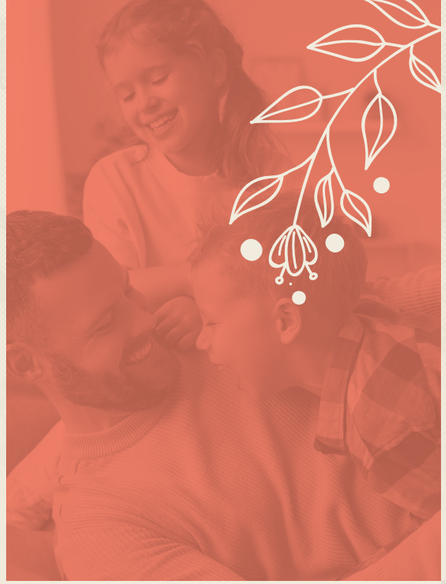
prima

STANDARD FINISHES

TRADITIONAL CONDOMINIUM TOWNHOMES



GREEN FEATURES

Certified ENERGY STAR® rating ensures optimal energy performance.

DOOR AND WINDOWS

- Low maintenance vinyl clad Low E Argon gas filled windows throughout.
- Insulated Low E Argon gas filled doors as per plan.
- Metal clad insulated person door from garage to house, as per plan where grade permits.
- Premium low maintenance pre-finished garage door.
- Screens on all operating windows.

MECHANICAL

- High efficiency ENERGY STAR® qualified forced air gas furnace vented to exterior.
- Qualified programmable thermostat.
- Simplified ERV ventilation interconnected to furnace.
- ENERGY STAR® rated exhaust fans in all bathrooms and finished laundry room (as per plan) vented to exterior.
- Vent to exterior for dryer (not connected).
- Qualified ENERGY STAR® central air conditioner.

CABINETRY

- Quality cabinets.
- Cabinet over stove adjusted for future over the range microwave.
- Granite countertops in kitchen and bathrooms as per plan.

INSULATION AND DRYWALL

- House fully insulated to meet or exceed ENERGY STAR® requirements with R10 under-slab insulation.
- Foundation wall R20 blanket.
- R27 in exterior walls and R60 in attic.
- Spray foam insulation when living space above garage.
- California knockdown ceiling throughout .

PLUMBING

- White China basins and pedestals (as per plan).
- Chrome finished bathroom faucets.
- Water-saving toilet (white).
- Double-bowl stainless steel under-mount kitchen sink with chrome faucet.
- Main bath tub with ceramic walls.
- Ensuite acrylic shower base with ceramic tiles.
- Two hose bibs (predetermined location).
- Rough in for future three piece in basement (waste pipes only).
- Rental gas hot water unit and water softener. Purchaser acknowledges that this is a rental and agrees to a rental agreement with the supplier.

PAINT

- All trim and interior doors to be painted white (2 coats).
- Walls painted Builder's standard colour.
- All closet interiors to be white.

ELECTRICAL

- Copper wiring throughout.
- Interior and exterior light fixtures supplied by builder.
- Two exterior waterproof ground fault outlets.
- 100 amp electrical service.
- Interconnected smoke detectors and carbon monoxide detectors as per Ontario Building Code.
- Ceiling outlet for future garage door opener.
- Cat 6 rough in (2 per home, location predetermined).
- Doorbell.
- Separate circuit for future OTR microwave.

FLOORING

- 5/8" tongue & groove sub floors, nailed and screwed to floor joists.
- Laminate plank flooring on main floor, laundry and bathrooms.
- Quality carpet in bedrooms, upper hall and on stairs from main floor to second floor with standard under pad (1 colour throughout).

TRIM AND HARDWARE

- 4" contemporary baseboard with 2 3/4" contemporary casing around doors and windows.
- Closets featuring fully trimmed jambs.
- Doors with satin chrome lever and hardware throughout.
- All exterior passage doors equipped with deadbolts.
- Chrome towel bars and paper holders in bathrooms.
- Oak railing with wrought iron spindles and/or handrail as per plan finish.
- Shelving in all bedroom and linen closets.
- Vanity mirrors in all bathrooms.

