



YOUR BUILDING

- > Fitness Centre with weight and cardio equipment.
- > Designer-appointed private Entertaining Room complete with fully functional kitchen amenities.
- > Professionally designed Landscaped amenity areas, with private seating areas, and lounge seating.
- > Electric Vehicle Charging (optional upgrade) in designated area.
- > Bicycle Parking for residents and visitors.
- > Secured-access Elevators.
- > Waste and Recycling System on each floor.
- > Wi-Fi Connectivity in all amenity areas.
- > Keyless Entry throughout the building.
- > Executive Concierge Service during business hours.
- > Communicate with your visitors via Intercom from the lobby or parking garage.
- > Professionally designed hallway and suite entry complete with door chime and modern illumination.
- > Private Glass Balconies or Oversized Terraces, as per plan.
- > Expansive glass treatment throughout entire building.

LUXURY FINISHES

- > Open concept fully functional space with expansive windows for optimal light and glass balconies creating a seamless indoor/outdoor living experience.
- > Spacious 9' or 10' Smooth Ceilings, as per plan. 10' Ceilings are subject to a Premium.
- > Upgraded 2 panel smooth skin interior suite doors, complete with satin nickel lever hardware.
- > Luxurious 5" wide plank, engineered laminate flooring to all non tiles areas, as per plan.
- > 5" modern baseboard trim and 3" casings throughout.
- > Water-resistant electrical outlet on balconies and terraces.
- > Rogers Fibre Optic Internet Service at discount rate*.

YOUR KITCHENS

- > Choice of Modern or Contemporary custom cabinetry complete with choice of handles, from Vendors standard samples, as per plan.
- > Polished quartz countertop in kitchen and island as per plan.
- > Stainless steel under mount sink.
- > Polished chrome, single lever faucet with pull-out spray.
- > Modern styled appliance package includes stainless steel full size refrigerator, electric slide in range, dishwasher and above range microwave hood fan.

YOUR BATHROOMS

- > Choice of Modern or Contemporary custom vanity, as per plan, as per vendor's standard samples.
- > Single lever polished chrome, water efficient faucet.
- > Full sized mirror above vanity area.
- > Luxurious porcelain floor tiles in choice of 12"x12" or 13"x13", from vendor's standard samples.
- > Full height wall tile including underside of ceiling to shower area, as per plan.
- > 5' soaker tub, where applicable, as per plan.
- > Frameless glass shower enclosures, as per plan.
- > Water-efficient rain head for all showers and bathtubs.
- > Pressure-controlled shower/tub controls.
- > Elongated Single-piece, high efficiency, comfort height toilet with soft close seat.
- > Exhaust fans vented to exterior.

IN-SUITE LAUNDRY

- > Front loaded stackable washer and dryer in white, from vendors standard samples.
- > Heavy duty wiring and receptacle.

ENERGY EFFICIENT FEATURES

- > Individual suite metering of electricity, water, and thermal energy usage.
- > On demand, year-round heating and cooling.
- > High efficiency boilers for heating and domestic water.
- > Energy Recovery Ventilation (ERV), where required.
- > Water saving, low-flow toilets and water saving aerators on taps and shower heads.

ELECTRICAL AND MECHANICAL

- > Fibre Optic cable wired directly to the suite and throughout the building ensures a reliable and secure technology infrastructure. Enjoy extreme speed internet, phone and high definition cable services.
- > Switched ceiling light fixtures in kitchen, bathrooms laundry, hallways, and all bedrooms.
- > White decora style switches and electrical receptacles throughout.
- > Counter level Ground Fault Circuit Interrupter (GFCI) outlets in bathrooms and kitchen.
- > Interconnected electric smoke and carbon monoxide detectors.
- > In-suite sprinkler system.
- > Electrical panel with circuit breakers in each suite.
- > Drop ceilings and bulkheads will occur to accommodate mechanical, systems and structural requirements. Finished floor height and built-in noise attenuation measures may cause ceiling heights to be lowered in some areas.

PAINTING & FINISHES

- > All interior walls, doors and trim to be painted "Kingsmen" white throughout.
- > All interior ceilings to be smooth paint finish.

COLOUR SELECTION & FINISHES

- > All colour and finishing selections are to be made at The Kingsmen Group Inc. Décor Centre and from Builder's standards samples. The Kingsmen Group Inc. provides the services of a professional Interior Decorator to assist in the completion of their interior finishing selections and the selection of upgrades.
- > The purchaser acknowledges that items displayed in the Model Home or Presentation Centre may include upgraded items only available at an extra cost, as well as other items shown for display purposes only, which may not be available.
- > The purchaser acknowledges and agrees that variations in colour and shade uniformity may occur and the colours, patterns and availability of samples displayed in the Presentation Centre and/or Model Homes may vary from those displayed and available at the time of colour selection.

