



SCHEDULE A STANDARD FEATURES & FINISHES

EXTERIOR

1. Architecturally controlled exquisite exterior elevations consisting of clay brick, stone, stucco, soldier coursing, precast surrounds, arches and keystones as per applicable model
2. Colour coordinated maintenance-free Low E Argon vinyl casement windows, complete with screens on all operating windows throughout except basement as per plan chosen
3. Stately 8' entry door
4. White Basement slider windows
5. Secure self-sealing asphalt shingles with manufacturer's 30-year warranty
6. Reinforced poured concrete porch, where applicable
7. Premium aluminum railings at the front porch, where required
8. Premium sectional roll-up garage door with heavy-duty springs and decorative glazing
9. Pre-finished aluminum soffits, eavestrough, fascia and downspouts
10. 10 inch poured concrete basement walls with membrane waterproofing protection system and weeping tiles
11. Lot to be graded and sodded
12. Two exterior water taps (one located in the garage)
13. Fully paved driveways, base and topcoat
14. Front and side entry doors (as per plan) with satin nickel grip set, and all other entry doors with passage and deadbolts
15. All windows and outside door frames caulked

INTERIORS

16. Soaring 10 foot high ceilings on the main floor with grand 8' door openings and 9-foot high ceilings on the 2nd floor with 7' door openings (excluding areas due to mechanical systems and/or structural requirements)
17. Classic Oak staircase with oak treads, risers, stringers, nosings and handrails with complimentary stained finish, and classic wrought iron pickets. (Main to the upper level and main to lower level as per model type)
18. Direct vent gas fireplace location as per plan.
19. Contemporary and sleek styled baseboards throughout include: 7" on the main floor and 5" on the second floor with 3" casings on all main and second-floor windows, doorways
20. All closets to have wire shelving
21. Custom 2 Panel smooth doors with satin finish lever hardware
22. One washable quality paint colour (low VOC) throughout the house from Vendor's selections in a flat finish
23. All woodwork doors, casings and baseboards to be painted satin white
24. Smooth ceilings throughout all finished areas
25. Tray ceiling in the master bedroom (as per applicable model)
26. 3pc rough-in in the basement for future bathroom, as per plan
27. Cold Cellar including light and door, location as per plan

KITCHEN

28. European Designer kitchen cabinetry from Vendor's selection including extended 42" uppers cabinetry, soft close drawers and valance lighting, which include a choice of Maple or Oak Veneer doors and designer laminate doors

29. Double under-mount stainless steel sink and modern chrome single lever faucet with pull out spray
30. Purchaser's choice of granite or quartz countertops from Vendor's standard collection*
31. Fresh 3x6" ceramic backsplash from the Builder's standard collection.

LIGHTING AND ELECTRICAL

32. Vendors standard light fixtures and door chimes
33. 200amp electrical service with circuit breakers
34. Two exterior weatherproof electrical outlets at the front and rear of the home
35. White decora type designer switches and plugs in all finished areas
36. Receptacle in the garage for the future garage door opener
37. Electronic combination smoke detector/carbon monoxide detector hardwired into the electrical system as per Ontario Building Code
38. Electronic smoke detectors are hardwired into the electrical system. One on each floor (including basement) and one in each bedroom
39. Pre-wiring for cable T.V. in the family room, master bedroom and den, as per plan
40. Pre-wiring for a telephone in kitchen, family room, master bedroom and den, as per plan
41. Rough-in to the basement for future Central vacuum system
42. Rough-in for the security system for all opening doors and windows on the main floor

BATHROOMS

43. Luxurious, elegant free-standing soaker tub in the master ensuite bathroom.
44. Panasonic whisper-quiet exhaust fans in all bathrooms
45. Modern 4" x 12" Ceramic tiles up to and including ceilings in shower stalls and bath enclosures
46. Frameless clear glass shower in the master ensuite bathroom
47. Vanity mirrors in all bathrooms
48. Custom vanity cabinets in all bathrooms with granite or quartz countertops and undermount sinks from builders standard collection

PLUMBING AND HEATING

49. Gas line to rear (capped) for future BBQ hook up
50. Single lever chrome finished faucets on all bathroom basins and tubs
51. Temperature balancing controls in all tubs and showers
52. Two exterior water taps
53. Shut off valves under each sink and toilet

FLOORS

54. Engineered floor joists for main and upper-level floor assemblies, glued and screwed prior to installation of finished flooring
55. 12" x 24" porcelain floor tile in foyer, all bathrooms, kitchen and main level laundry where applicable, as per plan from Vendor's standard collection
56. Stained prefinished ¾" x 5" oak engineered wood flooring throughout finished areas on the main floor, includes stair landings and 2nd-floor hallway. (excluding tiled areas and basement) From Vendor's standard collection
57. Premium quality 40oz carpet with 7/16" underpad in bedrooms

NOTES:

All illustrations are artist's concepts. All interior illustrations depict upgrade features. The purchaser acknowledges that the floor plan may be reversed. The purchaser acknowledges that the specifications, landscaping, finishes and furnishings etc., in sales documents may be for representation purposes only and may be of a similar grade or type or not necessarily included in the home's purchase. The Vendor reserves the right to substitute materials that are of equal or better quality. The purchaser acknowledges that variations in colour and shade uniformity may occur in finished materials, kitchen and vanity cabinets, floor and wall finishes due to normal production processes. **Specifications and terms subject to change. E+O.E. June 24, 2021.**