



COURTYARD

The **BROADWAY** **COLLECTION**

GREEN FOR LIFE FEATURES

ENERGY STAR® FEATURES

- ENERGY STAR qualified high efficiency gas furnace c/w digital thermostat 95% efficiency AFUE.
- ENERGY STAR nominal R-50 blown-in insulation in attic.
- R-31 blown in insulation for vaulted ceilings with NO access to attic, as per plan.
- Nominal R-24 blown in blanket system (BIBS) ENERGY STAR qualified insulation in exterior studded walls above grade.
- ENERGY STAR nominal R-20 "full-height" basement insulation wrap (6" off basement floor).
- Nominal ENERGY STAR R-31 blown-in insulation in garage ceilings, where applicable.
- Foam insulation around exterior doors and windows.
- Solar ready conduit rough-in from attic to mechanical room.
- Integrated Heat Recovery Ventilation (HRV) system, with supplementary ENERGY STAR exhaust fans as required.
- Air tight self-sealing electrical boxes.
- Low E (argon gas filled) double pane windows.
- ENERGY STAR rated exhaust fans.
- All light bulbs are to be CFL or LED lights and ENERGY STAR qualified.
- All seams of vapor barrier (poly) are sealed: as well as electrical wire holes, cable holes and where insulated pot lights wires are connected.
- Copper drain water heat recovery pipe reduces water heating costs by 20% to 40%.

CHARMING EXTERIOR DETAILS

- Large complimentary lifestyle porches as per plan.
- Twelve (12) professionally selected exterior colour themes (semis only) to choose from (Builder will attempt to accommodate Purchaser's exterior selection).
- Three (3) pre-selected architectural packages to choose from Colonial, Victorian and Arts and Crafts (townhomes).
- Architecturally designed windows on all elevations making your home bright and creating an attractive streetscape.
- Corner lot homes are architecturally designed to enhance streetscape appearance.
- Exterior construction to include a combination of some or all of the following materials: concrete, stone, clay brick, maintenance-free vinyl siding and decorative architectural features. Black aluminum maintenance free metal pickets and handrails on all exterior decks, porches and stairs (as per plan and where required to meet grading conditions and OBC requirements). "All-brick" optional exterior is not available for all homes or all exterior areas.
- Aluminum soffit, fascia and eaves with downspouts.
- 25-year self-sealing fiberglass shingles as per manufactures warranty.
- Decorative flush mount ceiling porch light, recessed soffit pot lighting above garage doors, as per plan.
- Front or rear driveway (as per house type) surfaced with gravel, front or rear Municipal aprons to be asphalt.
- Lot and boulevard graded and sodded.
- Concrete porch with pre-cast concrete stepsat front and side entrances. Rear entrance with pre-cast steps or wood deck and steps, as per grade and OBC requirements.
- High quality exterior paints, where applicable.
- Decorative dark street number(s).
- Beautiful fiberglass front entry doors with dent resistant finish, natural wood grain appearance, sealed window inserts, as per plan. Insulated, foam core increases the insulating value six times higher than a wood door.
- Decorative Satin Nickel grip set and deadbolt for front door.
- Exterior house wrap air barrier system.
- Brick soldier coursing, stone window sills, keystones and other masonry detail as per plan.
- Decorative shutters for windows where applicable as per plan.

SUPERIOR QUALITY CONSTRUCTION

- Optimal value engineered wood framing.
- High performance engineered flooring system "I" joists on first and second floors makes for a stronger floor, which creates an open basement with minimal posts. This allows you to create extra livable space that suits your lifestyle.
- Engineered sub-floors with 5/8" tongue and groove or better OSB sub-flooring, sanded, glued and screwed. Specific plans and areas of certain plans may be constructed of dimensional wood framed floors and steel beams.
- Quality pre-engineered roof trusses.
- Quality 7/16" OSB roof sheathing.
- Optimal value engineered 2" x 6" exterior wall construction with quality dimensional or finger-joint studs and 7/16" OSB sheathing where required, as per plan and Builder's discretion.
- Optimal value engineered 2"x6" interior walls to accommodate structural, vents, plumbing waste pipes and stacks and heating ducts. 2"x 4" interior walls are used in certain areas.

- 2"x 4" load bearing basement interior walls, as per plan.
- Resilient Channel drywall ceiling and party wall application to lessen sound transmission and to ensure a better ceiling finish.

