

SCHEDULE – D
FEATURES & FINISHES



EXTERIOR FINISHES

1. Architecturally inspired quality exterior elevations which include brick, stone, with ornamental trim details as per elevations. All exterior elevations and colour schemes are preselected as per architectural control requirements.
2. Pre-finished, maintenance-free, quality siding, soffits, fascia, eaves troughs, and downspouts, as per applicable elevation.
3. Pre-finished, maintenance-free, columns, railings, pickets and cladding as per applicable elevation.
4. Self-sealing 25 YEAR WARRANTY roof shingles from Vendor's predetermined colour samples.
5. Elegant exterior coach lights in black cast aluminum, as per elevation.
6. Two stage asphalt paved driveway completed with a base and finish coat.
7. Elegant front doors to have brush nickel grip set, dead bolt and key lock.
8. Poured concrete porch as per applicable plan.
9. Two exterior hose bibs (taps), one at garage and one in the front - location to be determined by Vendor.
10. All opening windows and patio doors are complete with screens.
11. Steel clad insulated entry door and exterior doors with weather-stripping and dead bolt lock.
12. Entry resistant framing on all perimeter doors.
13. Insulated garage door with window inserts.

KITCHEN FEATURES

14. Choice of kitchen cabinet colours in Maple, and or PVC from Vendor's premium samples with **extended upper cabinetry**.
15. Cabinet opening provided for future dishwasher which includes rough-in plumbing and electrical for future hook-up.
16. **Granite or Quartz countertop** from Vendor's samples
17. **Double Undermount stainless steel sink** with single lever chrome pullout faucet and vegetable spray in the kitchen.
18. Upgraded stainless steel **chimney style canopy hood fan** with exterior venting.
19. **Kitchen backsplash** from Vendor's Samples.
20. Sink to have hot and cold shut off valve.
21. Dedicated electrical outlet for refrigerator.

BATHROOM FEATURES

22. Selection of Maple and/or Oak bathroom cabinets from Vendor's premium samples.
23. Premium faucets and shower set in chrome finish in all bathrooms (or item of equal or higher value)
24. Drop in tub in Master Ensuite (as per plan) with premium tub set with pullout handle in chrome finish.
25. All pedestal sinks, vanity sinks, and toilets to have safety shut off valves.
26. All bathroom exhaust fans are exterior vented.
27. Light fixture installed above mirror.
28. Decorative mirrors installed in all bathrooms.
29. Pedestal sink in powder room, as per plan.
30. **Under Mount Sink**, in Ensuite & all the Bathroom.
31. **Bathroom accessory package to include chrome finish towel bar and tissue dispenser.**
32. **Frameless glass shower door in Master Bathroom.**
33. **Granite countertop** from Vendor's samples in all bathrooms, as per plan.

INTERIOR FINISHES

34. 8' modern style interior doors on Main Floor.
35. **6" baseboards with 2 3/4" casing with door stop.**
36. Brushed nickel door hardware, hinges and levers throughout.
37. 9ft ceilings on main (except for required bulk heads).
38. Sub-floors to be glued and fastened with screws prior to finished floor installation.
39. **Oak Staircase with premium steel pickets.**
40. Lighting Package – Includes pendant light above kitchen island (as per plan), upgraded light fixtures from Vendor's premium samples, and includes **LED spotlights** (as per plan).

FLOORING FEATURES

41. **Upgraded Pre-finished 3/4" x 3/4" engineered hardwood flooring** throughout finished floor levels including ground, main, second and third floor excluding tiling area, as per plan, from Vendor's premium samples.
42. Choice of **quartz or marble tiles 12" x 12"** from Vendor's Premium samples in main entrance foyer.
43. Choice of **12" x 24"** porcelain tile for kitchen floor as per Vendor's Premium samples.
44. Choice of **12" x 24"** porcelain tile in baths, powder and laundry room.

45. **Master Ensuite features ceramic wall tiles in shower from floor to ceiling and ceramic wall tile next to soaker tub**, two tiles high, as per plan, from Vendor's Premium samples.

ELECTRICAL FEATURES

46. Modern decor lighting throughout, with decora style switches and plugs.
47. Hard-wired built-in smoke detectors and carbon monoxide detectors on all floors, as per O.B.C.
48. Two exterior weatherproof electrical G.F.I. outlets at front porch and rear of home.
49. Four (4) wired telephone locations.
50. Two (2) wired cable TV locations.
51. 100-amp circuit breaker panel copper wiring throughout.
52. Heavy-duty wiring and outlet for stove and electrical outlet for refrigerator, washer and dryer.
53. Electric door chime with doorbell at front entry.
54. All wiring in accordance with Ontario Building Code (OBC) and Electrical Safety Authority (ESA).
55. Capped ceiling receptacle with switch in dining room, as per plan.
56. Ceiling plug for future garage door opener(s).

HEATING FEATURES

57. High-efficiency, forced air furnace with electronic ignition, power vented to exterior, HRV included.
58. Programmable thermostat centrally located on main floor for optimal energy savings.
59. High-efficiency water tank (purchaser rental).

PAINTING

60. One coat of quality paint and one coat of primer using low VOC paints on all walls and woodwork.
61. Trim and doors to be painted white.
62. Choice of one colour for walls from Vendor's samples.
63. Sprayed stipple ceiling with smooth borders in all rooms except for kitchen, bathrooms, powder room, and laundry room which have **smooth ceilings**.

GENERAL

64. All interior selections will be made from Vendor's premium samples during private appointment with Vendor's interior design consultant.
65. Purchaser acknowledges that home may be sited on lot in mirror image/reverse siting, than that which is shown on display materials and renderings.
66. Brochure/marketing materials are architects rendition only and may not be the exact same product provided.

HOME ENERGY SAVINGS AND COMFORT FEATURES

67. All exterior walls of habitable areas constructed with 2" x 6" framing as per plan.
68. Engineered flooring system as per plan, all framing in accordance with Ontario Building Code and local municipal requirements.
69. 5/8" spruce Tongue and Groove plywood subfloors sanded and screwed as per plan.
70. Vinyl Casement windows with Low-E coating and an Argon gas filled window cavity.

APPLIANCES INCLUDED

71. **Five (5) Appliances included** from Vendor's samples (one stainless steel refrigerator, one stainless steel range with four burner stove and oven, one stainless steel dishwasher, one washer and one dryer).

WARRANTY PROGRAM

72. All homes covered by TARION WARRANTY CORPORATION, with the following coverage;
73. The home is free from defects in workmanship and materials for one (1) year.
74. The home is free of defects in workmanship and materials on electrical, plumbing, heating delivery and distribution systems, exterior cladding, caulking, windows and doors, and the building envelope and basement remains free from water penetration for two (2) years.
75. The home is warranted against all major structural defects for seven (7) years.

The Builder/Vendor reserves the right to alter floorplans, exteriors, specifications and prices without notice. All renderings, floorplans and maps in brochures and sales displays are artists' conceptions and are not necessarily to scale and the dimensions are approximate and may vary due to continuous improvements by the Vendor. The above list includes items which are a selection of features and finishes, and may not include all standard items which are typically part of the Schedule "A". All features are as per plan. E. & O.E.