



THE TERRACES

AT HIGHGROVE

WHITBY ESTATES

Special Features & Specifications

Each home is designed by our team of award winning architects and interior designers to take full advantage of the panoramic views. Choices of interior design themes are displayed in our Presentation Centre/Sales Office which include the features below.

GRAND FOYER

- Entry – Limestone Tile
- Custom designed hardwood entry door with satin nickel hardware
- Decorative tempered glass stair railings (*penthouse*)
- Spacious entry closet

LIVING ROOM

- Scheme 1 – Mirage Engineered Sapele African Mahogany "Bronze" wood flooring
- Scheme 2 – Mirage Engineered Sapele African Mahogany "Brass" wood flooring
- Natural gas 36" fireplace with stone and wood surround
- Raised, vaulted or coffered ceilings
- Specially designed custom baseboards and moldings

DINING ROOM

- Mirage Engineered Sapele wood flooring (*as above*)
- Specially designed custom baseboards and moldings
- Raised, vaulted or coffered ceilings with pot lights

KITCHEN / FAMILY ROOM

- Granite countertops with back painted iron glass backsplash
- Mirage Engineered Sapele wood flooring (*as above*)
- Rich wood shaker cabinet doors and custom millwork cabinets
- Under cabinet accent lighting
- Kohler under-mount twin stainless steel sinks
- Kohler Evoke faucet with pull-down vegetable spray

- Gaggenau Decorator wall hood fan 625 CFM dual centrifugal blower
- Waste King ½ horsepower Garburators
- Libherr 36" Refrigerator
- Gaggenau 6 burner gas cook top
- Gaggenau 30" wall oven
- Asko SS dishwasher
- Gaggenau microwave c/w stainless steel trim-kit
- Natural gas fireplace with stone and wood surround (*some plans*)
- Raised, vaulted or coffered ceilings with pot lights

PATIOS AND DECKS

- Decks with low maintenance concrete pavers and frameless glass guards, positioned to enhance views

MASTER SUITE

- Natural gas fireplace (*some plans*)
- Luxurious Wool carpet over high density underlay
- Raised ceiling
- Recessed pot lights and switched plugs
- Large walk-in closet with custom organizer
- Large decks (*see plans*)

MASTER SUITE BATH

- Kohler widespread faucets
- Natural stone slab vanity countertop
- Porcelain tile tub surround and walls
- In-floor electric radiant heated natural stone tile floor
- Enclosed shower stall with porcelain tile shower surround and temperature/pressure balanced showerhead

- Kohler water-tile rain shower
- Rich wood shaker cabinet doors
- Kohler drop-in tub "Tea for Two"
- Kohler dual flush toilet in compartment
- Kohler twin under counter vitreous china lavatory basins

BEDROOMS

- Luxurious 100% wool carpet over 32 oz high density underlay
- Raised ceilings in most plans
- Attached baths with separate vanities
- Walk-in closets or wide entry closets

POWDER ROOM

- Kohler wall mounted lavatory faucet
- Wet Style counter mounted basin
- Porcelain tile floor
- Kohler or Toto dual flush toilet

SECONDARY BATHROOMS

- Porcelain tile flooring
- Porcelain tile tub and shower surround
- Soaker tubs
- Temperature/pressure balanced showerhead
- Composite stone slab vanity countertop
- Kohler under counter vitreous china lavatory basin
- Kohler widespread lavatory faucet
- Kohler or Toto dual flush toilet

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LAUNDRY ROOM

- Porcelain tile flooring
- Laminate cabinet doors & laminate countertop
- Stainless steel-sink with Kohler single lever faucet
- Whirlpool Duet washer and dryer included

SPECIAL FEATURES

- Custom private elevator
- Air source heat pump HVAC
- Central vacuum system with dust pans in hard surface floor areas
- Individual tankless domestic hot water system
- Solid core interior passage doors with custom finish hardware
- Elegant custom millwork casings around doors
- Smooth finished interior ceilings
- Decora light switches and receptacles
- Natural gas supply for outdoor barbecue
- Wired for RG6 (ADSL, ISDN, etc.) cable throughout
- Conveniently located hose bibs in garage and patio/terraces

SAFETY AND SECURITY

- Automatic fire suppression sprinkler system
- Heat and smoke detectors
- Security system pre-wired
- Deadbolt security at all exterior doors

CONSTRUCTION QUALITY

- Reinforced concrete structure
- Metal stud interior partitions
- Engineered steel reinforced concrete foundations
- Engineered roof trusses
- Quality custom designed windows with insect screens
- R20 wall fiberglass insulation (*as applicable from plans*)
- R40 fiberglass ceiling insulation (*as applicable from plans*)
- Standing seam metal roof over waterproof membrane
- RCABC approved torch-on deck membranes
- Metal-insulated garage doors with remote automatic openers
- Registered builder under the new Homeowner's Protection Office regulations

WARRANTY

The Terraces British Properties Limited Partnership in partnership with "Travelers Insurance" warrants the performance of your new home. Our warranty provides:

1. First 12 months – The Builder will repair or replace any reasonable defect in materials and labour that may occur
2. First 24 months – The Builder will repair or replace any reasonable defect in materials and labour supplied for the electrical, plumbing, heating, ventilation, and air conditioning delivery and distribution systems. In addition, coverage for any defect in materials and labour supplied for the exterior cladding, caulking, windows and doors that may lead to detachment or material damage to the new home

3. 5 year Building Envelope warranty

4. 10 year structure defects warranty

5. New home orientation and maintenance instructions

CUSTOMER SERVICE

- On site customer service
- Custom additions including outdoor fireplaces, sound systems and cabinetry are available at extra cost

E & O.E:

The sales agent can explain these features in detail. Please read the Disclosure Statement. The Builder reserves the right to change features and specifications to those of equal or better quality due to problems of supply or labour. Each home plan is different and must be referred to for individual specifications which may vary from the above.



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