

## PICK YOUR PACKAGE.

Your home, by design. Once at our New Home Centre, you will choose from 6 designer-crafted interior style packages, curated to include a cohesive grouping of LVT flooring, coordinated quartz kitchen countertop and cabinetry, ceramic tile bath enclosures, and matching hardware in a variety of colours and designs. Upgrade your living environment and enhance everyday comfort and convenience.

## MODERN KITCHENS.

- Contemporary cabinetry with slab doors and nickel handles
- Quartz Quoarstone countertops with contemporary, square edge and breakfast bar
- Stainless Bristol Steel dual basin drop-in kitchen sink
- Contemporary MOEN water conserving chrome single lever faucet with pullout handle
- Ceramic tile backsplash
- Panasonic EnergyStar microwave with integrated vent, induction cooktop, wall oven, panel door dishwasher, and cabinet door refrigerator

## SLEEK BATHS.

- Cabinetry to match kitchen, with slab doors and nickel handles
- Durable laminate countertop with bullnose edging and straight back edge
- Oversized LED contemporary vanity mirrors *As per plan*
- Acrylic white, low-sided tub, white subway tile walls, MOEN Nebia showerhead & curtain rod in main bathroom
- Oversized ensuite shower stall with white subway tile walls and slide bar, MOEN Nebia showerhead & curtain rod straight curtain rod *As per plan*
- Contemporary square-look white water-efficient Gerber toilets and matching sinks
- Contemporary chrome MOEN water conserving faucets

## FUNCTIONAL FLOORING.

- Durable TORLYS luxury vinyl tile flooring throughout with matching stair system to basement *As per plan*
- Cantilever steel stringer and white-washed wood treads stair system

## SPACIOUS INTERIOR LINES.

- 9' interior ceiling height on ground and main floors, 8' height bedroom floor(s)
- Smooth ceilings and drywall finished walls throughout

- Stylized contemporary swing doors and closet doors *As per plan*
- Chrome hardware and privacy sets on bathrooms *Note, certain doors may be altered for fit and finish and differ from floor plan*
- Contemporary clean line door surround and smooth baseboard, with crisp drywall window return and bifold door trim
- Quarter round and window trim, if required only *As per plan*
- White closet shelving
- Round handrail painted to match walls with chrome hardware

## HEALTHIER INDOOR LIVING.

- Low VOC paint used on all drywall surfaces, trim and doors *Sheen varies by application*
- Energy Recovery Ventilation (ERV) appliance integrated into duct system providing energy efficiency and cleaner air
- Whenever possible, zero or low VOC products are specified\*
- Guaranteed EnergyStar air tightness

## INDOOR & OUTDOOR LIVEABILITY.

- Advanced EnergyStar rated LOW-E Argon double pane Inline Fibreglass insulated windows throughout
- Patio sliding door with insulated spacers
- Inline Fibreglass rail and stile entry door with tri-point lock and window *As per elevation*
- Convenient canopies over front doors *As per elevation*

## HEATING & COOLING.

- ENERGYSTAR qualified advanced heating & cooling ventilation system with air source heat pump *Certain appliances may be leased*
- ENERGYSTAR qualified advanced water heating system *Certain appliances may be leased*
- Solar panel array as per roof plan *Leased*
- Drain water energy recovery device *If required*
- Sleek Wi-Fi enabled thermostat
- Foam insulation around exterior doors & windows complete with advanced house wrap & over applicable exterior areas



- Advanced insulation and air sealing package, with insulation as (nominal), R60 attic, R20 exterior walls w/ R5 exterior, R31 spray insulation garage ceilings and projections, R10 below grade and R20 below grade wall insulation system, if applicable, with drainage system
- Roller blinds on windows *As per plan*

## UTILITARIAN BY DESIGN.

- Exterior hose connection in garage or mechanical room with light
- Hot & cold water supply & grey water discharge pipe in laundry area. Ducted dryer vent and light
- 100 amp electrical service with circuit breakers w/ appropriate appliance *outlets In builder's discretion*
- Exterior electrical outlets on patio and deck
- Hardwired smoke detector in rooms, with CO detector on third floor
- LED lighted mirror in baths
- Two pot lights in kitchen area *As per plan*
- Ceiling LED light fixtures as per plan in finished areas *As per fixture*
- Lights at all exterior doors and porch ceiling *As per plan and style*
- White decora switches and traditional receptacles
- Wall receptacle and ceiling light in garage *As per plan*
- One telephone/CAT 5 outlet & one cable outlet per floor
- One USB outlet in main bedroom, WFH rooms and kitchen

