



STANDARD FEATURES

EXTERIOR FINISHES

- Elevations are principally all clay brick construction with brick arches, soldier coursing, as per plan.
- Architectural features such as raked masonry joints, as per front elevation.
- Self-sealing asphalt roof shingles with a 25yr warranty from vendor's predetermined colour schemes.
- Maintenance-free aluminum gable ends, soffit fascia, eaves trough, and downspouts, as per elevation.
- Vinyl sliding patio doors with screen, as per plan.
- Low maintenance vinyl casement, sliders, or thermo-fixed glass windows throughout, as per plan.
- Muntin bars on front elevation. Colours are as per vendor's predetermined colour schemes.
- Basement windows to be white vinyl sliders. Transom windows on main floor, as per plan.
- Screens on all operational windows.
- Premium sectional roll-up garage doors with decorative windows, as per plan.
- Professionally graded and sodded lot.
- Front entry to have precast slab walkways and steps as required.
- Poured concrete garage floor with grade beams for structural reinforcement.
- Two exterior water taps, one in garage and one at rear of home.
- Exterior front door with including grip set and dead bolt.
- Convenient direct access to home from garage where grading permits, as per plan.
- Landing & stairs may be required.
- Coach lamps at garage and front door and exterior light fixture at the rear door, as per plan.

INTERIOR FINISHES & FEATURES

- 9' ceilings on main and cathedral/coffered/vaulted ceilings as per plan.
- Main staircases to be carpet grade. Secondary staircase to the basement to be paint grade stairs, as per plan.
- Interior railings in natural finish with wood spindles on all finished areas.
- Hallway railings to be installed on natural finish oak nosing, as per plan.
- All walls, trim and doors white.
- Stippled ceilings with smooth borders on main and second floors (except kitchen, laundry, and bathroom).
- Casing approximately 2 3/4" wide on all windows and doors and baseboards approximately 4" high.
- Décor columns, as per plan.
- All archways on main floor are trimmed, as per plan.
- Natural gas fireplace with white painted mantel, marble-surrounded and flat hearth from vendor's standard samples, as per plan.

FLOOR COVERINGS

- Choice of 40oz broadloom with 12mm chip foam underpad in all designated floor areas as per plan from vendor's standard samples.
- Ceramic flooring from vendor's standard samples in foyer, kitchen, breakfast, bathrooms, and laundry as per plan.

KITCHEN

- Double stainless-steel kitchen sink with single lever faucet with pull out spray.
- Heavy-duty receptacle for stove.
- Electrical outlets for refrigerator and at counter level for small appliances.
- Quality cabinetry selected from vendor's standard samples with space for dishwasher, extended height upper cabinets and one bank of drawers.
- Rough-in plumbing and electrical for dishwasher.
- Cabinet with 6" venting and standard plug required for future over the range Microwave
- Post-formed laminate countertops from vendor's standard samples.

BATHROOMS & LAUNDRY

- White bathroom fixtures in ensuites, shared baths and main baths. Pedestal sinks to be white.
- Oval tub in master ensuite, as per plan.
- Luxuriously appointed ensuites featuring double sinks, as per plan.
- Master ensuites feature shower with standard marble surround and recessed shower light, as per plan.
- Vanity cabinets include choice of styles and colours from vendor's standard samples.
- Mirrors in all bathrooms.
- Heavy-duty receptacle and outside vent for dryer.
- Ceramic wall tiles from vendor's standard samples in all tub and shower enclosures.
- Single lever faucet in all vanities, tubs, and showers, as per plan, excluding oval tubs. Oval tubs receive hot and cold taps with roman spout.
- Pressure balanced shower controls.
- Exhaust fans in all bathrooms.
- Privacy locks on all bathroom doors.
- Laundry area with connections for water and drain.
- Laundry tub with base cabinet, and uppers as per plan.

ELECTRICAL

- 100 AMP electrical service with breaker panel and copper wiring throughout.
- Weatherproof electrical outlets, one in garage and one at the rear door.
- Electrical outlet provided in garage for future garage door openers.
- White switches and receptacles throughout.
- All rooms to have switch-controlled quality ceiling light fixture.
- Smoke detectors provided as per Ontario Building Code.
- Carbon monoxide detector provided as per Ontario Building Code.
- All bathroom electrical duplex receptacles protected by ground fault interrupter.
- Electric door chimes at main door entry.
- Cable TV and telephone rough-in in Family Room and Master Bedroom.
- Rough-in for Central Vacuum in finished areas dropped to the basement ceiling.

ENERGY SAVING FEATURES

- High efficiency forced gas central heating and rough-in for central air conditioning system.
- Gas fired hot water tank (rental).
- Metal insulated entry door with glass insert and high-quality weather stripping.
- Garage ceiling R31
- Upgraded foam insulation above garage and porch ceilings with living areas above.
- Attic space with R50 insulation.
- Exterior walls with R22 insulation.
- Basement insulation wrap, as per Building Code.

QUALITY CONSTRUCTION

- Poured concrete basement walls damp-proofed with additional foundation wrap to enhance overall water resistance.
- Steel post and beam construction.
- Engineered truss-joist floor system, to allow for minimal use of structural posts.
- Windows and exterior doors fully sealed with high quality caulking.
- Quality '2x6' wood frame construction as per plan.
- Covered porches as per plan. Porches are poured concrete. Decorative columns as per plan. Railings installed subject to grading requirements.

All purchasers' selections from standard samples. A wide variety of upgrades and options are available. Specifications, terms, and conditions are subject to change without notice. Builder has the right to substitute materials and fixtures of equal or better value. As constructed homes may not include all of the features listed in Schedule B, purchasers are advised to examine constructed homes to determine what features are included. E. & O. E. April 2022.

MATERIALS, SPECIFICATIONS, AND FLOOR PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ALL RENDERINGS ARE ARTIST CONCEPTIONS. ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USABLE FLOORSPACE MAY VARY FROM THE STATED FLOOR AREA. E & OE.

