



Woodland Trails

OAKVILLE

BERKLEY & LEXINGTON SERIES
45 & 50 FT. DETACHED LOTS

Dream features



exteriors

- Basement foundation walls are poured concrete with heavy duty damp proofing and a superior free draining membrane wrap.
- Poured concrete front porches with upgraded brick ledge precast steps as per plans and elevations, loose precast concrete steps will be used when grading requires less than three (3) steps.
- Poured reinforced concrete garage floor slab.
- The walkway from the driveway to the front entry and the rear patio (where applicable) are of patterned precast slabs.
- All exterior wall construction is designed to meet or exceed all Ontario Building Code requirements; exterior walls will be of 2" x 6" wall studs with total insulation value equal to R-24 per Energy Star specifications (version 4)
- Basement walls will be insulated near full height to R-12.
- Attic insulation will be blown in at R-40 and exposed floors will be spray foamed to R-31.
- All window and doorframes and building perforations are caulked with Dymeric type caulking.
- All windows (excluding basement) are Energy Star rated coloured vinyl thermal pane casement windows with pre-finished colonial bars (bars on front elevation only). Corner lots have bars all the way around. All operable windows to have screens.
- Front entry doors and patio doors will be provided with transom glazing over (where applicable as per plans and elevations).
- Metal insulated front entry door with inset glass pane lite complete with weather stripping, deadbolt lock and grip set.
- Pre-finished aluminum soffits, fascia, eavestroughs and downspouts.
- Premium moulded paneled sectional roll-up garage doors in a variety of enhanced designs with inset door lites (as per plans and elevations) and long-life hardware.
- Front, rear and side yards are fully sodded (where applicable) and driveways are paved.
- Self-sealing quality asphalt roof shingles with manufacturer's 20-year warranty.
- Steep roof pitches to enhance elevations.
- Antique-style black finish coach lights on front elevations.
- Dead bolt locks for all exterior swinging doors.
- Pre-finished, long lasting aluminum front porch railings (if required by design or grade).
- Friezeboards on front elevations (as per plans and elevations).
- All brick veneer construction is 100% all clay brick, elevations also feature cultured stone, stucco and traditional wood detailing as per plans and elevations (please speak to a sales representative for details).
- Brick veneer installed above all windows on side and rear elevations (where applicable as per plans and elevations).
- Architecturally controlled elevations, materials, streetscapes and exterior colour schemes for the purpose of creating an aesthetically pleasing community.



interiors

- Cold Cellars as per plans.
- All archways are trimmed (where applicable) for added durability, 7'-8" in height (first floor only).
- All interior wood trim and woodwork is primed and painted (choice of one) Birch White or Oyster.
- Choice of (one) interior passage locks; polished brass knobs or polished brass lever handle with privacy locks for all bathrooms.
- Choice of 800 series, classique or clermont interior passage doors.
- Ceilings in all rooms are to be finished with a textured ceiling spray with smooth boarders except for kitchen, breakfast/dinette areas and bathrooms that will have a smooth finish for easy maintenance.
- Quality latex paint on interior walls (two selections per home) from builder's samples.
- All closets have pre-finished melamine shelving and metal dowels.
- Quality constructed and furniture finished kitchen and bathroom cabinetry with full backing, under-blocking and quality hardware. Colour matched kickplates, full gable ends and dummy doors on peninsulas and island, flush or raised breakfast bars (as per plans where applicable).
- Elegant Upgraded 41 inch high kitchen cabinet doors (with standard bulkhead above).
- Fourty (40) inch tall mirrors above all vanities a shower door for master ensuite shower enclosures (where applicable as per plans).
- Colour matched ceramic accessories; towel bar, tissue dispenser and soap dish in all bathrooms.
- Elegant natural finish oak railings with 2 3/4" handrail, upgraded 3 1/2" newel posts and upgraded 1 3/4" oak pickets. Upgraded "V-groove" handrails (for Lexington series only).
- Master bedrooms complete with an ensuite, which includes a separate shower stall and walk-in closets, as per plans.
- All drywall applied with screws, using a minimum number of nails and drywall clips for upper hall ceilings to minimize repairs in the future.
- All sub-floors are tongue and groove plywood; nailed and glued down.
- Roof truss beams with hurricane ties to minimize truss uplift and repairs in the future.
- The first and second floor will be framed with an engineered wood floor joist system for optimum performance and quality.
- Direct vent gas fireplace complete with glass panel, gas log, wall-mounted spark-ignition switch, painted wood mantle (where applicable) and marble or ceramic (where applicable) surround, as per plan.
- Stairs from the basement door to the second floor are elegant natural finish oak staircases with oak veneer stringers and oak nosings.
- Upgraded Heavy Colonial Trim with 3" casing including backband and 5 1/4" baseboards for the Lexington series only. Upgraded Colonial trim with 2 3/4" casing and 4 1/4" baseboard for the Berkley series.
- Ceiling height on the main floor is 9 feet high with a second floor ceiling height of 8 feet high for two storey designs.
- Quality imported 12" x 12" or 13" x 13" ceramic main floor tiles with marble thresholds in the foyer, kitchen, breakfast area, powder room, main or second floor laundry rooms and throughout the main hall, where applicable as per our brochures.
- High quality 40 oz. broadloom (two selections per home) for floor areas not covered in by ceramic tile or plank flooring.
- Elegant 2 1/4" wide natural oak plank flooring for living room and dining room (where applicable) except for areas covered by ceramic tile (as per plans and brochures).
- Quality imported 8" x 10" ceramic tile on upstairs bathroom floors, bathtub and shower enclosure walls up to and including the ceilings (except for deck tubs which include the full height walls only).
- Poured concrete floor in the basement with a floor drain by the furnace area as per plan.



