

SCHEDULE "A"

DETACHED AND TOWNHOME STANDARD LUXURY FEATURES



QUALITY CONSTRUCTION

1. Exterior framing **2x6 Walls** with **UPGRADED 1 9/16" Isobrace OSB Exterior Sheathing** which helps to increase insulation and aids in increasing the structural rigidity of the building.
2. Poured concrete Basement walls with heavy-duty damp proofing and wrapped waterproof membranes.
3. $\frac{3}{4}$ " tongue & groove sub-floors, to be screwed, glued and sanded.
4. **Hurricane Ties** - designed to give extra support for trusses and rafters if exposed to high wind.
5. Engineered floor system using "Wood TJI "s". The dimensional stability of TJI joists helps resist warping, twisting & shrinking.
6. Vaulted Cathedral or high ceilings on Main Floor where applicable.*
7. Approximately **9' ceilings on Main Floor and 2nd Floor**, and approximately **8' ceilings in Basement** (excluding areas due to structural or mechanical requirements). **Townhomes 2nd Floor** are approximately 8' Ceilings.
8. Approximately **8' high x 42" wide Front Entry Door**, complete with dead-bolt lock, where applicable. *
9. Approximately **8' high x 8' wide Patio Door**, where applicable. * (excluding townhomes).
10. **Insulated Entry Door** from Garage to house with standard steps, where grade permits. *
11. **Energy Saving Feature** - Basement "Moisture Management Inter Barrier".
12. **R6 Insulation** below Basement slab for added comfort underfoot and moisture barrier.
13. **All Garage Walls are fully insulated, drywalled and painted.** *
23. Snaplock Standing Seam **Metal Roof** for all front lower roof with synthetic high temperature underlayment
24. **Maintenance Free Triple Pane Jeld-Wen Thermo-Glazed Vinyl Casement Windows** on all sides, (excluding Basement windows), with Low E Argon gas filled – An Energy Saving feature.
25. **UPGRADED** colour co-ordinated windows, where applicable.*
26. Screens on operating windows. Vinyl sliders on Basement windows complete with screens.
27. All windows and exterior doors sealed with quality "**Supra Expert**" **Caulking** matching window colour.
28. **UPGRADED R16.3 Steel Insulated 8' High Garage Doors** with Limited Lifetime Manufacturer's Warranty.
29. **UPGRADED Exterior Coach Lamps** at all doorways, on all elevations.
30. **Elegant Precast Integrated Décor Address Stone** with dedicated pot light and timer.
31. **Poured Concrete Porch and Upgraded Anchored Precast Concrete Steps.** Pre-cast Steps at Exterior Doors with pre-cast walkway to and from entrance as required. *
32. Interior Townhome Units include **Poured Concrete Porch** with covered roof at rear.
33. **Tempered Glass Exterior Railings**, where applicable. *
34. Full underground services including telephone, cable, gas and hydro, where applicable *
35. **Landscape Package** includes complimentary low maintenance flowering bushes and Tree Boulevard Planting, as determined by builder. *
36. Fully sodded Front & Rear Yards to Municipality requirements. Narrow side yards may be graveled at Vendor's sole discretion, where applicable *
37. **Paved Asphalt Driveway, includes Base & Top Coats** - Base Coat completed within 1st year of Occupancy. Top Coat will be completed in sequence with Topcoat of Street to ensure better quality of the paving process.
38. Standard hose bib lawn service taps (one in rear & one in Garage with interior shut off valves). Location determined by builder.

ELEGANT EXTERIORS

14. **Maintenance Free** elevations utilizing clay **BRICK** and **STONE**, and coloured mortar with tooled joints, steep gable roofs and porches or porticos. *
15. **Decorative Precast Headers** above **Garage Doors**.
16. **Accent Windows and/or Arches**, as per elevation, complete with stone or brick soldier coursing.*
17. Maintenance free **Exterior Aluminum Cladded** door frames, including Garage Doors, and aluminum porch posts as per plan.
18. Accent Gables with Attractive Board & Batten/ "scalloped" or "shake" style Vinyl Siding, where applicable*, as per builders' discretion.
19. **Precast Sills** at Front Door and Patio Door.
20. Long-life, low-maintenance siding, soffit, fascia and eavestrough on second floor, side gables & some front elevations.
21. **UPGRADED Stepped Gable Fascia.**
22. **Architectural Designer Shingles with Rich Dimensional Look** including Ice & Water Shield Underlayment for first 3 feet, above all living areas, rear lower roof and every valley. Remainder is continued with synthetic underlayment. Limited Manufacturers Warranty.*
39. **UPGRADED approximately 8' high** raised 2 panel smooth interior doors including closets, as per plan. Excludes Cold Cellar & Garage man door and low areas due to structural, mechanical requirements and ceiling heights.
40. **Interior Satin Finish Lever Handles, Hinges and Exterior Locks.**
41. Standard wire shelving in all Closets.
42. Trimmed Archways throughout, where applicable, as per plan.
43. **UPGRADED Trim** - 5 1/4" Baseboards and 3" Casing with backband, from Builder's standard samples.

