



STERLING ESTATES DETACHED - PHASE 2

MODERN ARRIVES IN WASAGA

Stunning standard features & finishes



INTIMATE ENCLAVE OF FREEHOLD HOMES

- Sterling Estates is an intimate enclave of distinctively modern homes steps from Wasaga Beach's largest shopping centre and close to the world-famous beach-lined shores of Georgian Bay.

STRIKINGLY MODERN EXTERIORS

- Modernist architecture showcases the warm beauty of stone, glass and metal.
- Modern front entry door makes a design statement with glass insert and transom, complete with contemporary grip and deadbolt set.*
- Sophisticated architectural wall sconce at front entry and garage.*
- Quality casement windows open to let in fresh air.*
- Maintenance-free, low-E-ARGON vinyl windows complete with screens on main and second floor.
- Pre-finished, maintenance-free soffits, fascia, eavestroughs and downspouts are colour-coordinated to complement the exterior colours of each home.
- Garage doors are designed to complement contemporary architecture, with clean-face, low-maintenance metal finish.
- Durable paved driveway (one coat).
- Sides and rear elevation finished in maintenance-free vinyl siding.
- Roofs are clad in minimum lifetime 25-year asphalt roof shingles.
- Oversized 6' sliding door with transom to rear yard.*
- Two exterior hose bibs, one in garage and one in rear yard.
- Two waterproof electrical outlets, one at rear and one at front.
- Light at rear of home as per builder standard sample.
- Front and rear lot to be graded and sodded.
- Pressure-treated rear deck.*
- All basement windows are PVC vinyl sliders.

INSPIRED INTERIORS

- 9' high ceilings on main floor.
- 8' ceilings on loft/second floor (excluding roof linedrops).
- 8' ceilings in basement (excluding mechanical and structural drops).
- Your choice of 3-1/4" stained-oak hardwood floor from builder's standard samples on main floor including the kitchen (excludes tiled foyer, powder room, main-floor bathrooms and

- carpeted main-floor bedrooms).*
- Hardwood included at staircase landing(s) from main floor to lower landing (in front of, but excluding basement staircase landing) and main floor to loft/second floor.*
- Attractive oak stairs from foyer to main floor and main floor to loft/second floor.*
- Oak-stained handrail and iron pickets as per builder standard sample.
- Your choice of 35 oz. polyester carpet in all bedrooms and loft/second floor hallway from builder's standard samples.*
- Paint-grade pine stairs to basement level.
- Your choice of imported 12"x12" or 13"x13" ceramic or porcelain floor tiles in foyer including lower basement foyer from builder's standard samples.*
- Your choice of imported 12"x12" or 13"x13" ceramic or porcelain floor tiles in laundry closets/rooms from builder's standard samples.
- Loft/second floor laundry only to have floor drain.*
- 4" baseboards with 2 1/4" casing (paint-grade MDF) as per builder standard sample.
- Contemporary two-paneled smooth interior doors.*
- Designer-selected satin-nickel lever handles.*
- Vinyl closet sliders.*
- Melamine shelving in closets.
- Ceiling-mounted light fixtures in all bedrooms including master bedroom, laundry, foyer and hallways.*
- Capped-ceiling outlet in dining room.*
- White 'Decora style' receptacles and switches throughout.
- One-colour, off-white quality paint on interior walls (includes one coat primer and one finished coat).
- Smooth ceilings on main floor (excludes open to above conditions).
- Loft/second floor to be stipple ceiling with 4" border.

KITCHENS THAT CELEBRATE THE HOME CHEF

- Custom-designed kitchens with designer-selected cabinetry including tall upper cabinets.
- Sleek valance cabinet trim below upper cabinets (excludes electrical).
- Stainless steel chimney-style hood fan as per builder standard sample.
- Designer-selected 3/4-inch-thick granite counter tops with

- polished square edge as per builder's standard sample.
- Extra-wide, granite-topped island with flush breakfast bar.*
- Stainless under-mount double sink.
- Single-lever, deck-mounted faucet with pullout spray.*

LUXURIOUS ENSUITE AND BATHROOMS

- Indulgent soaker tub in master ensuite complete with two rows of your choice of 8"x10" tiled backsplash as per builder standard sample.*
- Designer-selected, custom-styled bathroom cabinetry.
- Bathroom drop-in vitreous china vanity sink(s) and laminate countertops.*
- Main-floor powder room complete with white china pedestal sink.
- Full vanity-width mirror with overhead lighting as per builder standard sample.
- Your choice of imported 12"x12" or 13"x13" ceramic or porcelain floor tile, from builder's standard samples in all bathrooms.
- Stunning 2"x2" imported mosaic tiles in all shower stalls as per builder standard sample.
- Tiled bathtub surrounds in your choice of standard 8"x10" tiles excluding ceiling.*
- Framed-glass shower stall.*
- Ceiling-mounted marine-style light in shower stall.*
- Pressure-balanced valve in the bathtub and/or shower stall.*
- Builder-series chrome faucets for sinks, tubs and showers.*
- Classic white bathroom fixtures.
- Exhaust fan vented to exterior.

TECHNICAL & MECHANICAL

- Pre-engineered floor systems complete with tongue and groove subflooring on main and loft/second floor to be glued and screwed for extra floor strength and stability.*
- Rough-in for future central A/C unit.
- 200 AMP electrical service.
- Structured high-speed wiring supports high-speed communication.
- High-efficiency forced-air gas furnace for optimum comfort.
- Switch-controlled split outlets in living room.*
- Pre-wired CAT6 outlet in family room.
- Electronic smoke/strobe and carbon monoxide detectors as per code.

- Rough-in for dishwasher includes provision for electrical and plumbing.
- Rough-in for 3-piece washroom in basement.
- Sump pump in basement.
- Gas-fired hot water heater on a rental basis.
- Energy Star rated bathroom fans.
- Energy Star rated LED lamps.
- Exclusive 3-Year Complimentary Enercare Smarter Home Essentials Package accessible via the mobile app includes: HVAC High Performance Monitoring, Smart Thermostat (1), Smarter Home Hub (1), and Water Leak Sensor (1). Must be claimed within first 90 days of closing. See sales agent for details.

YOUR NEW HOME IS PROTECTED BY FOUR LEVELS OF GUARANTEES

- One Year Guarantee on the workmanship and materials of your new home, a guarantee backed by Tarion (Ontario New Home Warranty Program). **
- Full 2 years' coverage backed by Tarion on electrical, plumbing, heat delivery & distribution system. **
- The Full Tarion Ontario New Home Warranty Program 7-Year Structural Guarantee on major structural components of your new home. **
- The individual guarantees provided by the quality brand-name suppliers of the many components that go into your new home.

*As per plan.

**See Tarion (Ontario New Home Warranty Program) for full warranty details.

Sizes provided are nominal and may vary slightly per builder's standard sample(s)

We reserve the right to substitute materials of equal or better quality without notice subject to availability at time of construction. Room dimensions, window configurations and overall floor specifications may vary with final construction documents. All specifications and materials are subject to change without notice. E.&O.E. August 2021.