



City convenience, rural charm.

Quality Features

All Sierra Homes are backed by the company's dedicated commitment to excellence and warranted by Sierra's unparalleled customer service team.

1. Architecturally selected clay brick exterior in all homes. Colour coordinated mortar and raked joints on front elevations of homes.
2. Poured concrete basement walls with heavy duty damp proofing and weeping conduit.
3. 3/8" Plywood roof sheathing.
4. Roofs covered with quality self-sealing asphalt shingles with 20-year manufacturers' warranty.
5. Fully maintenance-free aluminum soffits, fascia, eavestrough and downspouts.
6. All building envelope perforations including doors to be fully caulked.
7. Interior walls insulated to a minimum R20 and ceilings to R32.
8. 5/8" tongue and groove subfloors nailed, fastened with screws and glued.
9. All drywall fastened with screws as well as nails for extra rigidity.
10. Rust proof coachlights on front elevations where applicable.
11. Poured concrete entry step(s).
12. Precast concrete slab walkway from front entrance to driveway
13. Private garage and fully paved asphalt driveway.
14. Two exterior hose bibs: in rear yard and in garage
15. All lots fully sodded and landscaped as per Town of Markham requirements, including privacy wall/fence where required.
16. All services including paved roads, curbs, sanitary connections, and underground hydro, telephone and television cable.

WINDOWS AND DOORS

17. High quality maintenance-free white vinyl casement windows with clear thermal pane glazing. Screens provided for all operable windows.
18. Raised cladwood sectional roll up garage doors.
19. Energy efficient insulated metal entry door with thermal glass inserts and thermal glass sidelights where indicated.
20. Elegant antique brass plated front door knob set with security deadbolt.
21. Magnetic weather-stripping on all entry doors.
22. Purchaser's choice of "Series 800" or "Classique" style interior doors and closet doors.

IMPRESSIVE INTERIORS

23. Nine foot high ceilings on main floor.
24. Solid oak handrails and pickets with oak veneer stringers where applicable.
25. All windows and doors to be trimmed with upgraded Colonial wood casing.
26. Quality brass plated interior hardware.
27. Painted wood quarter-round in tiled areas.
28. "Decora style" light switches and wall plates throughout.

DESIGNER KITCHEN

29. Upgraded custom finished kitchen cabinets in a wide choice of styles and colours with granite counter tops in various colours.
30. Single lever faucets with vegetable spray in kitchen.
31. Double stainless steel easy to clean kitchen sink.
32. Two speed exhaust fan and hood over stove vented to exterior.
33. Tee connection and roughed in wiring at kitchen sink for future dishwasher.

LUXURIOUS BATHROOMS

34. Upgraded vanity cabinets in a wide variety of styles and colours with a large selection of post formed laminate countertops.
35. Quality white bathroom fixtures.
36. Full width mirror over every vanity.
37. Anti-scald pressure and temperature balanced valves for all showers.
38. Rust and scratch minimizing white china basins in all bathrooms.
39. Energy efficient water saver showers and toilets.
40. Ceramic soap and paper holder in bathrooms, paper holder in powder room.
41. Privacy locks in all bathrooms.
42. Cement Wonderboard on tub enclosure wall four feet high.

FABULOUS FLOORING AND WALL COVERINGS

43. Elegant wood textured finish laminate flooring in Living room, Dining room and first floor hall.
44. Purchaser's choice of 35 oz. Broadloom where indicated. 7/16" soft step foam underpad.
45. Top quality imported 13" x 13" or 12" x 12" ceramic tiles in all foyers, bathrooms, kitchen, breakfast area, first floor family room and laundry closet.
46. Marble threshold where ceramic floor abuts other floor finishes.
47. Purchaser's choice from a wide selection of 6" x 8" or 6" x 6" ceramic tile to ceiling height on all bathtubs.
48. Interior walls to be decorated with premium quality flat latex paint except in kitchen, laundry and bathrooms, which will be semi gloss.
49. Purchaser's choice of one paint colour from builder's samples.

ELECTRICAL AND HEATING

50. High efficiency direct vent gas fired furnace with electronic ignition.
51. High efficiency gas fired hot water heater (rental) power vented to exterior.
52. Heated garage ceiling cavity where living space is located above garage.
53. Ductwork sized for future air conditioning.
54. Heavy-duty receptacles for stove and dryer.
55. Exhaust fan vented to outside in all bathrooms.
56. Two weatherproof exterior electrical outlets including one in garage.
57. All exterior and bathroom outlets are protected by a ground fault interrupter.
58. One smoke detector per floor and one carbon monoxide detector.
59. Quality custom bar lighting in all bathrooms.
60. Ceiling light fixtures in all areas except bathrooms, living and family rooms.
61. "Switched" plugs in living room.
62. Electrical chime at front door.
63. Rough in for cable television – three locations.
64. Rough in for telephone – five locations.
65. Rough in for future central vacuum system terminating in garage or basement (as applicable).
66. Dedicated electrical outlet for refrigerator.
67. Split electrical outlets at counter level for small appliances.

HOME WARRANTY

68. Sierra Homes is proud of earning the coveted "Excellent" rating in every one of its years of providing top quality homes to its customers. Your home will be guaranteed by our complete customer service program for one full year.
69. Seven years major structural defects.
70. Two years plumbing, heating and electrical systems plus building envelope including roof leaks, foundation and any other form of water penetration.
71. One year comprehensive.

COLOUR SELECTION AND FINISHES

1. All colour finishing selections are to be made at the Vendor's Sales Presentation Centre from the Vendor's samples. Sierra will provide assistance in the completion of the interior colour selections and the selection of upgrades. The Purchaser acknowledges and agrees that variation in colour and shade uniformity may occur and the colours, patterns and availability of samples displayed in the Sales Presentation Centre may vary from those available at the time of installation.
2. Purchaser to have the choice of colour and materials from available Vendor's samples of the following unless already ordered or installed:
3. Imported 13" x 13" or 12" x 12" ceramic floor tiles where applicable.
4. Imported 6" x 8" or 6" x 6" ceramic tile surround for bathtubs.
5. Custom crafted kitchen cabinets and countertops, bathroom vanity counter cabinets and countertops.
6. Quality 35 oz. carpet where applicable (one colour choice).
7. Quality paint on interior walls and doors (where applicable).

Specifications are subject to change without notice. Builder has the right to substitute materials of equal or better value. E & O E. January 2006.



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