

# Features & Finishes

## Exterior

- Classic & elegant architecture utilizing stone, brick, and other accent features including a developer's signature block on the dwelling.
- Low maintenance aluminum soffit, fascia, eavestrough, and downspouts.
- Vinyl casement Low-E argon-filled energy-efficient premium windows.
- Expertly crafted insulated metal front entry door(s) with a full glass panel and transom featuring Brushed Nickel grip set with deadbolt lock and black coach lights.
- Exterior pot lights illuminate the front of the garage.
- Metal insulated sectional garage door(s) with glass inserts.
- Sliding patio door(s) with screens as per applicable plan.
- Fully sodded lot providing bright greenery.
- Fully paved driveway.
- Two exterior hose bibs for easy access located in the garage and at the rear.
- Asphalt shingled roof.
- Convenient gas BBQ connection at the rear of house.
- All elevations and colour schemes are carefully considered to ensure a truly harmonious streetscape.
- 4' walkway from entry stairs to side edge of driveway.
- 4' x 6' premium stone patio at rear entrance.

## Interior

- 10' grand ceiling heights on the main floor with 9' ceiling height on ground and upper floor.
- Smooth ceiling throughout finished areas.
- White paint for a crisp, clean finish to all walls and ceiling; excluding bathrooms and laundry to be eggshell.
- Oak staircases and handrails with black metal pickets.
- Modern linear electric fireplace on main floor.
- Fully operational central vacuum system.

## Kitchen

- Designer-inspired kitchen with high-end features including extended height uppers.
- Custom quartz kitchen countertops with double compartment stainless steel sink.
- Ceramic tile kitchen backsplash to countertop areas, excluding servery.
- Stainless steel fridge, stove, hood fan, dishwasher and built-in microwave.
- Pantry with optional uppers as per applicable plan.
- Servery including base cabinetry; as per applicable plan.
- Island with flush breakfast bar.

## Bathrooms

- Pedestal sink in powder room.
- Quartz countertop with undermount sink.
- All white plumbing fixtures and chrome single lever faucets.
- Freestanding tub in primary ensuite bathroom, as per applicable plan.
- Frameless glass shower complete with glass door and recessed waterproof light fixture, as per applicable plan.
- Vanity mirror (42" high complete with one light fixture above each sink included in all bathrooms/powder room).

## Laundry

- Drop in single compartment stainless steel sink with laminate countertop and chrome single lever faucets, as per applicable plan.
- One base cabinet and upper above sink.
- White washer and dryer.

## Unfinished Basement

- Paint grade finished staircase to basement, as per applicable plan.
- Rough-in for 3-piece washroom, as per applicable plan.

## Floor Finish Features

- Porcelain-glazed floor tiles in entry foyer, kitchen, servery, powder room, laundry, mudroom and all bathrooms.
- Pre-finished engineered hardwood on the main floor, second floor hallways and recreation room (except tiled areas and bedrooms).
- 40 oz carpet with under-pad in bedrooms.

## Interior Doors & Trims

- Two panel paint grade doors, 8' high on the main floor with 7' high on all other floors.
- Painted 7 1/4" baseboards to main floor and 5 1/4" on ground and second floor with 1 1/2" paint grade shoe mould throughout hard surface floor areas.
- Painted 3" door casing throughout.
- Brushed nickel lever hardware with hinges on all interior doors.
- Trimmed interior archways.
- Wire shelving in closets and linen, as per applicable plan.

## Electrical, Heating & Cooling

- Builder's selection light fixtures to exterior entry doors, rear door(s) and garage(s) where applicable on plan.
- Builders' selection light fixtures provided throughout finished areas except in the living room and great room.
- Switch-controlled outlet in living room & great room.
- White coloured decora light switches and receptacles.
- Exterior waterproofed electrical outlets, one at the front and one at the rear of home.
- Seasonal duplex receptacle with interior switch at entrance soffit at location, by vendor.
- 10 interior pot lights on the main floor.
- Ground fault interrupter outlet for all bathroom(s) and powder room.
- 200- amp electrical service
- High efficiency forced air gas heating systems. (Rental)
- Central air conditioning. (Rental)

## Home Automation & Smart Home Wiring

- Our Smart Home Wiring Package provides rough-in wiring for infrastructure network for Data High Speed Networking, (4) CAT6 locations in your home, (2) rough-in CAT6 in ceiling, for future Wi-Fi access point.
- Pre-wiring for telephone lines in the primary bedroom and the kitchen.
- Smart doorbell.
- Smart thermostat.
- USB plug in kitchen and primary bedroom.
- EV charger rough-in.

## Tarion's New Home Warranty Coverage

- 7 Year – Major structural defects.
- 2 Year – Plumbing, heating & electrical systems and envelope.
- 1 Year – All other items.
- Purchaser agrees to pay the TARION enrollment fee on closing as an adjustment.

Features may vary depending on model type. All finishes and fixtures are as per Vendor's standard samples. Notwithstanding anything contained herein, there is no warranty or representation, collateral agreement or condition contained herein on the part of the Vendor as to any matter with respect to features and finishes.

The purchaser acknowledges that only the items listed in Schedule "A" will be included in the Purchase Price. Model suite/ vignette furnishings, accessories, upgraded finishes, built-in cabinetry, window coverings, wall coverings, light fixtures, hardwood, tile displays shown, and/or outlined on marketing materials are not included in the purchase price unless specified in this schedule. Renderings and scale models are artist concepts only.

All dimensions if any are approximate. The purchaser acknowledges that there shall be no reduction on the price or credit for any standard features listed herein which is omitted at the purchaser's request. All specifications are subject to change without notice E&O.E. October 2022