



# MEADOWVALE

*by the thames*

## FEATURES & FINISHES ~ ESSENCE LINE

101 Meadowlily Rd S, London, ON  
mymeadowvale.ca

### ENERGYSTAR®

Foxwood Homes is a registered ENERGY STAR® partner. ENERGYSTAR® homes are designed with energy efficiency and conservation in mind, drawing less power, reducing water consumption, and improving air quality.

- ENERGYSTAR® compliant lighting (min. 75% of fixtures).
- Modeling of home to optimize heating & cooling size and efficiency.
- Blower door tested to ensure air leakage requirements are met according to ENERGYSTAR® label standards.
- Independent third-party testing ensures the home meets the specifications required by ENERGYSTAR®.

### HOME AS A SYSTEM

#### Advanced Building Practices

- Continuous exterior insulation board reduces air leakage and enhances home efficiency.
- Gasket sealed electrical boxes on all exterior walls and ceilings.
- Acoustic caulking of the vapour barrier mechanically seals the wall assembly to reduce air leakage.
- House wrap system with exterior door and window flashing enhances moisture drainage and increases building durability.
- Soil Gas rough-in with (Radon Control) poly barrier installed under basement slab.

### KITCHEN

- Tall Upper wall cabinets 36" with crown moulding, light valance excluding electrical where applicable.
- Cabinetry and hardware chosen as per builder/vendor selections.
- Cabinet interiors to be white melamine.
- Soft close drawers with limited lifetime hinge warranty.
- Chrome pull-down kitchen faucet and 30" double stainless steel undermount kitchen sink.
- Deep cabinet over fridge with end panel when applicable.
- Microwave shelf within island lower cabinets (as per plan).
- Quartz countertops (as per plan & Builder Selections).
- ENERGYSTAR® stainless steel, two-speed range hood, vented to the exterior.
- Plumbing and electrical rough-in for future dishwasher.

### BATHROOMS

- Single lever chrome faucet at vanity. Main bath & Ensuite — towel bar, tissue holder / Powder room — towel ring, tissue holder (Chrome Finish is standard).
- Pressure balanced chrome faucets in all showers.
- G.F.I electrical outlets beside vanity in all bathrooms.
- One Piece acrylic white tub base and/or acrylic shower unit base (as per plan)
- Water saving 4.8L low-flush comfort toilet in white vitreous china.
- All bathroom vanities near 32" comfort height (width as per plan) including countertop.
- White vitreous china undermount basins or pedestal sink as per plan.
- 36" high square polished mirrors above vanities (width pending vanity length as per plan).

### DOORS AND WINDOWS

- ENERGYSTAR® Rated Low-E argon windows.
- Sliding insulated vinyl patio doors equipped with insulated glass (as per plan).
- Insulated terrace doors with glass (as per plan).
- Insulated steel front and garage entry doors into home (insulated & weather stripped).
- Front entry door equipped with lever and electronic deadbolt entry hardware with satin nickel finish.

### FLOORING & STAIRS

- High Quality Luxury vinyl plank throughout the main floor including wet areas (As per builder selections).
- Unfinished pine stairs to basement (if door at top of stairs).
- Carpeted closed stringer staircase with capped half wall. Half wall with paint grade stair stringers, painted pine handrail
- Luxury vinyl plank in wet areas as per builder selections (as per plan).
- High-quality polyester plush carpet, per builder selections. Installed in all bedrooms, upper hallways, and second-floor living areas with high-density foam under-pad.

### DRYWALL, PAINT, TRIM & CLOSETS

- All doors, closets, and trim finished with semi-gloss paint.
- All walls primed and painted with two coats of latex paint in a flat finish, with a choice of twilight colors (1 or 2 base).
- "California orange-peel" textured ceilings, flat finish where applicable.
- 2 Panel Swing doors throughout (as per plan) unless shown otherwise.
- Interior lever style door hardware in satin nickel.
- Bathrooms equipped with privacy locks.
- 5" mdf baseboard and 2-3/4" mdf casing with bevelled edge.
- Wire shelving in all linen closets, hanging wire shelf in other closets.