SUN FILLED WINDOWS

- Oversized architecturally designed windows on all elevations.
- ENERGY STAR qualified "low E" argon gas, double pane insulated windows, with insulated spacers. Vinyl casement, single hung windows c/w appropriate grill style for elevation on front. Grills may or may not be present on sides and rear elevations, as per plan. Vinyl single-hung, casements windows or sliders on side and rear elevations, as per plan. Operable windows and sliding doors c/w screens and locks.
- ENERGY STAR qualified "low E" argon gas double pane insulated vinyl exterior 60" or 80" sliding glass doors, as per plan.
- Standard 32" x 24" oversized basement awning or slider type fiberglass windows or optional code complying egress windows for future bedroom construction.

CUSTOMIZED INTERIOR FINISHES FOR YOUR HOME

- Interior passage doors, pocket doors and closet doors, as per plan.
- Interior hardware, with privacy sets on all bathrooms.
- 2³/₄" finger-joint window casings and 4¹/₄" baseboards with shoe mold to tiled or hardwood floors, throughout finished areas, as per plan.
- Quarter round trim in floor areas covered with ceramic tile and hardwood, as per plan.
- Three (3) styles of clear varnished oak wooden pickets to choose from as standard for all overlooks and stairways (as per plan).
- All finished ceilings are California knock-down ceiling (kitchen bathrooms and laundry room are smooth ceilings).
- Carpet covered or painted stairs, as per plan.
- Ventilated closet wire shelving, as per plan. Double hanging closet, with shelf in a portion of the master bedroom walk-in closet.
- Swing front entry closet doors, as per plan.
- All columns in finished areas are drywalled unless specified on plan.
- Cathedral ceilings / vaulted ceilings as per plan.
- Loft elevations feature open railings with spacious views of rooms below as per plan.
- Drywall rounded corner beads where applicable (square corners substituted at builders discretion).
- Quality low VOC paint on interior walls and ceilings, low VOC semi-gloss on trim and doors.
- As much as possible, low VOC adhesives, caulks and sealants will be utilized.
- Three (3) interior low VOC base paint colours to choose from (one colour throughout home); interior doors and trim are painted white.

GOURMET KITCHEN FEATURES

- Generous selection of quality custom built cabinetry from Mason Homes' standard selection.
- Handles and knobs (Purchaser's choice from Builder's standard samples).
- Low maintenance double stainless steel kitchen sink c/w ledge back, spillway and MOEN water conserving single lever faucet.
- Rough-in plumbing, stubbed at sink and electrical c/w cabinet space, for future dishwasher. Hook up not included.
- Flush laminate breakfast bar on kitchen islands and counters as per applicable plan.
- Spacious walk-in pantry and broom closets as per plan.
- White 2-speed kitchen exhaust fan, vented to exterior.

LUXURIOUS BATHROOM FINISHES

- Acrylic shower base with ceramic tile walls, and tempered frameless glass shower door (as per plan).
- Ceramic paper holder and towel rod supplied but not installed in bathrooms and powder room.
- Grab-bar rough-ins, as per Ontario Building Code.
- Custom vanities in main and ensuite washrooms (Purchaser's choice from Builder's standard samples).
- Pedestal sink in powder room with MOEN water-efficient faucet, as per plan.
- MOEN ECO-performance water efficient faucets and shower heads.
- Low consumption 4.8 litres / flush toilets.

CUSTOMIZE YOUR HOME WITH EXQUISITE FLOORING

- Ceramic floor tiles with low VOC coating underlay and low VOC grout in tiled area as per plan (Purchaser's choice from standard samples).
- Large selection of 12" x 12" or 13" x 13" ceramic floor tiles, from Mason Homes' standard selection (only applies to floor tile in tiled areas as per plan).
- Choice of Berber or Plush carpeting c/w low VOC quality underpad in balance of finished areas as per plan (Purchaser's choice from Builder's standard samples).



