

FOR OVER 60 YEARS, MINTO HAS EARNED AN EXCELLENT REPUTATION FOR BUILDING HIGH QUALITY HOMES AND A LEGACY OF CREATING SUPERIOR COMMUNITIES. AS AN INDUSTRY LEADER, MINTO CONTINUES TO INCORPORATE ENERGY SAVING INNOVATIONS IN ALL OF OUR NEW HOMES WHILE PROVIDING OUTSTANDING FLOOR PLANS AND EXTERIOR DESIGNS.

## ATTRACTIVE EXTERIOR FEATURES

- Minto's architecturally designed elevations are created to include a mix of exterior material types and varieties as per Minto model plans. A pleasing mix of architectural styles have inspired the home designs at Oakvillage, with elevations, exterior colours, and materials carefully selected to produce a complementary streetscape. Elevation materials may consist of a combination of brick, stucco, and hardie panel as per Minto's architecturally approved plans.
- ENERGY STAR® vinyl Low-E Argon premium casement (or simulated) windows on all elevations. All operating windows are to receive screens.
- Quality insulated ENERGY STAR® entry door with a vinyl frame, shall receive a chrome grip set and deadbolt lock for your family's added security.
- Tempered glass balcony guardrails or aluminum picket handrails (as per applicable plan and elevations).
- Contemporary style exterior light fixture and/or soffit pot lights to front porch/garage as per model type.
- Low maintenance pre-finished soffits, fascia, eaves troughs and downspouts installed (as per applicable plan).
- 2-ply flat roof membrane (as per applicable elevation).
- Premium quality contemporary style insulated sectional roll-up garage door equipped with heavy-duty springs and long life steel rust resistant door hardware.
- Poured concrete front porches (where applicable) may also receive poured in place concrete front steps where required by grading.
- Municipal address numbers installed on front elevation, as per architectural control.
- Asphalt paved base and top-coat driveway to the width of the garage.
- Professionally graded and sodded lot per approved grading plans except driveway, front walkway, rear steps and treed areas (where applicable) as per Minto's plans. Narrow areas between adjacent homes may receive clear stone (where applicable).

## ENHANCED CONSTRUCTION FEATURES

- Two (2) exterior water faucets/hose-bibs; one in garage and one at front porch.
- Poured concrete foundations include an exterior drainage layer for extra protection.
- Garage floors are poured concrete complete with reinforced grade beams (where applicable).
- Convenient DIRECT ACCESS FROM GARAGE TO HOME includes an insulated ENERGY STAR® metal door complete with safety door closure with Powerbolt® deadbolt where shown on plans and model types only.
- Superior 2" x 6" exterior walls for strength and stability with exterior insulated sheathing.
- Shut off valve under every sink and toilet.
- Townhomes will have a staggered stud demising wall constructed with two (2) sheets type-x drywall on each side for increased fire rating and improved sound attenuation; the Minto wall assembly has a Sound Transmittance Class (STC) exceeds Ontario Building Code.

- 3/8" plywood for sloped roof sheathing and 5/8" for flat roof sheathing.
- Pre-engineered floor system that is screwed and glued and will reduce construction waste, floor squeaks, shrinkage and twisting and will provide a more comfortable and quieter home.
- All ENERGY STAR® windows and doors are installed and sealed with expanded foam and caulked.

## HIGH QUALITY FLOORING FEATURES

- Your choice of Minto's Level 1-13"x13" ceramic tile in foyer, powder room, kitchen/breakfast area, (as per applicable plan - some kitchens have natural finish oak 2 ½" strip flooring), laundry room and bathrooms (excludes mechanical and unfinished areas).
- Natural Finish Oak 2 ½" strip flooring on living level located on Second Floor (excludes tiled areas, as per applicable plan).
- Quality 35 oz. Green Label Plus broadloom on all remaining levels with finished areas from Minto's Level 1 selections (as per applicable plan).

## SPECIAL KITCHEN FEATURES

- Generous selection of Minto's Level 1 quality kitchen cabinetry, including a convenient bank of drawers
- Flush breakfast bar on kitchen islands or peninsulas (as per applicable plan).
- EXTENDED 39" upper cabinet height.
- Granite countertops from Minto's Level 2 selections.
- BACKSPLASH as per Minto's level 2 selections.
- Double stainless steel undermount sink with MOEN single lever kitchen faucet with convenient pullout spray.
- Stainless steel kitchen exhaust fan with 6" exhaust vented to the exterior.
- Heavy-duty 220V electrical outlet for electric stove.
- Duplex electrical outlet(s) above countertop are conveniently located for small kitchen appliances.

## LUXURIOUS BATHROOM FEATURES

- Choice of quality cabinetry from Minto's Level 1 selections.
- Colour coordinated kick plates to complement cabinets.
- Pre-formed, square edged laminate countertop in all bathrooms.
- Wall mounted mirrors installed in all bathroom(s) and beveled mirror in powder room.
- MOEN chrome-look bathroom accessories to include towel bar and toilet tissue dispenser.
- White plumbing fixtures as indicated on plans.
- Master Ensuite & Main bath to receive acrylic tub with 8"x10" ceramic wall tile to ceiling height as per Minto's Level 1 selections
- MOEN water saving single lever faucets and shower heads and pressure balanced, temperature controlled shower valves included.
- White pedestal sink in the powder room.
- ENERGY STAR® exhaust fan vented to the outside in all bathrooms, powder room, and laundry room.
- Privacy locks on all bathroom doors.

