



FEATURES & FINISHES

EXTERIOR & CONSTRUCTION

- Architectural design concepts by renowned Canadian Architect William Hicks
- Choose from one of 12 architecturally controlled inspired exterior colour packages (available selection varies based on neighbouring properties)
- Architectural details include porches, columns, cupolas, finials, dormers, entry and transom sidelights, steep roof pitches*
- Front porches composite decking, all others pressure treated wood
- Optional finished lower level with three piece bath available as per plan
- Electronically ignited exterior gas-burning copper coach lantern(s) on front of house and garage*
- Municipal services include water, natural gas, hydro, cable and telecommunication connections
- Lot specific septic systems as per engineered site plan
- Landscaping package includes fully sodded front yards, side yards to a maximum of 50 feet, and partially sodded rear yards, approximately 30 feet from rear of house, grass seed to remaining areas to return to a naturalized state. Front landscaping includes a concrete paver walkway. Front entry step material is determined on site conditions. Each lot will have a tree(s) planted in the front yard as per plan and determined by Vendor
- Granular, crushed stone driveways
- Low maintenance James Hardie Board™ siding, shakes and trims in colours from builder's samples as per elevations
- Accent designer stone skirting as per plan or available as upgrade on all elevations
- Premium fiberglass shingles from Vendor's predetermined colour samples, optional metal roof accent upgrade as per plan
- Colour coordinated low maintenance aluminum soffits, fascia, eaves trough and downspouts
- Colour coordinated premium low maintenance vinyl thermal pane casement windows with internal grills on front elevations*
- Reinforced concrete footings, foundation drainage system which includes damp proofing spray, drainage membrane and drain tile
- Higher basement ceilings with large lower level windows*
- Two basement windows upgraded to 3' x 6'
- Engineered ¾" tongue-and-groove wood sub-floor system, subfloor is glued, joint sanded, and screwed
- Large double-car attached or detached coach houses/garages with optional finished area above*
- Premium quality oversized metal clad insulated 9' wide by 8' high rollup garage doors installed with heavy-duty springs and rust resistant hardware with overhead operator rough-in
- Glass paneled terrace doors in eating and main living areas*

- Colour coordinated painted insulated metal front entry door with grip set and deadbolt lock
- Two exterior freeze resistant water taps in locations to be determined by Vendor
- Two exterior weatherproof ground fault protected electrical outlets in locations to be determined by Vendor
- Seasonal exterior soffit receptacle with interior switching

INTERIOR

- Vaulted ceilings in great rooms where indicated and 9' ceilings elsewhere on main floor, 8' ceilings on second floor, as applicable
- Smooth finish ceilings in all finished areas
- Trimmed archways throughout where applicable, 7 foot doors and archways on main floor*
- Oak stair treads and handrails with 4 ½" newel posts, with painted stair risers and pickets on staircases to upper level, as applicable
- 5 ½" contemporary beveled baseboards with matching 2 ¾" casing
- Finished lower level carpeted vestibules, with oak stair treads, painted risers and stringers as per plan
- Safe 'n Sound™ smooth finish, solid-core passage doors with three hinges, two panels, superior sound dampening
- Satin nickel interior lever hardware from Vendor's standard samples
- Direct vent, 35" gas fireplace with thermostat, featuring craftsman style painted wood mantle and granite surround
- Quality primer and low VOC paint on all interior walls, doors and trim, choose from Vendor's pre-determined colour samples

FLOOR FINISHES

- Ceramic tile flooring in foyer, bathrooms, and laundry/boot room from Vendor's standard selection
- Choice of cut pile or textured loop carpet with high quality dense underpad in upper hallway(s), bedrooms and closets from Vendor's standard selection
- Choice of high quality 5" wide engineered wood plank flooring in a range of colour samples in the main hall, great room, dining room and kitchen areas from Vendor's predetermined colour samples

