

## Distinctive Home Exteriors

- Modern contemporary brick with complimenting colour mortar with architectural features in other materials and accent detailing as per plans creating unique architecturally designed elevations
- Terraces with aluminum framed glass railings enhancing elevations, as per plan
- Steel clad insulated exterior door with weather-stripping and deadbolt lock with complimentary sidelight
- Premium quality, sectional system, panel roll-up garage door equipped with Heavy Duty springs and long-life rust resistant door hardware
- Steel clad-insulated door from garage to house grade permitting
- Two exterior hose bibs with interior shut off valves (location to be determined by Vendor). (Executive Towns - units 31, 32, 33, 34, 35, 36, 37, 38 are to receive one exterior hose bib)
- One exterior weather proof electrical outlet with ground fault circuit interrupter protection (GFCI)(location to be determined by Vendor)
- Residential front door grip set with dead bolt
- All operating windows are complete with screens
- QUALITY LOW MAINTENANCE VINYL, low E argon, energy efficient thermopane operable and non-operable casement and/or fixed windows.
- All windows installed with air barrier and fully caulked
- Superior rigid 2" x 6" exterior wall construction with R20 batt insulation
- Double stud party wall construction
- Maintenance-free pre-finished aluminum railings with clear glass inserts where required by the Ontario Building Code or as per applicable plan

## Elegant Interior Finishes

- 9' HIGH ceilings on all floors except garage level will be 8 feet
- Staircases with painted stringers, natural finish oak handrails and pickets, and broadloom as per plan
- Two panel contemporary interior passage doors throughout with sliding closet and laundry doors as per plans
- 3" contemporary baseboard throughout, with shoe molding in all tiled or hardwood areas
- 2" contemporary trim on all doorways (excepting sliders), main floor archways, half walls and windows throughout in all finished areas
- Interior satin nickel finish lever door hardware
- Sprayed stipple ceilings with 4" decorative border in all rooms except kitchen, breakfast area, all bathrooms and laundry room, which have smooth ceilings

## Gourmet Kitchen Features

- Purchaser's choice of quality kitchen cabinetry in a wide variety of styles, colours and finishes from Vendor's standard samples
- Beautiful, granite or quartz counter surfaces from Vendor's samples
- MOEN chrome single lever faucet with sprayer
- Stainless steel double compartment undermount sink
- Two speed stainless steel kitchen fan with 6" vent exhausted to the exterior
- Heavy-duty receptacle for stove
- Dedicated electrical outlet for refrigerator
- GFCI protected electrical outlets at counter level within one meter of kitchen sink, for small appliances
- Ceramic tile kitchen backsplash

## Interior Painting

- Interior trim painted contrasting classic white
- Interior walls to be painted with premium quality latex paint one colour throughout

## Luxury Bathroom Finishes

- Superior CEMENTBOARD or equal on shower wall enclosures
- Purchaser's choice of Vendor's standard cabinetry and post formed laminate countertops for vanity in main bath and ensuite. Powder rooms with designer pedestal sink
- White bathroom fixtures
- Electrical outlet (GFCI); for small appliances beside vanity in all bathrooms
- EXHAUST FANS vented to exterior IN ALL BATHROOMS
- Privacy locks on all bathroom doors
- Single lever MOEN washer less faucets with pop-up drain in all basins
- Choice of Vendor's ceramic tile for main bathtub walls
- Lavish ensuite bathroom including separate shower stall with framed glass door. Soaker tub with ceramic tub deck as per certain plans
- Decorative ceramic bathroom accessories to coordinate: towel bar brackets, toilet tissue dispenser, and soap dishes (excepting powder room)
- Full-width mirrors with chrome strip lighting above vanities in all bathrooms
- Moen temperature balance controls to all showers

## Laundry

- Efficient laundry room design as per plan, with dryers exhausted to exterior
- Heavy-duty electrical outlet for dryer
- Ceramic floor tile in laundry area
- White, automatic washing machine and clothes dryer stacking as per plan

## Electrical

- Electrical outlets in all bathrooms protected by a GFCI
- Circuit breaker type panel with 100 Amp Service
- All wiring in accordance with the Electrical Safety Association standards
- Light fixtures on all bedroom ceilings
- Hard wired INTERCONNECTED SMOKE ALARM and CARBON MONOXIDE DETECTOR provided on each level
- Door bell with chimes for front door
- Rough-in cable TV outlet in living room and master bedroom
- Rough-in cable to provide for high-speed internet access for future communication services
- Telephone rough-in provided in kitchen and master bedroom
- Switch controlled receptacle in living room
- All bedroom receptacle circuits are protected by AFCI (Arc Fault Circuit Interrupter)
- Rough-in central vacuum system

## Energy Efficient & Environmentally Friendly Features

- High Velocity heating system with electronic ignition
- Hot water tank is a gas rental unit vented to the exterior and complete with a temperature control valve to prevent faucet scalding
- Thermostat centrally located on main floor with provision for air conditioning control
- Flexible water pipe solution to aid in noise reduction and eliminate condensation and metal and sodder contaminants
- Water efficient WATER SAVER toilet tanks
- Exterior walls to receive air/vapour barrier

## Superior Floor Finishes

- Wide assortment of quality imported 12" x 12" and 13" x 13" ceramic tiles throughout foyer, breakfast area, all bathrooms and laundry room
- 35 oz. broadloom on all stairs, ground, second, third and fourth floors with quality underpad (1 choice of colour)
- Premium plank engineered hardwood flooring in living and dining rooms
- Engineered structural floor joist system with sub-floors sanded at seams and fastened with screws for additional stability
- Up to date 1/8" metal strip thresholds where ceramic flooring abuts other flooring

## Also Included

- Certain windows may be "decorative" glass, i.e. may appear as windows from the exterior but not function as windows from the interior

All plans and specifications are subject to modification from time to time at the sole discretion of the Vendor. The Vendor has the right to substitute materials from various suppliers of equal or greater value. A wide variety of upgrades and options are available. Specifications, terms, and conditions may be subject to change without notice.

## Tarion New Home Warranty Program Coverage

- One Year Builder Comprehensive Warranty
- Two Year Builder Plumbing, Heating/Ventilation and Electrical Distribution and Building Envelope Water Penetration Warranty
- Three-Seven Year Tarion Major Structural Warranty

## N.B.

1. If the Dwelling is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given at least seven (7) days prior to notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise all of the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of equal quality to or better than the materials and items set out herein.
2. References to model types or model numbers refer to current manufacturer's models. If these types or models shall change, the Vendor shall provide an equivalent model.
3. The Purchaser acknowledges that ceiling heights are approximate. Furthermore where ceiling bulkheads are installed, and/or where dropped ceilings are required, then the ceiling height will be less than represented and the Purchaser shall correspondingly be obliged to accept the same without any abatement or claim for compensation whatsoever.
4. Floor and specific features will depend on the Vendor's package as selected.
5. The Purchaser acknowledges final siting approval may cause increases or reductions in lot sizes and building locations.

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