



Features & Finishes

EXTERIOR FEATURES

- Pre-finished wood siding, window and door trims
- Premium 4-tab architectural asphalt shingles
- Energy conserving insulation to all exterior walls and attics that meet or exceed Ontario Building Code
- Dent resistant fiberglass insulated entry doors with deadbolt and weather-stripping
- Exclusive use rear yard with approximate 8' deep patio. Patio to consist of 2'x2' concrete pavers, colour at Vendor's discretion
- One exterior hose bib located by Vendor in predetermined location
- Thermopane Low-E vinyl clad windows, single-hung
- Structural concrete front and rear porches with aluminum railings where required by grade
- Pre-finished, maintenance free aluminum soffits, fascia, eavestrough and downspouts
- Two exterior electrical outlets; one at front and one at rear of unit in predetermined locations by Vendor
- Vendor's standard exterior light fixture at front and rear entrance
- Vendor's standard entrance door handles with deadbolt
- 2"x6" exterior wall wood frame construction

INTERIOR FEATURES

- Approximate 9' ceiling height on ground floor and approximate 8' ceiling height on 2nd floor (exclusive of basements, areas with bulkheads required for mechanical purposes, showers, closets and sloped ceilings)
- Professionally painted interior walls and ceilings, colour selection by Vendor
- Hinged closet doors or sliding closet doors where applicable due to space constraints
- Premium 5 1/2" baseboard, 3 1/2" casing and +/-7 foot Shaker style interior doors painted white
- Metal lever-style interior door hardware
- White wire shelving (1) in all clothes closets, 4 white wire shelves in each linen closet
- Unfinished lofts are insulated and drywalled with plywood subfloor, HVAC and electrical as required by code
- Carpeted staircase with railing from main floor to finished second floor
- Approximately 8' basement height (exclusive of bulkheads, mechanical and structural elements)
- Unfinished carpet-grade staircase with handrail (where applicable) to basement

FLOORINGS

- Tiled flooring in bathroom(s)
- Premium engineered vinyl plank flooring throughout main floor (less bathrooms) selected from Vendor's standard packages
- Loop weave carpeting and premium underpadding throughout finished second floor and upper staircase
- Tongue and groove 3/4" subflooring

LAUNDRY

- Laundry area, with applicable electrical and plumbing connections, as per model type
- Floor drains for main floor laundry areas

KITCHEN

- Purchaser's selection of quality kitchen cabinets and 3/4" quartz countertops, as per Vendor's standard samples
- Metal cabinetry pulls and knobs
- Undermount stainless steel sink with single-lever pull-down faucet
- Tiled backsplash, selected from Vendor's standard samples
- Dishwasher space provided with rough-in wiring and drain
- 30" width opening for refrigerator
- White exhaust fan over stove area vented to exterior
- 15 amp electrical outlet for future over-the-range microwave and hood fan combination

BATHROOMS

- Contemporary vanity with 3/4" quartz countertops and white undermount sink in all 4pc bathrooms, as per floor plan
- 2"x2" mosaic-style tiled shower floors, selected from Vendor's standard packages
- 12"x24" floor tile, selected from Vendor's standard packages
- Walk-in showers to include floor and wall tile selected from Vendor's standard packages, one pot-light with switch and hinged tempered glass door with metal hardware
- Energy-efficient, handheld shower head with slide bar and hose in each shower
- Pressure balancing valves to all showers
- White acrylic bathtubs in main baths, as per floor plan, with wall tile selected from Vendor's standard samples and shower curtain rod
- Transitional metal cabinetry pulls
- Two-piece comfort height toilets
- Vendor's standard faucets on all vanity sinks
- Bathroom accessories to include towel bar, robe hook and toilet tissue ring
- Vendor's standard frameless mirror above sinks in all bathrooms
- Privacy locks on each bathroom door
- Powder room includes one single white pedestal sink with faucet as per floor plan
- Exhaust ventilation fans in all bathrooms

GARAGES (WHERE APPLICABLE)

- Single garage bays with insulated front roll up door, rear man door and drywalled wood partition walls between bays where applicable
- Elevation design to be consistent with exterior of townhomes

ELECTRICAL AND MECHANICAL

- Pre-wired telephone and co-axial cable outlets in living room and master bedroom
- 5 to 6 LED ceiling pot-lights in kitchen bulkhead
- Vendor's standard ceiling fixtures in foyer, hallways, bathrooms and bedrooms. One capped ceiling light fixture base over the kitchen island and one in the dining room
- Hard-wired smoke and carbon dioxide detectors located as per Ontario Building Code
- White Decora style switches and receptacles throughout
- Air conditioner included (exterior location at Vendor's discretion)

- High-efficiency, forced air natural gas furnace controlled by programmable digital thermostat on main floor
- 100 amp electrical service panel (200 amp service for attached garage floor plans)
- Heavy-duty receptacle for future stove and dedicated electrical receptacle for future refrigerator
- Counter level split receptacles in kitchen for small appliances
- Electrical receptacle in kitchen island
- Natural gas hot water heater (rental)
- Heat Recovery Ventilator (HRV)
- Front door chime
- Alarm system rough-in, including window and door contact plates on main floor (keypad and system activation not included)
- Central vacuum rough-in including one inlet valve plate per finished floor
- Water shut off valves for all sinks
- 3-piece plumbing drain rough-in for future basement washroom
- Sump pump(s) located in basement, as per municipal requirements

N.B. Subject to paragraph 4 of the Agreement of Purchase and Sale, 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. Quartz, marble and wood are subject to natural variations in colour and grain. Ceramic and porcelain 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 are approximate. E.&O.E.
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.
9. All Purchaser's selections to be chosen from Vendor's standard samples.
10. All sketches are artist's renderings only and do not form part of this agreement.
11. The Purchaser acknowledges that finishing materials contained in any model home/sales centre may be upgraded for display purposes only and may not be of the same grade or type or may not necessarily be included in the dwelling unit purchased herein.
12. Furnace, HRV, hot water tank, sump pump, basement 3pc drain rough-in, basement utility drain, water meter and hydro panel locations may vary, and are located at the discretion of the Vendor and Ontario Building Code requirements.
13. The Purchaser acknowledges that the exterior location of the hydro meter base, water meter reader, telephone/cable box and natural gas meter is at the discretion of both the Vendor and Utility Contractor and cannot be altered.
14. The hot water tank will be installed by the Vendor and rented by the Purchaser through a private agreement between the Purchaser and the Utility rental company.
15. 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.
16. The Purchaser hereby acknowledges that all house types, elevations, window types and exterior colours have been professionally selected to enhance the aesthetic streetscape of the community and are not subject to selection or change by the Purchaser.
17. The Purchaser acknowledges that variations in uniformity, colour, shade, grain or pattern from Vendor's samples may occur and can be expected in natural finished materials.
18. The number of steps at front and/or rear of the unit may vary according to grading conditions and municipal requirements.

Warranty

All units are built to meet or exceed the Ontario Building Code at the time of permit and are covered by Tarion Warranty Corporation; including a comprehensive 1 year warranty, 2 year limited warranty on electrical, plumbing and HVAC systems and 7 year coverage on major structural defects.