

EXTERIOR FEATURES

- Exterior elevations which include horizontal vinyl cladding, clay brick, stone and/or vinyl board & batten vertical siding with ornamental trim details and shutters as per elevations. All exterior elevations and colours are preselected for Townhomes.
- Prefinished siding, soffits, fascia, eavestroughs, and downspouts, as per elevation.
- Self-sealing roof shingles from Vendor's predetermined colour samples.
- Front coach lights, as per elevation (style may vary).
- Fully sodded front and rear yards where applicable. Beneath decks (where applicable) may be graveled at Vendor's sole discretion. Lots to be graded to the requirements of the authority having jurisdiction.
- Pre-cast concrete slab walkway to front porch and with rear patio step where applicable.
- Sectional garage overhead doors as per elevation.
- Front doors to have a grip set, dead bolt and key lock.
- Address plaque, location to be determined by Vendor.
- Drainage system which includes; damp proofing spray, drainage membrane and drain tile.
- Poured concrete garage floor with reinforced grade beams.
- Two exterior hose bibs (taps), one at rear elevation and one in garage -- location to be determined by Vendor.
- Garage man door included if shown on applicable plan and if grade permits.

INTERIOR FEATURES

- 9' ceilings on main floor.
- Carrara interior doors as per plan.
- Contemporary style trim throughout.
- White hardboard sliding closet doors as per plan.

- Framed mirrored sliding front entrance closet doors with trimmed openings as per plan.
- Flat archways on main floor to be trimmed as per applicable plan.
- Oak handrail and pickets on all finished areas stairs, stained to coordinate with flooring selection. Main floor staircase to be solid oak treads with oak veneered risers and stringers, stained to coordinate with flooring selection. The Vendor will make every attempt to ensure the stain is complimentary to the prefinished flooring material, but cannot be responsible for results which differ from the samples. Factors such as density, age, humidity, air temperature and the uniqueness of each piece of wood can result in wide variations in darkness or lightness.

INTERIOR KITCHEN FEATURES

- Double compartment stainless steel ledge back under mounted sink with single lever faucet.
- Stainless steel exhaust stove fan vented to the exterior.
- Cabinet opening provided for future dishwasher which includes rough-in plumbing and electrical for future hook-up. as per applicable plan. Installation and hook-up of dishwasher are not included.
- Heavy-duty (220 Volt) electrical receptacle for stove.
- Dedicated (110 Volt) electrical outlet for refrigerator.
- Included cabinets and quartz countertop.
- Island and/or flush breakfast bar as per applicable plan.
- Electrical outlets at counter level for small appliances.

BATHROOM FEATURES

- Included cabinets and quartz countertops in main and ensuite bathrooms.
- White pedestal sink in Powder Room.
- White bathroom fixtures provided.

- Mirrors provided in all ensuites, bathrooms and powder rooms with wall mounted light fixture(s).
- Exhaust fans provided in all bathrooms.
- Single lever faucets provided for all pedestal or vanity sinks as per plan.
- Interconnected G.F.I. outlet provided at pedestal or vanity counter level.
- Luxury vinyl plank flooring.
- All pedestal sinks, vanity sinks, toilets and kitchen sink to have separate shut off valves.
- Square or rectangular one-piece white seamless acrylic shower stall base provided as per plan.
- Privacy locks on all bathroom doors.

LAUNDRY FEATURES

- Single laundry tub with faucet as per plan.
- Hot and cold water supply provided with a separate drain for clothes washing appliance, as per plan.
- Heavy-duty (220 volt) electrical outlet for clothes dryer and a dedicated (110 volt) electrical outlet for washer.

FLOORING FEATURES

- Luxury vinyl plank flooring throughout in Vendor's included selection.
- Tongue & groove OSB subflooring throughout.

PAINTING FEATURES

- Included paint colour throughout.
- All interior doors and trim to be painted white.
- Trowelled textured ceiling finish to all living areas including walk in closets, excluding bathrooms, laundry rooms and kitchens which are to receive smooth ceilings.

ELECTRICAL FEATURES

- Décor lighting package in nickel finish in all hallways, kitchen and bedrooms.
- Electric door chimes at front entry door.
- Smoke detectors and carbon monoxide detectors installed as per code.
- Two exterior weatherproof electrical G.F.I outlets, one at front porch and one at rear of home plus one holiday soffit outlet switched from the interior at front of home.
- Three wired telephone locations (Purchaser's choice) completed with cover plate, all home run to electrical panel.
- Cable TV wiring for family room or gathering area and bedroom 1 completed with cover plate, all home run to electrical panel.

HEATING FEATURES

- Forced-air gas furnace with electronic ignition, power vented to exterior. Ductwork sized to accommodate ventilation system requirements.
- Purchaser covenants and agrees to automatically assume and be bound by any rental agreement or other agreement with Vendor's supplier for a Hot Water Tank and ERV or HRV unit.
- Ductwork sized to accommodate ventilation system requirements for heating and cooling.
- Duct work to be vacuumed.

GENERAL

- Purchaser acknowledges that home may be sited on lot in mirror image / reverse siting, than that which is shown on display materials and renderings.
- Front porches may incorporate recessed steps where grade requires.
- Number of steps at the front porch may vary due to grade conditions.