



Discussion Checklist – Options and Product Selections

Design Policy & Payment Options
1. Payment of the Optional Extras in Full at the conclusion of the appointment
2. Deposit payment by the way of Amendment to the Purchase and Sale Agreement. The total optional extras purchased must be at least \$1,000.00 (not including any incentives as part of the original purchase of sale). This option requires a minimum deposit payment of 35% of the total cost of design options ordered.
Design Studio Policies
During your appointment, for your experience we are only allowing a maximum of two people to attend, no children.
7 calendar day confirmation period. * No Revisions after 7 days of receiving final pricing from Design Studio. * LATE CHANGES THAT ARE APPROVED BY MANAGEMENT & CONSTRUCTION WILL INCUR A FEE AFTER SUBMISSION OF SIGNED HOME CHANGE ORDER.
Paperwork must be signed and returned within 48 hours of receiving email or verbal notification
All paperwork will be reviewed by Head Office and Homeowner will be notified of any discrepancies in pricing or options ordered.
RESELECTION POLICY – If any selection of the purchaser is not reasonably available during construction and waiting to obtain the product(s) will delay the construction of the home; Mattamy will notify the purchaser and provide opportunity to make or approve an alternate selection from Mattamy’s Samples. Reselections must be made within 7 days upon notice. If a reselection is not made by the purchaser within 7 days, Mattamy has the right to make a selection on behalf of the purchaser.
Exterior Options
*Note – Plan may be mirror image to marketing brochures or model home *
Hose Bib Options (Relocate Included Hose Bibs, Additional Cold Water Hose Bibs, Hot Water Hose Bibs)
Garage Door Opener / Extra Remote / Keypad
Gas Line for BBQ
Exterior Pot Lights, additional coach lighting, additional exterior GFI electrical outlets
HVAC Options
Sound Installation (Walls)
Gas line rough-in (Stove, Dryer)
Increase a portion of the standard gas line to the house
Air Conditioner/Humidifier (if Applicable)
MILLWORK – DOORS & TRIM
Interior Door options – Door Styles, Hardware, French Door, Safe N Sound
Interior Trim Package options (Casing and Baseboard)
Ceiling Finish Options (Smooth)
Cournice Molding
Closet Options (Mirrored Sliders, Double Doors, Frameless Mirrored Sliders,)
Mirror Options – Full Height
TV Ready Wall

STRUCTURAL DESIGN OPTIONS (If Applicable)
Model Specific Options (Design Options on Plan)
Coffered/Waffled Ceilings
Railing in lieu of Kneewall (Design Options on Plan)
Laundry uppers
Double Sinks in bathroom
MILLWORK – STAIR & RAIL
Railing/Stain Options
Painted White Riser/Stringer (if applicable)
Painted White Spindles
Carpet Runners for all wood staircases/carpet underpad options
ELECTRICAL OPTIONS
200 AMP Service (If Applicable)
Monitoring Packages (Fernsby communities only)
Central Vac: Rough-in/ Toe kick
Conduit from basement to attic
Interior Pot Lights / Wall Sconce Rough-in / Light Locations/ Dimmer Switch/Puck Lights (if Applicable)
Home Theatre Option (Rough in only)
Additional Electrical Requirements (Conduit, Outlets, Cat-6, TV Ready Wall, USB Outlet)
LED Valance Lights, Crown lighting (Rough-in only)
Additional GFI Outlets / Shower Pot Lights (Tub/Shower)
Pendant Lights Rough-in (price per piece)
Reinforce for heavy light fixture
FIREPLACE OPTIONS (If Applicable)
Optional fireplace box Raised
Fan Kit
Thermostat / remote controls etc.
Stone or Tile surround on wall
Mantle Options- Style
PAINT OPTIONS
Whole house colour options (Note: Paint upgrades do not change the quality)
Single room colour (Note: Paint upgrades do not change the quality)
KITCHEN OPTIONS (If Applicable)
Applicable Kitchen Packages
Furring Panel to ceiling/Stacked Uppers
Microwave Shelf (base cabinet, upper cabinets, in pantry)
Kitchen Pantry Options
Accessories (lazy susan, tray dividers, pull out garbage roll out shelves, spice rack, wine rack)
Additional Bank of Drawers/Pots and Pans
Decorative Hood Fan
Glass cabinet doors
Countertop Options- Solid Surface, Laminate, “Bump Out”
Island (Faux Doors, Furniture Kick, Post)

KITCHEN OPTIONS (If Applicable)
Shorten uppers for future OTR microwave (Cannot be ordered with gas rough-in for future installation of gas stove)
Delete/install Bulkhead (Executive or Grande Package) if applicable
Adjustment to Appliance Opening sizes, Slide-In Range Accommodations, Built-In Fridge, Professional Cook-Top, Flush Installation
Increase vanity height
Add vanity drawers - If Applicable (bank of drawers)
Laundry Countertop Options – If Applicable
Cabinet hardware upgrades
Soft Close hinges/drawers
Cabinet level and finish options for kitchens, bathrooms, laundry, linen pantries, desks
APPLIANCES
Stainless Steel Appliances – If Applicable (Townhomes Only)
Stainless Steel undermount hood fans
Chimney hood fans (if applicable)
Over the Range Microwave (Cannot be ordered with gas rough-in)
PLUMBING OPTIONS
Fridge Cold Water Line, Instant Hot Water, Cold Water Filter System
Kitchen sink/faucet options
Soap Dispensers
Glass Shower Enclosures/Shower doors
Convert bath tub to shower pan (if applicable)
Bathtub Options – If Applicable
Pedestal Sink Options/ Vanity Sink Options & Bathroom Faucet Options/Accessories
Laundry sink/ faucet options
FLOOR & WALLS
Flooring Options (Carpet and Underpad, Tile, Engineered Hardwood, and LVT)
Floor Tile Patterns (Stacked, 70/30 Offset)
Kitchen Backsplash / Patterns / - (Backsplash includes deleting integral riser on laminate counters)
Bathroom wall tile/tub surrounds and showers

ITEMS TO REVIEW IF APPLICABLE:
Stain selected for hardwood stairs, handrail, posts and/or spindles will also be applied to floor nosings.
Appliance Specifications if applicable (Fridge, Stove, Cook Top, Wall Oven, Dishwasher, Hood Fan)
Some Cabinet handles are too wide to fit on drawer fronts, and as such, the coordinating knob will be installed if this condition exists.