



FEATURES & FINISHES

Centreville Homes is an experienced builder incorporating a hands on approach to every facet of construction of your new home; our urban townhome collection at Essa Towns offer the finest new living space in Barrie. We considered space for storage, cooking and entertaining. Essa Towns were designed for urban living.

Brilliant design makes every home at Essa Towns an artistic masterpiece. Sleek lines and gorgeous finishes throughout the home provide a unique combination of functionality and luxury like no other townhome in Barrie. With modernized features such as granite counters and soaring 9 and 10 foot ceilings, every detail has been meticulously planned to provide buyers with homes they will love.

The Vendor shall have the exclusive right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. The Purchaser acknowledges that colour, texture, appearance, grains, veining, natural variations in appearance etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes and as a result of any such finishes being of natural products and the Purchaser agrees that the Vendor is not responsible for same. The Vendor is not responsible for shade difference occurring in the manufacturing of items such as, but not limited to, finishing material or products such as carpet, tiles, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall the Vendor be responsible for shade difference in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by the Purchaser. Purchaser acknowledges and agrees that carpeting may be seamed in certain circumstances and said seams may be visible. Purchaser acknowledges and agrees that pre-finished wood flooring may react to normal fluctuating humidity levels inducing gapping or cupping. Plans and specifications are subject to change without notice. E.O.E.

Interior Finishes

- Soaring 10' ceilings on main floor, 9' ceilings on second floor and first floor in Diplomat Towns
- 9' high main floor ceilings, with 9' high second floor and third floor (not including dropped ceiling areas) in Cosmopolitan Towns
- Stained oak stairs with oak handrail in Diplomat Towns
- Pine stairs with broadloom and oak handrail in Cosmopolitan Towns
- Contemporary paint grade 4" baseboard with a 2.75" window and door trim throughout
- Smooth ceilings throughout entire main floor, all bathrooms, and kitchen
- Benjamin Moore Zero VOC Paint applied throughout all interior drywall

Exterior Finishes

- Architecturally controlled and selected exterior elevations.
- Low maintenance vinyl windows (at vendor's predetermined colour schemes)
- Sliding patio doors
- Exterior doors with hardware package including grip set and deadbolt
- Exterior lighting at entry area, as per plan
- Balconies with aluminum railings

Community And Landscaping Features

- Secured underground personal parking
- Visitor parking
- Community parkette

Kitchen

- Contemporary style kitchen as per builder's standard selection
- Modern single level faucet with vegetable sprayer
- Stainless steel double compartment sink
- Stainless steel appliance package
- Granite counters

Bathroom Finishes

- Pedestal sink in powder room
- Contemporary sleek modern style vanities with laminate countertops from builders standard samples
- Temperature and pressure controlled single lever faucet in shower and single lever faucet in sink
- Ceramic wall tiles installed in tub enclosure up to the ceiling from builders package
- Mirrors in all bathrooms
- Privacy locks on all bathroom doors

Laundry Area

- Laundry Area with connections for water and drain
- Heavy duty receptacles and vents to the exterior for dryer
- Stacked standard washer and dryer as per plan

Electrical

- White decor switches and receptacles throughout
- Smoke detectors and Carbon Monoxide Detectors as per Ontario Building Code
- Cable TV and telephone rough-in
- Ground fault receptacles in bathrooms and powder room(s)
- Electric door chime at main door entry

Comfort

- Natural gas forced air high efficiency heating system with electronic ignition
- Natural gas hot water tank rental with temperature control valve, vented to the exterior
- Central air conditioning