TARION WARRANTY CORPORATIONS COVERAGE

- > Seven years: MAJOR STRUCTURAL DEFECTS.
- > Two years: PLUMBING, HEATING, ELECTRICAL SYSTEMS AND BUILDING ENVELOPE.
- > One year: ALL OTHER ITEMS.
- > Purchaser agrees to pay the TARION warranty enrollment fee on closing as an adjustment.

NOTE TO PURCHASERS

- > Exterior colours are architecturally controlled and selected by the builder to provide pleasing streetscapes.
- > Variations in uniformity and colour from Vendor's samples may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to normal production process.
- > Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards.
- > Actual square footage may vary slightly.
- > Ceilings and walls may be modified to accommodate mechanical systems. Ceiling heights may vary from standard, where ceilings must be dropped to accommodate mechanical and/or structural systems.
- > All Purchaser's selections are from Builder's standard samples only. Purchaser acknowledges that various decorative items, including light fixtures, window coverings and other items shown in the Presentation Centre, Model Home or Decor Centre are not necessarily included in the purchase price.
- > Purchaser acknowledges that garage areas are unfinished areas.
- > Options shown on floor plan are available at an extra cost.
- > Exterior renderings used for marketing purposes are Artist's Concepts only. Any landscaping, fencing, walkways or other items used to accessorize renderings are for illustrative purposes only.
- > Terms "as per elevation" or "as per plan" refer to illustrations provided in marketing documentation.

E.&O.E. April 25_2019



YOUR BUILDING

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- > Designer-appointed private Entertaining Room complete with fully functional kitchen amenities.
- > Professionally designed Landscaped amenity areas, with private seating areas, and lounge seating.
- > Electric Vehicle Charging (optional upgrade) in designated area.
- > Bicycle Parking for residents and visitors.
- > Secured-access Elevators.
- > Waste and Recycling System on each floor.
- > Wi-Fi Connectivity in all amenity areas.
- > Keyless Entry throughout the building.
- > Executive Concierge Service during business hours.
- > Communicate with your visitors via Intercom from the lobby or parking garage.
- > Professionally designed hallway and suite entry complete with door chime and modern illumination.
- > Private Glass Balconies or Oversized Terraces, as per plan.
- > Expansive glass treatment throughout entire building.

LUXURY FINISHES

- > Open concept fully functional space consisting of expansive windows and oversized terraces creating a seamless Indoor/outdoor living experience
- > Soaring 10' Smooth finish Ceilings, as per plan.
- > Upgraded 8' high 2 panel smooth skin interior suite doors, complete with satin nickel lever hardware.
- > Luxurious 7" wide plank, engineered laminate flooring to all non tiled areas, as per plan.
- > Clean lined 7" modern baseboard trim and 3 1/2" casings throughout.
- > Water-resistant electrical outlet on balconies and terraces.
- > Rogers Fibre Optic Internet Service at discount rate*.

YOUR KITCHENS

- > Choice of upgraded Modern or Contemporary custom cabinetry with self closing hinges and drawers. Complimented with choice of handles, from Vendors standard samples, as per plan.
- > Oversized Islands as per plan
- > Spacious pantries as per individual plans
- > Choice of Polished quartz countertops in kitchen and island as per plan, from vendor's standards samples.
- > Choice of porcelain or ceramic tile backsplash from Vendor's standard samples
- > Single Stainless steel under mount sink.
- > Polished chrome, single lever faucet with pull-out spray.
- > Counter depth upgraded, modern appliance package includes full size panelled refrigerator, Stainless Steel electric slide in range, integrated dishwasher and sleek above range chimney hood fan.

YOUR BATHROOMS

- > Choice of Modern or Contemporary custom vanity, from vendor's standard samples, as per plan.
- > Choice of quartz countertop, from vendor's standard samples.
- > Undermount white China sinks in all bathrooms, as per plan, from Vendors standard samples.
- > Upgraded Single lever polished chrome, water efficient faucet.
- > Full sized mirror above vanity area.
- > Luxurious porcelain floor tiles in choice of 12"x12" or 13"x13" from Vendor's standard samples.
- > Full height wall tile including underside of ceiling to shower area, as per plan.
- > 5' soaker tub, where applicable, as per plan.
- > Frameless glass shower enclosures, as per plan.
- > Water-efficient rain head for all standalone showers and bathtubs.
- > Pressure-controlled shower/tub controls.
- > Elongated Single-piece, high efficiency, comfort height toilet with soft close seat.
- > Exhaust fans vented to exterior.

IN-SUITE LAUNDRY

- > Front loaded stackable washer and dryer in white, from vendors standard samples.
- > Heavy duty wiring and receptacle.

ENERGY EFFICIENT FEATURES

- > Individual suite metering of electricity, water and thermal energy usage.
- > On demand, year-round heating and cooling.