## EXTERIOR STYLE.

- Exterior cladding to include a combination of the following materials: steel siding/aluminum trim/soffit/fascia/eaves with downspouts, steel roofing, thin Bradstone skirt
- Color coordinated exterior railings *As necessary*
- Black exterior contemporary style lamps *As applicable*
- Driveway or apron surfaced with asphalt or concrete
- Patio with steps *As required*
- Rear entrance with pre-cast steps or wood deck and steps *As required*
- Deck determined by grade/access requirements & home type
- Contemporary house number
- Contemporary metal grip set & deadbolt for front door
- Clean line farmhouse pre-painted panel garage door

## LEADING EDGE BUILDING PRACTICES.

- Optimal Value Engineered (OVE) framing assembly of engineered sub-floors with OSB tongue & groove sub-flooring, sanded, glued & screwed with prefab engineered roof trusses with OSB sheathing and 2"x6" exterior wall construction of dimensional studs
- OVE 2"x6" interior walls to accommodate structural/vents/plumbing waste pipes, stacks and heating ducts *2"x4" interior walls are used in certain areas*
- 2"x4" load bearing interior walls were required
- Structural mechanical fastening system components for a more resilient and durable home *As per plan*

## THE TINY PRINT.

In an effort to build a better product for you in terms of livability, design, structure, and sustainability, SEAN. reserves the right to alter building components, dimensions, areas, footage, location of doors, windows, and specifications etc., in our sole discretion and to operate within TARION and OBC parameters. Specifications, terms and conditions are subject to change without notice. Purchaser acknowledges and agrees that variations in colour and shade uniformity may occur and the colours, patterns, and availability of samples displayed in the New Home Centre and website may vary from those displayed and those available at time of selection. Flooring may react to normal fluctuation in humidity levels. We offer pre-selected customizations. Purchaser shall have the right to choose the style or colour of an item where a choice exists from the designer packages.

HVAC mechanical locations are subject to change without notice. Room sizes on brochures are not declared and total square foot size of home is based on Tarion Builder Bulletin 22 guidelines. Mandatory charges may be required to accommodate OBC changes or bylaw changes, in Vendor's discretion acting reasonably.

Purchaser acknowledges that the Vendor's sales office and marketing materials have been created for public display purposes and contains certain feature upgrade finishes, optional items and custom changes that are not included in the basic model. Artistic renderings of house elevations are artist's impression and detailing may vary from that shown and based on each block's unit composition. Ceilings and walls may be modified to accommodate mechanical systems. Number of steps at front and rear may vary from that shown according to grading conditions and municipal requirements, and landings and garage man-doors may be altered or removed based on grade if required. The Purchaser shall indemnify and save the Vendor, its servants and agents harmless from all action, claims, and demands for upon or by reason of any damages, loss or injury to person or property of the Purchaser or any of his friends, relatives, workmen or agents who have entered on the real property or any part of the subdivision of which the real property forms a part whether with or without the authorization expressed or implied by the Vendor.

Mixing of package choices is not allowed. Homes fronting municipal road may require air conditioning for sound abatement and purchaser agrees to accept an addition to the purchase price at builder's cost or the HVAC rental agreement. Customizations to pre-selected upgrades for standard package items is available at additional cost. From time to time, certain contents of the purchase & sale agreements (including schedules) may change without express notice and any changes will be published at SEAN.CA and are binding upon purchaser. Tarion warranties and registrations, and municipal hookup fees are at purchaser's cost.

All items specified "as per plan".

Grading may dictate steps, dropped landings, stairs in garage, retaining walls, deck height and stairs, railings at SEAN.'s discretion. SEAN. reserves the right to substitute different brands of similar quality to those specified on the website dependent upon availability, pricing and selection.

\* All items listed as "low" or "Zero VOC" cannot be guaranteed though the use of these items are specified for use by trades.

Basement stairs may be constructed as steel stringer wood tread or wood stringer with LVT cladding, as per plan. SEAN. builds in a method that we believe is a more environmentally friendly manner to promote a healthier and energy efficient lifestyle, however this is not a substitute for an individual's lifestyle choices, nor do we claim any future health benefits from our products nor construction methods. Approvals from City of Barrie are not finalized and may require certain site plan and housing changes, which purchaser agrees to accept.

Deck and patio depth and air conditioning may be required in certain lots and purchaser agrees to purchase/rent at additional cost. Implied and stated efficiencies are based on typical usage and occupant assumptions and may vary in actuality with different usage and occupant loads. Items subject to change without notice. Purchaser agrees to not enter any house during construction unless invited and accompanied by a Sean Representative. May 27, 2021. E. & O.E.