### GARAGE

- Insulated steel overhead sectional garage door(s), with factory finished colours, as per builder selections.
- 1 electrical outlet in the garage, and 1 overhead light as required (as a minimum – per plan).
- Fire-rated entry door from garage to house equipped with self-closing spring-loaded hinges.
- 4" to 5" poured concrete floor over compacted granular material, featuring expansion saw cut(s) to manage cracking.
- Interior walls and ceiling drywalled and taped (gas-proofed).

### STRUCTURAL

- 9' ceilings as standard on main floor (as per plan).
- 8' ceiling as standard on second floor (as per plan).
- Steel or wood support beams or bearing wall as per plan and O.B.C. requirements.
- All sub-floors are ¾" Oriented Strand Board (OSB), secured with screws and glue.
- 7/16" OSB roof sheathing.
- Poured concrete basement floor with floor drain.
- Reinforced poured concrete porch as per plan.



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All features and finishes listed herein are subject to change based on availability, to an equal or higher quality at the discretion of the builder and without prior notice.



## HOME COMFORT SYSTEM

- High-efficiency gas furnace with two-stage operation, ECM motor, and direct venting.
- Two Stage Air Source Heat Pump (air conditioner) installed, sized to fit the home.
- Energy Recovery Ventilation (ERV) system — the lungs of your home, an air exchange of fresh air to your home while removing stale air.
- ENERGYSTAR® rated bath fans installed in all 2nd floor bathrooms, a main floor bathroom, and laundry room.
- Programmable thermostat (ENERGYSTAR® Rated) and ERV Control with Smart Mode.
- All furnace supply duct trunks, take off joints and lines, and ERV exhaust lines sealed with foil tape.
- Smoke and Carbon Monoxide (CO) alarms as per O.B.C.

## INSULATION DETAILS

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- Smoke and Carbon Monoxide (CO) alarms as per O.B.C.

## ELECTRICAL

- All electrical wiring to Ontario Electrical Safety Code. Lights installed according to builder's standard selections, featuring LED bulbs with a warm 3K colour.
- Weatherproofed exterior G.F.I protected electrical outlet at front& rear doors.
- 200-amp service with breaker panel and copper wiring.
- G.F.I. protected outlets at counter level.
- White Decora style light switches and outlets.
- Dedicated receptacle for electric clothes dryer and stove.
- Arc Fault outlets in all bedrooms.
- Hardwired smoke & carbon monoxide detector combination units on all floors including bedrooms.
- Door chime.

## PLUMBING

- Rough-in for future 3 pc. bathroom in basement. Waterline to fridge. Chrome faucets throughout home. Washer and dryer rough-in (includes discharge drain and exterior vented exhaust).
- Standard 24" plastic laundry tub with hot & cold water taps (as per plan).
- Fully sealed sump pit with submersible pump, piping installed and discharged to storm sewers, or as municipal requirements.
- Two exterior 'Frost-Free' water taps to help reduce water line freeze up.
- Tankless direct vent gas hot water heater provided on a rental basis by 4K Energy.
- Drain Water Heat Recovery Unit.

## ELEVATION &amp; EXTERIOR DETAILS

- Clay or concrete brick on main floor with cast sills under openings as per plan. All exterior elevations, materials, plans and colours are to be architecturally controlled by Foxwood Homes.
- Exterior house number from the builder selections.
- Vinyl siding on second storey (as per elevation).
- Exterior decorative mouldings, frieze board, shutters and other accent details as per plan from vendors' architectural colour schemes.
- Limited Lifetime Warranty fiberglass architectural roof shingles with galvanized eaves starter to help prevent ice dam backup at eavestroughs.
- Pre-finished low maintenance aluminium eavestroughs (seamless), soffits and fascia.

## LOT AND SITE INFORMATION:

- Lot is graded to conform with individual lot development plans and the recommendations of approved supporting documents.
- Precast concrete steps at front entry (may vary as per grade) (min. 3ft wide).
- Concrete slab walkway stones (24"x30") as required from front entry to driveway.
- Subject to lot conditions: some armour stone may be required due to grading, to address access and grading at entry door only. In which case Black Aluminum railing with square pickets will also be required. This is only applicable when grading requires it.
- Fully sodded front, side & rear yards incl. boulevards. Sodding occurs in appropriate seasonal weather conditions at the discretion of the builder and may not necessarily be done in the order of final lot grading completion. Starting as early as June and as late as October.
- When applicable — outdoor decks, fencing or otherwise must wait until the completion of sod and inspection by the city for final grade.
- Fully paved asphalt driveway, including boulevard area. Installation of driveways will be completed seasonally at the discretion of the builder and may not necessarily be done in the order of completion and could be up to 16 months after possession (timeline subject to be adjusted based on weather conditions).

