

# THE RIVERROCK

PLAN D · RIVERVIEW TOWNHOMES

4 Bedroom · main + 3 family

2 unit types · Interior · Exterior End



INTERIOR  
**1,660**  
SQ FT

EXTERIOR END  
**1,820**  
SQ FT

Full features & finishes on following page · Basement · main floor · second floor

#### KITCHEN FEATURES

- Variable speed stainless steel exhaust hood fan over stove area with 6" vent to outside
- Extended height upper cabinets
- Cabinet doors and drawer fronts available in maple, oak or MDF materials as per vendor's standard selection
- Choice of hard surface countertop from vendor standard selections
- Double stainless-steel undermount sink with chrome single lever kitchen faucet
- Open undercounter area for future dishwasher (cabinet not provided) including electrical and plumbing rough-in
- All electrical receptacles in the kitchen counter area are on dedicated circuits
- Heavy duty receptacle for stove
- Dedicated electrical outlet for refrigerator
- Outlet on island provided when plumbing, electrical, or HVAC components are located within
- Walk-in pantry with melamine shelves as per plan

#### BATHROOM FEATURES

- Primary ensuite and main bathroom as per plan include quality finish cabinets with laminate countertop
- Cabinets available in maple, oak, MDF and other materials as per vendor's standard selection
- Mirror installed above vanity with wall mounted light fixture(s)
- Single lever chrome faucets with pop-up drains in all vanities
- Premium china sinks used in all bathrooms
- Tub/shower enclosure to include ceramic wall tile to ceiling (not including ceiling)
- Primary ensuite shower to have acrylic base, tiled walls and ceiling with recessed light and framed glass door, as per plan
- Powder room includes white pedestal basin and single hole bathroom faucet
- Premium elongated low consumption toilets
- All plumbing fixtures fitted with shut-off valves
- Towel bars and toilet paper holders for each bath provided but not installed
- All bathrooms fitted with privacy locks

#### ELECTRICAL & MECHANICAL

- 100-amp breaker panel and service installed, location may vary
- Electrical receptacle with integrated USB port in kitchen
- Two (2) telephone outlets
- Two (2) CAT 5 data outlets
- Early warning smoke detectors including visual component

#### ELECTRICAL & MECHANICAL (cont.)

- Carbon monoxide detector directly connected to electrical panel
- Heavy duty wiring and receptacle/outlet for stove and dryer
- All utility rooms unfinished
- White Decora-style switches throughout the home
- Smart video doorbell
- Smart thermostat
- High efficiency furnace installed
- Rental water heaters are high efficiency direct vent tankless water heaters
- Exhaust fans in all bathrooms and laundry room areas as required
- Efficient programmable smart thermostats to be installed

#### LAUNDRY FEATURES

- Single laundry tub with faucet as per plan
- Heavy duty electrical outlet for dryer and electrical outlet for washer
- Dryer vented to exterior
- Hot and cold-water faucet niche with drain pipe for automatic washer (Main and Second floor laundry only)

#### CONSTRUCTION & EXTERIOR

- Exterior colour packages are architecturally controlled and cannot be modified by purchaser
- Stone, brick veneer, siding, stucco or other accents as per plans and elevations
- All windows except basement to be vinyl clad casement windows with prefinished sealed decorative grills on front elevation only (as per plan and elevation)
- Basement windows to be vinyl sliders
- Pre-finished maintenance-free aluminum soffits, fascia, downspouts and vinyl siding as per elevation
- Self-sealing 25-year manufacturer limited warranty roof shingles from vendor predetermined colour packages
- Front entry door(s) may include side-lights as per plan, insulated fiberglass, painted as per exterior colour package
- Front entry door to feature satin nickel grip set and deadbolt
- Front elevation coach lights as per plan (style may vary)
- Pre-finished insulated steel sectional garage doors, as per plan
- Garage to be fully drywalled with first coat rough tape and electrical receptacles for future garage door opener
- Garage entry door included as shown on plan where grading permits
- Interior walls of garage to be fully insulated
- Poured concrete garage floors with steel reinforcement

#### CONSTRUCTION & EXTERIOR (cont.)

- Two exterior hose bibs, one at rear elevation and one in garage (location determined by vendor)
- Two exterior weatherproof outlets connected to a safety ground fault circuit, one at front of home and one in rear
- Pre-finished vinyl sliding patio door as per plan
- Address stone with municipal address location to be determined by vendor
- Lots to be sodded and graded to municipal requirements where applicable. Side yards to be sod or gravel as identified by vendor
- 2-stage asphalt driveways
- Drainage system includes damp proofing spray, drainage membrane and drain tile
- Poured concrete foundation
- Walkway from driveway to front door concrete pre-cast step(s) as determined by grading

#### INTERIOR FEATURES

- 9' ceilings on main floor and 8' ceilings on second floor (excluding bulkheads as required)
- Finished areas to have carpeted treads and risers and natural finish oak stringers, railings and spindles
- Basement stairs in paint grade finish
- Interior trim includes colonial 2 $\frac{1}{4}$ " casings and 4 $\frac{1}{4}$ " baseboards painted white
- Trim and doors painted with semi-gloss paint
- Molded 2-panel smooth interior passage doors
- Satin nickel finish, straight interior door levers and hinges
- Interior walls to be finished with quality flat paint
- One paint colour choice throughout
- Ceilings in all rooms will be California knockdown texture finish, except kitchen, bathrooms and finished laundry area which will be smooth finish
- 35 oz. broadloom carpet with 3/8" chip foam under pad in finished areas as per plans
- Premium grade ceramic floor tile in foyer, powder room, kitchen, breakfast room, laundry room and all bathrooms, as per plans
- Metal strip thresholds where ceramic flooring abuts other flooring

#### GENERAL

- Elite Development homes will be enrolled with the Tarion Warranty Corporation, assuring the home is free from defects in workmanship and materials for one full year, and free from defects in workmanship on electrical, plumbing, heating delivery and distribution systems, exterior cladding, caulking, windows and doors to the building envelope, and basement water