plumbing

- Upgraded ledgeback double compartment stainless steel sink in the kitchen with Upgraded Moen chrome finish single lever faucet with pullout spray.
- Laundry rooms on the main or second floors have single basin laundry tubs mounted with full base cabinets and upper cabinets for storage above.
- Second floor laundry rooms (where applicable) also receive a floor drain.
- All laundry rooms have hot and cold water and drain provisions for future automatic clothes washer.
- Exterior water taps, with inside shut-off valves, located at the rear of the house and in the garage (where applicable).
- Choice of standard coloured lavatory sinks, water closets and bathtubs.
- Premium Moen washerless chrome single lever faucets for all bathroom lavatory sinks with manufacturer's limited long-term warranty.
- Moen chrome single lever pressure balance/temperature controlled shower faucets for safety and comfort.
- All sinks and water closets have water shut-off valves for serviceability and convenience.
- Full height shower backer board for ceramic tiles in all shower enclosures as per plan.
- Efficient water saving water closets that comply with the most recent building codes.
- Water supply and drain provisions for future dishwasher in the kitchen.
- Rough-in drain provisions for future 3-piece washroom in the basement.
- Upgraded luxurious acrylic bathtubs (Phoenix Series) as per plans and brochures.
- All homes to have a sump pump system for storm water management as per municipal standards.



electrical & heating

- All copper wiring throughout the home.
- 100 amp. electrical service with circuit breaker panel.
- Choice of white or ivory switches and plugs throughout the house.
- Interior light fixtures with high efficiency compact florescent light bulbs in every room, hallway and walk-in closets excluding living rooms or great rooms where switched wall receptacles are provided for future lamps.
- Recessed shower potlight in all separate shower stalls.
- All bathroom electrical receptacles with a ground fault detector circuit for safety around water.
- An exterior weatherproof electrical receptacle in the rear yard and front porch (where applicable).
- Split-circuit electrical outlets above the kitchen counter for future small appliances.
- Heavy Duty cable and receptacle for future stove and dryer.
- Interconnected smoke alarms on each level including the basement as per the Ontario Building Code.
- Carbon Monoxide Detector(s) as per the Ontario Building Code.
- Electrical outlet(s) in the garage ceiling for future garage door opener(s).
- Front door electric door chime.
- Rough-in wiring for telephone (Category #5) in the kitchen and all bedrooms.
- Rough-in (RG-6) cable T.V. in the master bedroom and all bedrooms.
- Each home is "Smart Home Ready" equipped with two (2) high speed data/voice cabling and wide band video structured cabling that can accommodate the latest home technologies.
- Rough-in central vacuum system (dropped to the basement) with dedicated electrical outlet in the garage.
- Rough-in electrical wire for future dishwasher in the kitchen.
- Two-speed coloured (white or almond) kitchen exhaust fan vented to the outside (6 inches in diameter).
- All bathrooms (with or without windows) have Energy Star rated exhaust fans vented to the outside.
- Wiring for centrally located thermostat ready for future air conditioning.
- Energy Star rated high efficiency, spark ignition, forced air gas furnace and Energy Star qualified set-back thermostats for the greatest savings, reliability and quite comfort.
- A Heat Recovery Ventilator will be installed in every home to ensure healthy indoor air quality.
- All supply ducts and return air ducts are sized and ready for future central air conditioning.
- Upgraded R-31 spray foam insulation to garage ceilings and exterior overhangs where there are livable areas above.
- All insulation in accordance with the standards set out in the Ontario Building Code and Energy Star technical specifications Version 4.



energy star compliant

** Every Home will be built and independently tested for compliance with the Energy Star Technical Specifications Version 4. Please ask for details.



warranty

Starlane Home Corporation is a registered TARIION Homebuilder in good standing and every new home is enrolled in the TARIION warranty program and the warranty includes:

- The home is free from defects in material and workmanship for one (1) year.
- The home remains free from defects in material and workmanship on electrical, plumbing, heating delivery and distribution systems, exterior cladding, caulking, windows and doors, and the building envelope and basement remains free from water penetration for two (2) years.
- The home is warranted against all major structural defects for seven (7) years.



certified professional master builder

Starlane Home Corporation has been awarded the Certified Master Builder designation by the Residential Construction Council of Central Ontario (RESCON), this designation is awarded on the basis of:

- Outstanding efforts in the areas of construction and customer service
- Recipients have, and continue to exceed the provisions of the Ontario Building Code
- Starlane Home Corporation has been recognized as an exceptional low-rise builder within the industry.



notes

- All illustrations are artist's concepts.
- The purchaser acknowledges that the floor plan may be reversed.
- The purchaser acknowledges that the specifications, landscaping, finishes and furnishings etc. in the model home(s) or sales offices may be for display purposes only and may not be of the similar grade or type or

- not necessarily included in the purchase of the home.
- The vendor reserves the right to substitute materials that are of equal or better quality.
- The purchaser acknowledges that variations in colour and shade uniformity may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to normal production processes.