## SUPERIOR INTERIOR FEATURES

- CEILING HEIGHT OF APPROXIMATELY NINE (9) FEET on main living level located on the second floor of townhomes. Exclusive of dropped beams and bulkheads required for structural and mechanical uses.
- Ducting sized for future air conditioning.
- Heavy-duty 220V electrical outlet provided for laundry dryer.
- Framed mirror closet sliders at front entrance (as per applicable plan).
- SPACIOUS walk-in closets. Master bedroom closet to have single hanging system (as per applicable plan).
- Natural finish OAK STAIRS, veneer stringer and nosing, excluding stairs to unfinished basement. (as per applicable plan).
- Natural finish oak pickets, post and handrail.
- Choice of “2-panel” or “Classique” style raised panel interior swing doors. One style throughout. Closets will receive slider doors (as per applicable plan).
- Brushed chrome lever on all interior doors.
- Colonial-style 4” baseboards and 2 D” casing on all windows, doors, closets and trimmed archways throughout. Finish molding installed to all ceramic floor areas.
- Trim and doors painted white.
- Smooth ceilings in kitchen, bathrooms, powder room and finished laundry rooms; sprayed stipple ceiling with 4” smooth perimeter boarder throughout all other areas.
- Interior wall surfaces in finished areas are sanded, primed and finished in high quality, low VOC, washable matte paint.
- Sliding glass ENERGY STAR® patio door to main floor and roof top terraces complete with screen (as per applicable plan).

## ELECTRICAL FEATURES

- 200 amp electrical panel included to allow capacity for future Electric Vehicle Charging Station.
- Contemporary white Decora style wall switches throughout.
- Ceiling mounted light fixtures provided throughout.
- Two (2) exterior electrical outlets are included; one on porch and one in garage.
- Balconies and rooftop terraces to receive electrical outlet (where applicable).
- Designer selected wall mount light fixture installed above each sink in all bathrooms and powder room.
- Purchaser’s choice of two (2) high speed CAT5 rough-in locations (for phone or Internet use) and an allowance of two (2) RG6 (wide bandwidth) cable rough-in locations.
- Ground fault interrupt protection in all kitchens, bathrooms, powder room and exterior receptacles.
- Electrical outlet in garage ceiling for future garage door opener(s).
- Programmable thermostat with 7 day schedule located on main floor.
- All bedrooms to receive smoke detector with strobe light and carbon monoxide (CO) detector installed on all finished living levels.
- Rough-in central vacuum system terminating in garage for future connection.

## MINTO ENERGY STAR AND GREEN FEATURES

- All homes are targeting ENERGY STAR® for New Homes qualification and shall receive third-party inspections and an air tightness test.
- Attics feature R60 insulation.
- Above grade exterior walls feature R22 insulation with an additional R5 rigid insulation installed on the exterior.
- R31 spray foam insulation to flat roofs and exterior exposed ceilings with livable floor areas above providing a superior air seal and increased comfort.
- Gaps around windows and doors are sealed with spray foam insulation in lieu of batt insulation to increase thermal resistance and to help reduce drafts.
- Forced air high-efficiency natural gas furnace with electronic ignition, power vented to the exterior and including an ECM motor for more efficient operation.
- High efficiency instantaneous hot water heating system (rental).
- Upgraded high-efficiency MERV 8 air filter.
- ENERGY STAR® Heat Recovery Ventilator (HRV) promotes healthier interior air quality by exhausting stale indoor air and replacing it with fresh outdoor air. Heat from the expelled air is captured and used to pre-temper the incoming fresh air. This process is energy efficient and promotes a healthier home.
- Drain Water Heat Recovery (DWHR) installed on the main shower stack and others if applicable as per plan. Heat from the shower drain water is used to pre-temper incoming cold water before it is heated in the storage tank. This process reduces the amount of gas required to heat the hot water tank.
- All exposed heat supply trunks are sealed to promote tight and efficient ductwork.
- Exclusive selection of low Volatile Organic Compound (VOC) paints, sealants, and adhesives, Green Label Plus carpet and underlay.
- Continuous air barrier for increased air tightness and energy efficiency.
- High efficiency water saving white toilets in all bathrooms; water efficient fixtures and fittings installed throughout.
- Future Electric Vehicle charging infrastructure included in garage with high voltage plug
- All-off switch system located at main entrance to control hard-wired lights throughout home for easy shut-off.
- All interior lighting to be high-efficiency LED.

## ROOFTOP TERRACE

- Aluminum privacy screen, approximately 6’ in height
- Pressure treated decking
- Exterior elevation siding or stucco (as pre-determined by elevation selection)
- Aluminium handrail (as required by plan)
- Exterior light located outside patio door

