOOD COLLECTION



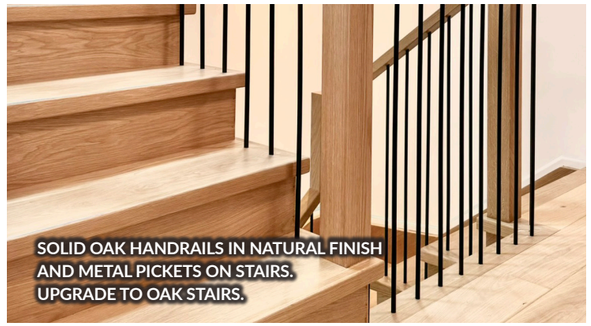
FEATURES & FINISHES

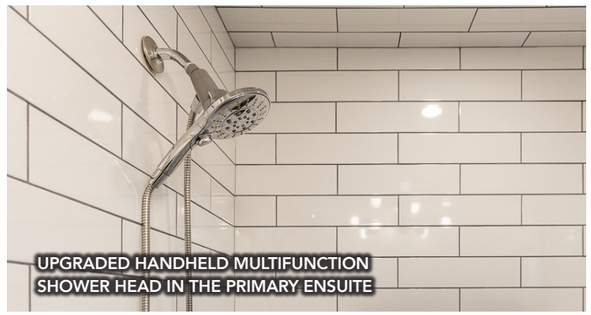
LANCASTER HOMES

SPECIAL FEATURES AT NO EXTRA COST

- 12”x24” ceramic tiles installed in stacked pattern on floors in Foyer, Kitchen, Breakfast/Dinette, all Bathrooms and Laundry. Choice of colour from Vendor’s pre-selected standard colour packages.
- Modern, water-resistant vinyl plank flooring in main floor Hallway, Living/Great/Family Room and Dining Room.
- Upgraded handheld multifunction shower head in Primary Ensuite.
- Floating-style cabinets in Bathrooms, as per plan.
- Single models: Glass shower, framed enclosure, in Primary Ensuite, as per plan.
- Decora style switches and outlets throughout.
- Solid oak handrails and metal pickets on stairs in finished areas, set on solid oak nosing where applicable. Handrails and nosing to be natural finish.
- Accent coloured base island in Kitchen, as per plan.
- Stainless steel chimney fan over stove in Kitchen.
- Modern satin nickel finish straight lever handles.
- China sinks on all bathroom vanities.
- Extra electrical outlet (1) in Garage for future garage door opener.
- Vinyl double sectional 5′/6′ sliding patio door with transom to rear yard, as per plan.
- Two (2) hose bibs with independent shut off valves, one (1) in the Garage, one (1) at the rear of the house.
- Single models: Choice of elegant glass insert for front entry door from Vendor’s pre-selected samples.
- Natural gas line (1) for BBQ at rear of house.
- Taller upper Kitchen cabinets to complement 9′ ceilings.
- Taller main floor window height to complement 9′ ceilings.
- Mosaic floor under washing machine area. Drain in second floor laundry, as per plan.
- Engineered floor joists in Townhomes and Single models, as per plan.


PULL-OUT DESIGNER KITCHEN FAUCET


SOLID OAK HANDRAILS IN NATURAL FINISH AND METAL PICKETS ON STAIRS. UPGRADE TO OAK STAIRS.


UPGRADED HANDHELD MULTIFUNCTION SHOWER HEAD IN THE PRIMARY ENSUITE


STAINLESS STEEL CHIMNEY FAN


FLOATING-STYLE VANITY CABINETS


ACCENT COLOURED BASE ISLAND IN KITCHEN, AS PER PLAN.


5′/6′ SLIDING PATIO DOOR WITH TRANSOM, AS PER PLAN


FRAMED ENCLOSURE SHOWER, AS PER PLAN


VINYL PLANK FLOORING


12”X24” CERAMIC TILES