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WATER SAVING COMFORTABLE PLUMBING

1. Acrylic tub and ceramic tile enclosure to ceiling w/ water resistant drywall, c/w single lever pressure balance faucet, MOEN water-efficient showerhead and shower curtain rod.
2. Acrylic shower base with ceramic tile walls, and tempered frameless glass shower door (as per plan).
3. MOEN ECO performance water efficient faucets and shower heads.
4. Low consumption 4.8 litres / flush) toilets.
5. White oval vanity sinks c/w MOEN water-efficient single lever faucet and pop-up drain.
6. Shut off valves at all sinks.
7. Three piece rough-in bathroom in basement.
8. Two exterior hose bibs: one in front and one at rear.
9. ENERGY STAR qualified rental gas hot water tank.
10. Sealed sump pump attached to weeping tile, as per municipality.
11. Back flow preventer installed on the sanitary line.
12. MOEN valves lifetime warranty on parts.

HEATING AND COOLING

1. ENERGY STAR qualified high efficiency gas furnace.
2. Programmable thermostat with a digital display for enhanced viewing.
3. Energy efficient air conditioning system.
4. Cold air returns in living areas, as required.
5. ENERGY STAR nominal R50 blown-in insulation in attic.
6. Nominal R24 BIBS ENERGY STAR qualified insulation in exterior studded walls above grade.
7. ENERGY STAR nominal R20 "full-height" basement insulation wrap.
8. Nominal ENERGY STAR R31 blown-in insulation in garage ceilings, where applicable.
9. Foam insulation around exterior doors and windows.
10. Solar ready conduit rough-in from attic to mechanical room.
11. Integrated Heat Recovery Ventilation (HRV) appliance, with supplementary ENERGY STAR exhaust fans as required.
12. Professionally designed custom heating layouts for each model for efficient heating and cooling air flow.

ELECTRICAL

1. 100 amps electrical service with circuit breakers.
2. 220-volt outlet for stove and dryer.
3. Two (2) weatherproof exterior electrical outlets, one each at front and rear of home.
4. Outlets in bathrooms on GFI circuit.
5. Smoke detector with electrical connection on all floors and all bedrooms.
6. Carbon monoxide detector located on every floor.
7. Ceiling light fixtures in finished areas. Lighting in bathroom(s) and powder room to be wall mounted.
8. All lights are energy efficient light bulbs, compact fluorescent and/or low voltage incandescent.
9. White Decora switches and receptacles throughout the home.
10. Switched outlet in living and or formal room (only applicable if there is not a ceiling light fixture).
11. Wall receptacle ceiling light plus ceiling plug in garage, as per plan.
12. Above counter outlets for small appliances, as per plan.
13. Two telephone and two cable jacks roughed-in (1 in family room or great room and 1 in the master bedroom).
14. Rough-in central vacuum to basement.
15. Basement lighting connected to wall light switch.

LAUNDRY ROOM FINISHES

1. Conveniently located on the main, second floor or basement as per plan.
2. Dryer vent ducted to exterior (including exterior cover).
3. Hot and cold water supply and grey water discharge pipe in laundry area with built-into wall fiberglass housing.

BASEMENT FINISHES

1. Concrete basement walls with damp-proofing, weeping tiles, and exterior drainage membrane.
2. Basement window wells may be required according to grade.
3. Basement walls with R20 blanket insulation full height to approximately 6" above basement slab (exceeds R12 standard).
4. Standard 32" x 24" oversized basement awning or slider type fiberglass windows or optional code complying egress windows for future bedroom construction.
5. Three piece rough-in bathroom in basement.

ENJOY THE OUTDOORS WITH A DECK

(If applicable to your lot - deck sizing is approximate, all wood deck material is pressure treated wood)

1. Deck Sizing:
 - When a deck is required due to grade on a non-premium lot, the deck size is 4' x 7' with stairs.
 - Elevated Bungalow - 4' x 7' deck with stairs.
 - Premium Deck Lot / Lookout Lot - 8' x 10' deck with stairs.
2. Larger rear elevation basement windows, where applicable; number of windows, as per plan.
3. 6'-0" or 8'-0" sliding glass door (as per plan) from main floor to pressure treated wood deck, (size subject to change without notification due to zoning), with light.
4. Black aluminum maintenance free metal pickets and handrails on all exterior decks, porches and stairs (as per plan and where required to meet grading conditions and OBC requirements).

YOUR GARAGE

1. Single car garage constructed of concrete slab, wood frame, vinyl siding and decorative accents applicable to style of home, with parking pad adjacent to garage. Decorative sectional garage doors, as per plan.
2. Automatic garage door opener (One (1) opener per house with one (1) transmitter).
3. Wall receptacle, ceiling light plus ceiling plug in garage, as per plan.