KITCHEN FEATURES

- Kitchen cabinetry packages with tall upper cabinets offered in a variety of finishes, styles and colours from Vendor's samples
- Dedicated pantry areas. Islands with approximate 12" one sided overhang as per plan
- Granite countertops from Vendor's standard samples
- Double basin under mount stainless steel sink with chrome single lever faucet and pull down vegetable spray
- 20 Amp counter level outlets for kitchen appliances
- Dishwasher space provided with electrical and plumbing rough-in
- Kitchen designed for over the range microwave with 8" venting
- Rough-in waterline for fridge



BATHROOM FINISHES

- Quality vanity cabinetry with laminate countertops and drop-in porcelain sinks in main and ensuite bathrooms
- Quality pedestal sink in powder rooms
- Single lever faucets in all bathrooms in polished chrome
- Master bathroom has a soaker tub and separate ceramic tile enclosed shower with frameless glass, recessed overhead light and scald-resistant shower valve, as per plan
- Heat Recovery Ventilator (HRV) with individual wall timers for efficient exhausting of stale air and scheduled fresh air exchanges
- Mirrors over vanities with decorative lights included
- Polished chrome bathroom accessories to include towel bar and toilet tissue holder

LIGHTING AND WIRING

- 200 amp electrical service, circuit breaker panel and copper wiring throughout
- Hardwired septic pump chamber if applicable
- Eight (8) recessed pot lights included on main floor
- White decora switches and receptacles throughout
- One exterior pot light in soffit above front entry door
- One exterior pot light in soffit above garage entry door
- Heavy-duty wiring and receptacle for stove
- Brushed pewter electrical light fixtures
- Capped ceiling light box over dining area and great room
- Main entry doorbell
- Smoke detectors in all bedrooms and combination smoke/CO detectors installed as per code

ENERGY RELATED

- R60 attic insulation, R31 in vaulted ceilings, R24 wall insulation above grade, 1" R5 continuous ridged insulation on all exterior walls excluding garage, and R20 wall insulation below grade, spray foam insulation for coach house ceilings and below living spaces
- Low E2 argon gas-filled windows
- Windows and entrance doors insulated with foam between frames to minimize air infiltration
- Two stage forced-air, high-efficiency natural gas furnace with HRV and humidifier
- High-efficiency gas-fired hot water heater on rental basis
- HRV with exhaust air feature
- Energy-efficient water saving shower heads and toilet tanks

LAUNDRY / BOOT ROOM

- Heavy-duty electrical outlets for washer and dryer with exterior venting for dryer
- Drain and water connections for washer
- Laundry sink with polished chrome faucet as per plan
- Cabinets with laminate countertops as per plan

TECHNOLOGY

- Pre-wired with Cat5e technology cabling including wide-bandwidth video and high-speed data
- Choice of eight (8) in total finished outlets terminated for either Bell Fibe TV, telephone or data

ROUGH-INS FOR FUTURE

- Rough-in 3 piece bathroom in lower level*
- Central Vacuum roughed in on finished levels
- Rough-in hot water circulation line for future pump
- Electric vehicle charging, garage rough-in only

TARION NEW HOME WARRANTY PROGRAM

- All homes will be enrolled in and protected by the Tarion
- New Home Warranty Program
- 7 years on major structural defects
- 2 years on plumbing electrical and heating systems
- 2 years on building envelope
- 1 year on defects and workmanship

Purchaser agrees to pay the Tarion warranty enrollment fee on closing, as an adjustment

NOTE:

* As per drawings and elevations. Specifications are subject to change without notice. (E&OE)

1. The Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than, the products and materials so listed or so provided.
2. Granite and wood are subject to natural variations in colour and grain. Ceramic tile and broadloom are subject to pattern, shade and colour variations.
3. 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 date designated by the Vendor (of which the Purchaser shall be given at least ten (10) days prior 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 a quality equal to, or better than the materials and items set out herein.
4. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.
5. Any 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.
6. All dimensions, if any, are approximate.
7. All specifications and materials are subject to change without notice.
8. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchase order, the Purchaser may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra. If, as a result of building, construction, site or supply conditions, the Vendor is not able to provide such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to provide the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest, and in all other respects this Agreement shall continue in full force and effect.
9. Errors and omissions excepted (E&OE)