

# ANGUS GLEN™

## SOUTH VILLAGE

### SCHEDULE E I (continued) / SINGLES COACH HOUSE SPECIFIC FEATURES & FINISHES Angus Glen South Village

#### SPECTACULAR INTERIOR FINISHES

- 9-foot second floor ceilings,
- Oak railing, pickets, and stairs on staircases in finished areas with complimenting stain, from builder's standard samples, as per plan
- Choice of 12" x 24", 12" x 12" or 13" x 13" imported ceramic or porcelain tile flooring throughout foyer, main hallway, kitchen, bathrooms and laundry room in finished areas, where applicable as per plan from builder's standard samples.
- Pre-finished sculpted Oak Hardwood flooring throughout main area ¾" x ¼" from builder's standard stained colors, as per plan.
- Premium quality 40 oz. carpeting with 3/8" underpad in bedroom areas. Purchaser to have choice of two colour selections, from builder's standard samples.
- Purchaser's choice of 2 colors from Kylemore's samples of quality Low VOC paint on interior walls. Trim to be white semi-gloss paint.
- Smooth finish ceilings second floor (if applicable).
- Interior doors and woodwork trim to be finished with white semi-gloss paint.
- Transitional style Trim on 2<sup>nd</sup> floor including 5" baseboard with 7-foot doors. 3" upgraded Backband casing for doors and windows throughout, all from builder's standard samples.
- Black or brushed nickel interior hardware and lever door handles.
- 7-foot second floor Series 800 doors throughout from builder's standard samples, as per plan.

#### GOURMET KITCHEN APPOINTMENTS

- Purchaser's choice of deluxe cabinetry in kitchen including crown molding and valance molding with Quartz or Granite countertop, from builder's standard samples and layouts.
- Breakfast Bar in kitchen with flush counter, as per applicable plan.
- Double stainless-steel undermount kitchen sink in kitchen with single lever pull out faucet.
- Exhaust hood fan over stove area, vented to exterior.
- Stainless steel-finish appliance package included from builders' standard samples
- Dedicated electrical outlet for refrigerator, as per plan.
- Split electrical outlets at counter level for small appliances.
- Upgraded lighting in kitchen over island and rough-in provided for future valance lighting

#### LUXURIOUS BATHROOMS

- Purchaser's choice of deluxe cabinetry in bathroom with Quartz or Granite countertop with undermount sink(s), from builder's standard samples, as per plan.
- Separate shower(s), where applicable, with marble jamb, porcelain or ceramic tiles and frameless glass shower enclosure on half walls, as per plan. All showers to have waterproof pot light.
- Single lever faucets in all bathrooms with mechanical pop up drain.
- Privacy locks on all bathroom doors.
- Quality white bathroom fixtures including elongated bowl American Standard toilets. Energy-efficient water saving toilet tanks.
- Main bathroom to have tub enclosure with porcelain tile (12"x12") up to and including ceiling, from builder's standard samples.
- Mirror in all bathrooms over vanities
- Water-saving Grohe single lever faucets, shower heads and pressure balanced temperature-controlled shower valves included.
- Complimenting towel bars and shower accessories, from builder's standard samples.

#### ELECTRICAL AND PLUMBING

- Electrical Panel with circuit breakers.
- Heavy duty cable included for stove and dryer.
- Two weatherproof exterior electrical outlets, one each at front and rear of home, plus two electrical outlets in garage. Front plug to be switched for Holiday lights. All as per plan.
- Garage Door ceiling outlet(s), as per plan, for future garage door opener(s).
- White "Decora" switches and receptacles throughout.
- Separate Electrical breaker Panel for Coach house area
- Energy-saving LED lightbulbs installed throughout.
- Ceiling outlets with builder-supplied upgraded light fixtures installed in foyer, hallways, kitchen, breakfast, and bedroom, as per plan.
- 10 interior LED pot lights location to be determined at décor appointment.
- Pre-wired cable for future television in 2 locations: master bedroom and family room/great room, as per plan.
- Pre-wired for future telephone in 2 locations: family room/great room and master bedroom, as per plan. Includes additional wires for future use.
- Data pre-wire (Cat5) in up to 3 locations for future home computer network. Future conduit to attic
- Smoke detectors with electrical connection on each floor, Includes CO2 detectors.
- Copper wiring throughout.
- Forced air, high-efficiency gas furnace, HRV, humidifier and media filter for comfortable quality indoor air. Ductwork sized for future air-conditioning.
- Gas fired hot water heater, on rental basis.

#### LAUNDRY AREA

- Ceramic tiles in laundry room/mudroom, as per plan. Hot and cold laundry taps for washer; and heavy duty wiring for dryer.
- Exterior exhaust for dryer.
- Second floor laundry room to have ceramic tile flooring, from builder's standard samples, and drain, as per plan.

Items in this list can be taken out or substituted at anytime by the vendor without notice. Please refer to Agreement of Purchase and Sale for additional disclaimers E. & O.E. June 23rd, 2021

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Purchaser Acknowledgement

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