

The following are included in the purchase price; to be selected from Vendor's standard selections

DISTINCTIVE EXTERIOR FEATURES

- The Vendor takes pride in their attention to the exterior detailing of all their homes. The exterior colours and materials are pre-selected to ensure architectural compatibility
- Exquisite stone veneer and brick exteriors as per elevation
- Sliding glass patio doors and French/Garden Doors
- Maintenance free metal garage doors as per plan
- Garage walls and ceiling to be drywalled, taped and primed
- Upgraded exterior grip set and deadbolt for added security
- Elegant coach lamps at entrance, balcony and rooftop terrace
- Rooftop terrace as per plan, including rough-in for BBQ

QUALITY INTERIOR FEATURES

- 9' ceilings as per plan
- All ceilings to be smooth
- Interior walls to be painted off white (choice of 3 colours)
- Contemporary Baseboards throughout
- Elegant satin nickel lever interior handles with matching hinges
- All interior stairs to be oak natural colour
- Oak handrail with Metal pickets
- White Decora style switches and plugs
- Washroom and trim to be painted semi-gloss white
- Full vanity mirrors in all washrooms
- Oval mirror in powder room
- 5/8" tongue and groove subfloor

KITCHEN

- Choice of elegant kitchen and vanity cabinets
- Choice of granite or quartz countertop for kitchen counter
- Undermount sink in kitchen with pull out spray faucet
- Ceramic Backsplash (from builders' standard selection)
- Standard size Stainless Steel Appliances (Fridge, Stove & Dishwasher)

WASHROOMS

- Frameless glass shower in ensuite as per plan
- Pedestal sink in powder room
- Undermount sink in all washrooms
- Choice of granite or quartz countertop as per plan
- Privacy locks on all bathroom doors

LAUNDRY

- 13" x 13" tiles in laundry
- Stackable washer and dryer

FLOORING

- 7" Luxury Vinyl Plank Floor throughout (excluding washrooms and laundry and foyer)
- 12" x 24" tile for washrooms (as per plan)
- 12" x 24" tile in foyer (as per plan)
- 2" x 2" white mosaic tile for shower floor

ELECTRICAL

- 100-amp electrical service
- Circuit Breaker G.F.I. for all washrooms and exterior outlet (as per plan)
- Dedicated electrical outlet for fridge and heavy-duty receptacle for stove
- Electrical outlet in garage for future garage door opener (as per plan)
- Ceiling mounted light fixture in kitchen and all bedrooms
- Elegant lighting fixtures in all bathrooms and hallways
- Programmable Thermostat
- Rough in cable in family room and all bedrooms
- Rough in for phone in kitchen and all bedrooms
- Smoke/Co2 detectors in all bedrooms and main areas

PLUMBING, HEATING AND AIR

- Soaker tub as per plan
- Shut off valve for all water fixtures
- All washrooms to have single lever washer-less taps with pop up drains in vanities and bathtubs
- Pressure balance control valve in ensuite, main bathrooms and shower enclosures
- Tankless Hot Water Tank on rental basis
- Water saver toilets
- Exterior faucet in garage (as per plan) and on rooftop terrace (as per plan)
- Cable rough-in for Great Room and Bedrooms
- Cat 5 rough-in for Great Room
- Telephone rough-in for Kitchen
- Central Air Conditioning

Subject to the Agreement of Purchase and Sale of which this agreement forms part, the Vendor shall have the right to substitute other products and materials for those listed on this schedule or provided for in the plans and specifications provided that the materials are of a quality equal to, or better than, the products or materials so listed or so provided.

1. Stone products are subject to natural variations in colour and grain. Ceramic tile is subject to shade and colour.
2. If the dwelling is at the stage of construction which will enable the Vendor to permit the purchaser to make colour 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 14 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 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 colour or material 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, dimensions and materials are subject to change without notice.
7. Pursuant to this Agreement or Schedule or pursuant to a supplementary agreement or purchase order the Purchaser may have requested the Vendor to construct an additional feature within the Dwelling which is in the nature of an optional extra (such as, by way of example only, a fireplace); if as a result of building, construction or site conditions within the Dwelling or the Building, 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 an 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 the Agreement shall continue in full force and effect.

Purchaser's Initial _____