- > High efficiency boilers for heating and domestic water.
- > Energy Recovery Ventilation (ERV), where required.
- > Water saving, low-flow toilets and water saving aerators on taps and shower heads.

ELECTRICAL AND MECHANICAL

- > Fibre Optic cable wired directly to the suite and throughout the building ensures a reliable and secure technology infrastructure. Enjoy extreme speed internet, phone and high definition cable services.
- > Switched ceiling light fixtures in kitchen, bathrooms laundry, hallways, and all bedrooms.
- > White decora style switches and electrical receptacles throughout.
- > Counter level Ground Fault Circuit Interrupter (GFCI) outlets in bathrooms and kitchen.
- > Interconnected electric smoke and carbon monoxide detectors.
- > In-suite sprinkler system.
- > Electrical panel with circuit breakers in each suite.
- > Drop ceilings and bulkheads will occur to accommodate mechanical systems and structural requirements. Finished floor height and built-in noise attenuation measures may cause ceiling heights to be lowered in some areas.

PAINTING & FINISHES

- > All interior walls, doors and trim to be painted "Kingsmen" white throughout.
- > All interior ceilings to be smooth paint finish.

COLOUR SELECTION & FINISHES

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TARION WARRANTY CORPORATIONS COVERAGE

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- > Two years: PLUMBING, HEATING, ELECTRICAL SYSTEMS AND BUILDING ENVELOPE.
- > One year: ALL OTHER ITEMS.
- > Purchaser agrees to pay the TARION warranty enrollment fee on closing as an adjustment.

NOTE TO PURCHASERS

- > Exterior colours are architecturally controlled and selected by the builder to provide pleasing streetscapes.
- > Variations in uniformity and colour from Vendor's samples may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to normal production process.
- > Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards.
- > Actual square footage may vary slightly.
- > Ceilings and walls may be modified to accommodate mechanical systems. Ceiling heights may vary from standard, where ceilings must be dropped to accommodate mechanical and/or structural systems.
- > All Purchaser's selections are from Builder's standard samples only. Purchaser acknowledges that various decorative items, including light fixtures, window coverings and other items shown in the Presentation Centre, Model Home or Decor Centre are not necessarily included in the purchase price.
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STRIDE FEATURES & FINISHES

URBAN TOWNS

QUALITY EXTERIOR CONSTRUCTION

1. Upgraded Clay Brick exteriors in modern colour palette with coordinating stucco/precast detailing.
2. Exterior colours have been preselected by Vendor and are architecturally controlled.
3. Modern framed glass railings on all porches and roof terraces, as per elevation/plan. Porches to be poured concrete.
4. MAINTENANCE FREE, LOW E AND ARGON FILLED VINYL CASEMENT WINDOWS THROUGHOUT, with sealed thermo-pane glass panels. All operable windows are pre-designed by the builder and will have screens.
5. One exterior hose bib to units with Patios and/or Roof Terrace.
6. One exterior weather-proof GFI electrical outlet, Patio and Roof Terrace units, this outlet will be switched from the interior.
7. Community to have paved roads, curbs, storm and sanitary sewers, as applicable.
8. Skyline collection (Roof Terraces) to receive composite decking to floor area, as per plan. Colour to be preselected by Vendor.
9. Courtyard collection to receive poured concrete patio at lower level entrance.
10. One gas BBQ rough in connection to units with front lower patio (where applicable).
11. Foam Insulated, wood grain look, fiberglass front entry doors, to each unit with privacy viewer, or glass insert, as per plan, and complete with brushed nickel finish grip set. Double pane, Low E, Argon filled, high efficiency lockable glass sliding doors, where applicable.

GENERAL INTERIOR CONSTRUCTION

1. All framing in accordance with Ontario Building Code and local municipal requirements. Construction of homes inspected at specified stages by municipal officials.
2. Professionally engineered roof system, as per plan.
3. UPGRADED ¾" SPRUCE PLYWOOD SUBFLOOR, to be glued, screwed and sanded at joints.
4. UPGRADED ENGINEERED FLOOR JOIST SYSTEM.
5. All insulation as per Ontario Building Code, or higher, as applicable.
6. Luxurious 9' Ceilings on all levels.
7. Ceiling heights may vary from standards noted above, in those areas where ceilings must be dropped to accommodate mechanical and/or structural systems.
8. Floor areas may be impeded by "boxing" where and as required for mechanical and structural systems, or where determined by the vendors architect.