FOR YOUR PEACE OF MIND

1. Property survey prepared by an Ontario Land Surveyor provided on closing.
2. All homes are backed by "Tarion". Mason Homes is a registered member of Tarion in good standing and shall comply with all warranty requirements.
 - 7 Years - Major structural
 - 2 Years - Plumbing, heating, electrical systems, and building envelope
 - 1 Year - Builder comprehensive warranty

THE SMALL PRINT.... In an effort to build a superior product, in terms of livability, structure and energy efficiency, Mason Homes reserves the right to alter dimensions, areas, footage, location of doors, windows, etc., and to operate within allowable TARION and OBC parameters. Lot widths are determined at appropriate front yard set-back of home. Specifications and terms and conditions are subject to change without notice. Substitute materials and fixtures of comparable or better value are allowable at Builder's discretion. The Vendor offers an extensive array of optional items and upgrades, at an additional cost. The Purchaser acknowledges and agrees to accept that variations in colour, grain and shade uniformity may occur and the colours, patterns and availability of samples displayed in the Sales Presentation Centre and Décor Studio may vary from those displayed and those available at time of colour selection. Hardwood flooring may react to normal fluctuation in humidity levels producing gapping or cupping or both, which is considered to be within acceptable industry standards. The Purchaser shall have the right to choose the style or colour of an item, where a choice exists, from the Vendor's samples. However, the Purchaser agrees that if he/she fails to select within fourteen (14) days (or more if allowed) of being given notice by the Vendor, then the Vendor may proceed with his selection and the Purchaser will deem to have accepted such selection. Furnace and hot water tank locations are subject to change without notice. Mason Homes has the right to drop landings and porches if necessary. Room sizes on brochures are based on exterior finishing. Basement stairs to be finished as per plan. Some glazing on exterior renderings may be decorative glass and not see-through as per plan. Regardless of floor plan shown, some man-doors from garage are optional at customer's cost and dependent upon being allowable by grade conditions. The Purchaser acknowledges that the Vendor's sales office and model homes may be decorated for public display purposes and contains certain feature upgrade finishes, optional items and custom changes that are not included in the basic model. Artistic renderings of house elevations are artist's impression and detailing may vary from that shown. Ceilings and walls may be modified to accommodate mechanical systems. Number of steps at front and rear may vary from that shown according to grading conditions and municipal requirements, same as for exterior side yard man-doors. The Purchaser shall indemnify and save the Vendor, its servants and agents harmless from all action, claims and demands for, upon or by reason of any damages, loss or injury to person or property of the Purchaser, or any of his friends, relatives, workmen, or agents who have entered on the real property or any part of the subdivision of which the real property forms a part, whether with or without the authorization expressed or implied by the Vendor. From time to time the contents of our purchase and sale agreements including all schedules may change without express notice. Egress windows in basement installed when Purchaser chooses optional finished basement with bedroom, and other basement windows may vary in location. Mason Homes reserves the right to substitute different brands of similar quality to those specified here dependent upon availability, pricing and selection. "Alternate" and "Optional" partial plans may involve extra charge. Purchaser acknowledges that, as per plan, some homes have two car garages in rear of yard. Mason Homes builds in a method that we believe is more environmentally friendly manner to promote a healthier and energy efficient lifestyle, however this is not a substitute for an individual's lifestyle choices, nor do we claim any future health benefits from our products or construction methods. The Purchaser agrees to not enter any house during any stage of construction unless invited and accompanied by a Mason Homes Rep. Green features and finishes represent an element of construction that, in the builder's opinion, constitutes an environmentally more sustainable process and/or product than conventional alternatives. All items listed as "low VOC" cannot be guaranteed though the use of these items are specified for use in Mason Homes to trades people. All items specified "as per plan". This document forms a binding amendment to any existing Agreement of Purchase and Sale Contracts. The parties acknowledge that there is no representation, warranty, collateral agreement or condition affecting the agreement or the real property except as contained in the agreement. Any statement or representation made by the new home sales professional, employees of the vendor or contained in any sales brochure or any other document shall not be legally binding upon the vendor unless contained in the agreement of purchase of sale. This agreement may not be amended other than in writing. E. & O. E. February 2016.



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