## ADDITIONAL NOTES

- Home Construction Regulatory Authority and Tarion registration and fees are not included by the Vendor.
- 30 Day, 1 Year, 2 Year and 7 Year Warranty Coverage. 1 year nail pop reporting.
- Any alterations to the plan and/or specifications must be in the form of a written change order, signed by both the purchaser and the vendor prior to building permit application.
- All selection requirements are from Builder's samples.
- The purchaser acknowledges that the home may include bulkheads and boxed out walls to accommodate and/or conceal plumbing and mechanical systems and may vary from home to home. The builder reserves the right to install bulkheads and boxed out walls as needed.
- Furnace, air source heat pump, water heater, hydro panel, sump pit, natural gas and water meter locations are determined by mechanical contractor or governing body.
- All details and selections noted above are as per plan.
- Model homes may include upgrades which can be provided at an additional cost to the purchase.
- Meadowvale is a Vacant Land Condominium Community and subject to the Site Plan Specifications as approved by the Municipality.
- All features and finishes listed herein are subject to change based on availability, to an equal or higher quality at the discretion of the builder and without prior notice.



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## FEATURES & FINISHES ~ SELECT LINE

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### HOME AS A SYSTEM

#### Advanced Building Practices

- Continuous exterior insulation board reduces air leakage and enhances home efficiency.
- Gasket sealed electrical boxes on all exterior walls and ceilings.
- Acoustic caulking of the vapour barrier mechanically seals the wall assembly to reduce air leakage. House wrap system with exterior door and window flashing enhances moisture drainage and increases building durability.
- Soil Gas rough-in with (Radon Control) poly barrier installed under basement slab.

### KITCHEN

- Tall Upper wall cabinets 39" with crown moulding and light valance moulding (excludes electrical lighting) where applicable.
- Cabinetry and hardware chosen as per builder/vendor selections.
- Cabinet interiors to be white melamine.
- Soft close drawers with limited lifetime hinge warranty.
- Backsplash as per plan based on Builder's selections.
- Chrome pull-down kitchen faucet and 30" double stainless steel undermount kitchen sink.
- Deep cabinet over fridge with end panel when applicable.
- Microwave shelf within island lower cabinets (as per plan).
- Quartz countertops (as per plan).
- ENERGYSTAR® stainless steel, two-speed range hood, vented to the exterior.
- Plumbing and electrical rough-in for future dishwasher.

### BATHROOMS

- Single lever chrome faucet at vanity. Main bath & Ensuite — towel bar, tissue holder / Powder room — towel ring.
- tissue holder (Chrome Finish is standard).
- Pressure balanced chrome faucets in all showers.
- G.F.I electrical outlets beside vanity in all bathrooms.
- Acrylic white tub base and/or acrylic shower unit base (as per plan)
- with tiled walls from builder standard selection.
- Water saving 4.8L low-flush comfort toilet in white vitreous china.
- All bathroom vanities near 32" comfort height (width as per plan) including countertop.
- White vitreous china undermount basins or pedestal sink as per plan.
- 36" high square polished mirrors above vanities (width pending vanity length as per plan).

### DOORS AND WINDOWS

- ENERGYSTAR® Rated Low-E argon windows. Sliding insulated vinyl patio doors equipped with insulated glass (as per plan).
- Insulated terrace doors with glass (as per plan).
- Insulated steel front and garage entry doors into home (insulated & weather stripped).
- Front entry door equipped with lever and electronic deadbolt entry hardware with satin nickel finish.