KITCHENS

1. Choice of Quartz or Granite KITCHEN COUNTERTOPS, in selection of colours, based on Builder's standard samples, as per plan.
2. DOUBLE COMPARTMENT undermount sink from Vendors Standard Samples.
3. SINGLE LEVER FAUCET with pull out spout, in chrome finish.
4. Built in Stainless steel exhaust hood fan to cabinet over stove.
5. Choice of cabinets in a variety of colours and styles, from Builder's samples.
6. Electrical outlets for stove, fridge and countertop appliances as per Ontario Building Code requirements.
7. Rough-in wiring and plumbing for dishwasher hook-up.
8. Open dishwasher space as per plan.
9. Flush BREAKFAST BARS as per plan.
10. KITCHEN ISLANDS and PENINSULAS, as per plan.
12. Pantry with wire shelving, as per plan.

BATHROOMS

1. ELONGATED, COMFORT HEIGHT TOILETS.
2. SEPARATE SHOWER STALL with frameless glass panel(s) and glass door, as per plan.
3. ACRYLIC SOAKER TUB in main or master, as per plan.
4. Bath tub enclosures and shower stalls to be in HIGH QUALITY 6" x 8" CERAMIC TILES from Builder's samples.
5. Standard white bathroom fixtures from Builder's samples.
6. SINGLE LEVER FAUCETS in all vanities, shower controls with built-in temperance balance regulators.
7. Choice of vanity cabinets and laminate countertops from Builder's samples.
8. MIRRORS IN ALL BATHROOMS.
9. POWDER ROOM VANITY (not a pedestal sink) as per plan.

INTERIOR FINISHES

1. 5" FLAT MODERN BASEBOARDS with 3 ¼" casings throughout painted in "Kingsmen" white.
2. MODERN 2 PANEL interior doors throughout. Mirrored sliders, as per plan.
3. STRAIGHT LEVER HANDLES in BRUSHED NICKEL FINISH to all interior doors.

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Life's A Breeze

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STRIDE FEATURES & FINISHES URBAN TOWNS

KINGSMEN
GROUP INC.



4. COMPLETE, OAK FINISH STAIRCASES, COMPLETE WITH OAK HANDRAILS, where applicable, stairs and handrails in choice of finish to compliment flooring selection, from Builder's standard samples.
5. ALL ARCHWAYS TO BE TRIMMED, as per plan.

FLOORING

1. Choice of HIGH QUALITY CERAMIC TILE, up to 13" x 13", from Builder's standard selection to all wet areas, as per plan.
2. 5" ENGINEERED HARDWOOD STRIP FLOORING to main floor and upper hall, from Builder's standard samples.
3. LUXURIOUS "BERBER" STYLE BROADLOOM WITH 11mm FOAM UNDERPAD in all bedrooms. Choice of one colour throughout from Builder's standard samples.

LAUNDRY ROOM

1. Plumbing and electrical provided for laundry equipment hook-up, location per plan.
2. Heavy-duty electrical outlet for dryer and electrical outlet for washer.

ELECTRICAL

1. 125 amp. circuit breaker panel with copper wiring throughout.
2. All wiring in accordance with Ontario Building Code standards.
3. INTERIOR ELECTRICAL LIGHT FIXTURES THROUGHOUT.
4. SMOKE/ CARBON MONOXIDE DETECTORS ON EACH LEVEL, WITH EMERGENCY STROBE LIGHT WHERE APPLICABLE.
5. THREE (3) TELEPHONE OUTLETS IN CHOICE OF PURCHASER LOCATIONS.
6. TWO (2) CABLE T.V. OUTLETS IN CHOICE OF LIVING ROOM, FAMILY ROOM, AND MASTER BEDROOM.
7. Exhaust fans to be provided in all washrooms, as per specifications.
8. SHOWER STALL LIGHT (as per plan).
9. WHITE DECORA LIGHT SWITCHES AND WHITE WALL PLUGS. Light switches to be located at child-accessible height.

HOME COMFORT

1. Energy Efficient Gas Fired, High Velocity, combination heating, cooling and water heating system. Each unit to be individually heated and cooled for maximum comfort.
2. HEAT RECOVERY VENTILATOR (HRV), as required.

PAINTING FINISHES

1. All interior walls, doors and trim to be painted "Kingsmen" white throughout.
2. All interior ceilings to be smooth throughout.

COLOUR SELECTION AND FINISHES

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2. Two years: PLUMBING, HEATING, ELECTRICAL SYSTEMS AND BUILDING ENVELOPE.
3. One year: ALL OTHER ITEMS.
4. Purchaser agrees to pay the TARION warranty enrollment fee on closing as an adjustment.

NOTE TO PURCHASERS

1. Exterior colours are architecturally controlled and selected by the builder to provide pleasing streetscapes.
2. Number of steps at front and rear may vary from that shown according to grading conditions and municipal requirements.
3. Variations in uniformity and colour from Vendor's samples may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to normal production process.
4. Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards.
5. Actual square footage may vary slightly, depending on elevation selected.
6. Ceilings and walls may be modified to accommodate mechanical systems. Ceiling heights may vary from standard, where ceilings must be dropped to accommodate mechanical and/or structural systems.
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