EXTERIOR

- Fiberglass architectural laminated self-sealing shingles.
- All windows and exterior door frames caulked.
- Long life low maintenance fascia, soffits, eaves trough and downspouts.
- Garage door frames capped.
- Brick and stone as per architectural drawings.
- Non-brick portions will be constructed of long life low maintenance materials.
- All exterior packages are preselected by builder.



Rendering depicts similar home design and finishes from previous Gemini community. Not indicative of exact layout or finishes at Prima

LANDSCAPING AND DRIVEWAY

- Lot graded as per surveyor's plan and sodded.
- Paved driveway.
- 10' x 10' rear deck as per plan.
- Foundation parging.
- Pre-cast steps at front entry.

MISCELLANEOUS

- 2"x6" frame construction on all exterior walls.
- 8' ceilings on first floor 8' on second.
- Choose from 3 curated interior packages, with upgrade options available.
- Premises cleaned at completion.
- Building location survey provided on closing. Purchaser agrees to pay $600+HST as an adjustment on closing.
- Ducts cleaned at completion.
- Home evaluated by a third-party ENERGY STAR® evaluator.

NOTES

- Seven year Tarion™ warranty provided. Purchaser agrees to pay fee as an adjustment on closing.
- Ceilings, walls and bulkheads may be modified to accommodate heating and ventilation requirements.
- Variations in uniformity and colour from builder's samples may occur and can be expected in some finished materials.
- Plans and specifications are subject to change at the discretion of the builder.
- Builder reserves the right to substitute materials of similar or better quality.
- The number of steps at the front porch may vary from shown and are subject to the grade per the survey plan.
- All measurements are approximate.
- Long life low maintenance refers to comprehensive systems comprised of maintenance free products with some requirement of attention (i.e. caulking around exterior windows and doors).
- See sales representative for more details. E. & O. E. August 2026.

GEMINI
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STANDARD FINISHES

STACKED CONDOMINIUM TOWNHOMES





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INTERIOR

- Choose from 3 curated colour packages, with upgrade options.
- Laminate flooring in foyer, kitchen, living room and bathrooms.
- High quality carpet in bedrooms, as well as stairs and upper hall of upper units.
- Elevated 9' ceilings on main floors, 8' ceilings on upper floor of two storey units. Some portions of the ceiling will be lower due to necessary bulkheads.
- California knockdown ceilings.

KITCHEN

- Extra deep build out over the fridge with side gables.
- Polished quartz countertops with under-mount stainless steel sink.
- Chrome kitchen faucet.
- Stainless steel appliances (Stove, fridge, dishwasher, OTR microwave).

BATHROOM

- Polished quartz countertops with under-mount sink.
- Single lever chrome basin faucet.
- Chrome towel bars and tissue holders.
- Acrylic bathtub with tiled walls.

ELECTRICAL

- 100 amp service with exposed electrical panel in unit.
- Media panel in mechanical room.
- 1 – CAT 6 data connection.
- Doorbell included at front entry.
- Interconnected smoke and carbon monoxide detectors as per Ontario Building Code.

MECHANICAL

- All units ENERGY STAR® certified.
- High Efficiency 2-way electric heat pump and air conditioner.
- Simplified Energy Recovery Ventilator (ERV) – Fresh air machine.
- High efficiency electric hot water heater and water softener. (Purchaser agrees to sign rental agreement).
- Utility rooms partially finished with tile floors and floor drain.
- Full size laundry (stackable as per plan).
- R10 under-slab insulation.
- All units sprayed with Aerobarrier to assist with sound and odour transfer.
- Programmable thermostat.
- ENERGY STAR® bathroom exhaust fans.

NOTES

- Seven year Tarion™ warranty provided. Purchaser agrees to pay fee as an adjustment on closing.
- Ceilings, walls and bulkheads may be modified to accommodate heating and ventilation requirements.
- Variations in uniformity and colour from builder's samples may occur and can be expected in some finished materials (i.e. ceramics, masonry, hardwood, and cabinetry).
- Plans and Specifications are subject to modifications at the discretion of the builder.
- The builder reserves the right to substitute materials of similar or better quality.
- See sales representative for more details. E. & O. E. August 2026.

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