### FLOORING & STAIRS

- Engineered hardwood throughout the main floor excluding wet areas (As per builder selections).
- Unfinished pine stairs to basement (if door at top of stairs).
- Carpeted closed stringer staircase featuring stained oak square newel posts, top rail, black metal spindles, and wood bottom rail.
- 12" x 24" tile in wet areas as per builder selections (as per plan).
- High-quality polyester plush carpet, per builder selections. Installed in all bedrooms, upper hallways, and second-floor living areas with high-density foam underpad

### DRYWALL, PAINT, TRIM & CLOSETS

- All doors, closets, and trim finished with semi-gloss paint. All walls primed and painted with two coats of latex paint in a flat finish, with a choice of three light colors (1 or 2 base).
- "California orange-peel" textured ceilings, flat finish where applicable.
- Swing doors throughout (as per plan) unless shown otherwise.
- Interior lever style door hardware in satin nickel.
- Bathrooms equipped with privacy locks.
- 5-1/4" mdf baseboard and 3-1/2" mdf casing with bevelled edge.
- Standard 2 panel interior door styles (per builder selections).
- Wire shelving in all linen closets, hanging wire shelf in other closets.

### GARAGE

- Insulated steel overhead sectional garage door(s), with factory finished colours, as per builder selections.
- 1 electrical outlet in the garage, and 1 overhead light as required (as a minimum – per plan).
- Fire-rated entry door from garage to house equipped with self-closing spring-loaded hinges.
- 4" to 5" poured concrete floor over compacted granular material, featuring expansion saw cut(s) to manage cracking.
- Interior walls and ceiling drywalled and taped (gas-proofed).

### STRUCTURAL

- 9' ceilings as standard on main floor (as per plan).
- 8' ceiling as standard on second floor (as per plan).
- Steel or wood support beams or bearing wall as per plan and O.B.C. requirements.
- All sub-floors are 3/4" Oriented Strand Board (OSB), secured with screws and glue.
- 7/16" OSB roof sheathing.
- 9" concrete foundation at insulated walls (as per plan).
- Poured concrete basement floor with floor drain.
- Reinforced poured concrete porch as per plan.



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FOXWOOD  
HOMES

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## HOME COMFORT SYSTEM

- High-efficiency gas furnace with two-stage operation, ECM motor, and direct venting.
- Two Stage Air Source Heat Pump (air conditioner) installed, sized to fit the home.
- Energy Recovery Ventilation (ERV) system — the lungs of your home, an air exchange of fresh air to your home while removing stale air.
- ENERGESTAR® rated bath fans installed in all 2nd floor bathrooms, a main floor bathroom, and laundry room.
- Programmable thermostat (ENERGESTAR® Rated) and ERV Control with Smart Mode.
- All furnace supply duct trunks, take off joints and lines, and ERV exhaust lines sealed with foil tape.
- Smoke and Carbon Monoxide (CO) alarms as per O.B.C.

## INSULATION DETAILS

- Enhanced insulation provides increased energy efficiency, and added comfort throughout your home.
- Exterior framed walls above grade with 2x6 at 16” on center, as per OBC standards, featuring R27.5 insulation with R7.5 insulated sheathing, R20 fiberglass batt insulation, and poly sealed with caulking.
- R60 blown insulation for ceilings.
- R20 blown insulation in garage ceilings.
- R44 insulation provided under exposed floors and rooms over the garage, consisting of R24 spray foam insulation with R20 fiberglass batt insulation underneath.
- 8’ exterior concrete basement walls complete with drainage membrane barrier.
- R20 fiberglass blanket insulation in the basement, installed up to approx. 7’ in height.
- Main floor joist header space insulated to R28.

## ELECTRICAL

- All electrical wiring to Ontario Electrical Safety Code. Lights installed according to builder’s standard selections, featuring
- LED bulbs with a warm 3K colour.
- Weatherproofed exterior G.F.I protected electrical outlet at front & rear doors.
- 200-amp service with breaker panel and copper wiring.
- G.F.I. protected outlets at counter level.
- White Decora style light switches and outlets.
- Dedicated receptacle for electric clothes dryer and stove.
- Arc Fault outlets in all bedrooms.
- Hardwired smoke & carbon monoxide detector combination units on all floors including bedrooms.
- Door chime.
- 6 LED pot lights installed on existing switches: 4 in the living room and 2 additional interior locations.

## PLUMBING

- Rough-in for future 3 pc. bathroom in basement. Waterline to fridge. Chrome faucets throughout home. Washer and dryer rough-in (includes discharge drain and exterior vented exhaust).
- Standard 24” plastic laundry tub with hot & cold water taps (as per plan).
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