



Features & Finishes

EXTERIOR HOME FEATURES

- Horizontal wood siding or square shingle wood siding (or siding of equal quality)
- Asphalt architectural roof shingles
- Roof insulation R-50
- Exterior wall insulation R-22
- Fiberglass entry door or equivalent alternative
- Exclusive use rear yard with sodded area and a patio 8' deep and width of townhome. Patio to consist of 2'x2' patio pavers
- Exterior 4'x8' storage shed with painted wood exterior, shingled roof, hinged door with lockable latch and decorative window
- Outdoor hose bib
- Double pane, low E glass, vinyl windows
- Front porches on structural concrete pad with brushed concrete finish and aluminum railings as per plan
- Aluminum Soffit, downspouts, fascia and eavestroughs
- Two exterior outlets, one at front and one at rear of townhome
- Builder's standard exterior light fixture at front and rear entrance
- Builder's standard chrome entrance door handles with deadbolt and weather stripping
- 2" X 6" exterior wall wood frame construction

INTERIOR FEATURES

- Ceiling height in all principal rooms is approximately 9' on ground floor and 8' on second floor, where applicable (height exclusive of bulkheads required for mechanical purposes such as heating and cooling ducts, as well as dropped ceilings in ancillary rooms, such as bathrooms, mudroom, closets, mechanical rooms, etc.)
- Painted interior walls, chosen from builder's standard packages
- Hinged closet doors, where applicable as per plan
- Decorative 3 1/2" wood trim around windows and doors, painted as per interior wall selection
- 5 1/2" baseboard, painted as per interior wall selection
- Flat finish ceilings, painted as per interior wall selection
- Brushed chrome door handles
- Wire shelving with hanging rod in closets and shelf in linen areas as per plan
- Unfinished attics are insulated and drywalled, with plywood subflooring, HVAC and electrical rough in and one light fixture

FLOORINGS

- Tiled porcelain flooring in bathroom(s)
- Engineered Plank flooring in kitchen, bedroom(s) and general areas
- Loop weave carpet and underpadding on stairs and through finished second floor (as per plan) – to be selected from builder's standard packages

KITCHEN

- Cabinetry to be selected from builder's standard packages
- Cabinetry pulls and knobs in brushed nickel
- Quartz countertop, selected from builder's standard packages
- 26.5" kitchen sink with stainless steel polished chrome faucet
- Porcelain subway tile backsplash, selected from builder's standard packages
- Dishwasher space provided with rough-in wiring and drain
- 30" width opening for refrigerator

LAUNDRY

- Hook-up for stackable washer and dryer as per plan

BATHROOM(S)

- Contemporary cabinetry, selected from builder's standard packages
- 3/4" quartz countertop, selected from builder's standard packages
- 2" x 2" mosaic-style porcelain shower floors, selected from builder's standard packages
- 12" x 24" porcelain floor tile, selected from builder's standard packages
- Shower walls finished with porcelain tile, selected from builder's standard packages
- Tempered glass sliding shower door with chrome hardware
- Energy-efficient water saving hand shower head with slide bar and hose includes shower control
- Pressure balancing valves to all showers
- 30" x 60" acrylic bathtub white with chrome tub spout as per plan
- Transitional metal cabinetry pulls in chrome finish
- Two-piece, comfort height toilet
- Undermount white vanity sink
- 8" polished chrome faucet
- Paper holder, towel ring, robe hook, towel bar
- Standard mirror over bathroom sink
- Shower light
- Privacy locks on doors

GARAGES (if applicable)

- Garage construction to be wood frame and built on concrete slab. Where there are two or more garages in a bay, there will be a partition wall separating the garage units
- Aluminum garage door and man door
- Exterior design feature to have a consistent style to the townhomes

ELECTRICAL AND MECHANICAL

- Pre-wired telephone and co-axial cable outlets in living areas and master bedroom
- 5 to 6 pot-lights in kitchen bulkhead, as per kitchen design
- Capped electrical ceiling outlet over kitchen island
- Capped electrical ceiling outlet in living/dining room
- Light fixtures in foyer/halls and bathroom(s)
- Builder's standard ceiling fixtures in bedrooms
- Smoke and carbon monoxide detectors as per code

- Modern, white "Decora" receptacles and switches
- High efficiency gas fired furnace equipped with a cooling coil (air conditioning) and a remote (outdoor) condensing unit. The furnace will be provided with a complete air distribution system extending throughout the townhouse, complete with supply air registers for each room. The system to be controlled with a programmable digital thermostat (installed on the ground floor).
- Exhaust ventilation fans with variable speed controllers will be provided for each washroom and for the laundry room. In addition, the kitchens will be equipped with an exhaust ventilation hood over the cooking area vented outdoors.
- All of the HVAC equipment will comply with current standards for energy efficiency as stipulated by the Ontario Building Code.
- Door chime at front door
- Electrical ground-fault receptacles in bathrooms
- 100 AMP service panel
- Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator
- Counter level split receptacles in kitchen for small appliances
- Electrical receptacle for over the range microwave
- Electrical receptacle in kitchen island
- Rental hot water heater complying with energy efficiency regulations
- Energy Recovery Ventilator

N.B. Subject to paragraph 4 of the Agreement of Purchase and Sale attached hereto, 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.

1. Marble and wood are subject to natural variations in colour and grain. Ceramic tile and broadloom are subject to pattern, shade and colour variations.
2. If the Unit 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.
3. 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.
4. 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.
5. All dimensions, if any, are approximate.
6. All specifications and materials are subject to change without notice.
7. 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 or site conditions within the Unit, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct 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.
8. Floor and specific features will depend on the Vendor's package as selected.

WARRANTIES

- All homes will be enrolled in and protected by Tarion
- 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

April 12, 2017