INTERIOR FEATURES AND FINISHES

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44. **UPGRADED Smooth Ceilings** on Main Floor and Basement, including all finished Bathrooms & Laundry Room. **California Knockdown Ceilings on 2nd Floor** .
45. Elegant natural varnish **Oak Finish Staircase** with oak treads, oak veneer stringers and risers, nosing where required, from Main to 2nd Floor and Main to Basement with Urban plain black metal pickets. Oak handrails & posts, as per plan. *
46. Interior walls decorated with grey or off-white Benjamin Moore Regal Line paint, from Builder's standard samples.
47. Kitchen, Bathrooms and Laundry rooms washable flat acrylic paint.
48. Approximately **12" x 24" Non Rectified Floor Tile** in Kitchen, Bathrooms, Front Entry & Main or 2nd Floor Laundry room, as per plan, from Builder's standard samples.
49. Approximately **3 1/2" wide x 3/4" thick Engineered Hardwood Flooring** throughout Main Floor and 2nd Floor Hallway, excluding any tiled areas, as per applicable plan, from Builder's standard samples.
50. **Premium 40 oz. Broadloom** on medium density underpad in all Bedrooms and Basement Recreation Area, from Builders standard samples.

LIGHTING, ELECTRICAL & TECHNOLOGY

51. **200 AMP Service** - All copper wiring, with automatic circuit breaker panel. Location to be determined by builder.
52. **Seasonal Electrical Outlet** mounted on soffit, located at Main & 2nd Floor, operated on a separate switch at Front Entry. *
53. **Energy Saving Feature** – Foam sealed exterior electrical boxes.
54. GFCI circuit breakers for Bathroom and exterior outlets.
55. White **Decora Toggle Switches** & white receptacles throughout Main, 2nd Floor and Finished Basement Area, where applicable. *
56. Standard interim light fixtures throughout Main & 2nd Floor and Finished Basement Area, where applicable. *
57. 2 capped ceiling lights for future pendants above island or peninsula in kitchen on separate switch.
58. Rough-in under cabinet lighting on separate switch.
59. **Vanity Light Fixture** in all Bathrooms to be wall mounted above mirror and Powder Room includes standard pot light in ceiling, where applicable. *
60. **UPGRADED** Electronic early warning combination hardwired smoke and carbon monoxide detectors on every floor, including Basement and all Bedrooms.
61. White or brown finished heat vent & cold air return covers, dependent on floor colour.
62. Heavy duty 220-volt receptacle for future range and future clothes dryer.
63. **Standard LED Pot Lights** located at Front Entry, Main Hallway and Kitchen, as determined by builder.

64. **Exterior Standard LED Pot Lights**, as determined by builder.
65. **4 USB Charger/Duplex Receptacles** – located 2 at Kitchen & 2 at Primary Bedroom.
66. **2 Locations for Cable T.V. & Telephone, Complete with Finish Plates.**
67. **Pre-wired for CAT6** (1 location).
68. Rough-in for future **Central Vac** system at Main Floor, 2nd Floor and Basement.
69. 2 weatherproof exterior electrical outlets, one at front and one at rear of home.
70. 2 electrical wall outlets in Single Car Garage, 3 electrical wall outlets in Double Car Garage and one electrical ceiling outlet in ceiling of Garage, per garage door for future Garage Door Opener.

KITCHEN

71. **QUARTZ or GRANITE Countertops**, including Flush Breakfast Bar, from Builder's standard samples.
72. Double stainless steel undermount sink, includes single lever faucet with integrated spray.
73. Choice of **Quality Cabinetry with Extended Upper Cabinets (Approx. 100 cm)** from Builder's standard samples.
74. **Extra Deep Upper Cabinet (Approx. 26")** above future Fridge, complete with side panel and **Pantry**, as per plan. *
75. Two speed white Kitchen hood fan vented to exterior, including exterior 6" exhaust duct.
76. **Rough-in for Future Dishwasher** - Purchaser responsible for full hook-up to future dishwasher & hydro panel.
77. Dedicated electrical outlet for future Refrigerator.
78. Bulkheads may be required to be constructed above Kitchen cabinetry due to mechanical requirements.
79. 20 Amp counter height electrical outlets.
80. **Capped Gas Line** for future Gas Range (excluding Townhomes).

BATHROOMS

81. Choice of **Quality Cabinetry with Top Drawer(s)** (where applicable) and **Laminate Vanity Tops**, from Builders standard samples.
82. **"Price Pfister"** brand single lever faucets or equivalent.
83. White top mount vanity basins include **Pop-Up Drains.**
84. **Water Pressure Control Balancing Valves** for all shower locations.
85. **UPGRADED Elongated Toilets** in all Bathrooms.
86. **Curtain Tension Rod** included in all bathtub/shower enclosures.
87. **UPGRADED Frameless Tempered Glass Shower with Potlight(s)**, in Primary Ensuite, where applicable. *
88. Primary Ensuite includes **Upgraded Diverter Slider Bar** with rain shower head, as per plan.
89. Primary Ensuite includes **Double Sinks** (excluding townhomes).

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90. Standup shower to include standard white mosaic tile floors complete with 8 x 10 ceramic wall and ceiling tiles, from Builder's standard samples.
91. Tub enclosures to have 8 x 10 ceramic wall tiles, from Builders standard samples to top of tub wall (ceiling not included).
92. **UPGRADED Beveled Mirrors** to be approximately full width of vanity.
93. **Free Standing Tub with Tub Mount Faucet** in Primary Ensuite, where applicable. * (excluding townhomes)
94. **Privacy Lock** included on all Bathroom doors.

116. Rough-in for a **Future Wet Bar**.
117. Cold Cellars complete with steel insulated door, weatherstripping, light with pull-chain and floor drain, as per plan.
118. Location of Mechanical Room, Bathroom and rough in Wet Bar are to be determined by builder.
119. Oversized basement windows; approximately 36" x 24" and 48" x 24", where applicable. *
120. Rough in heated floors (excluding townhomes), where applicable. *

LAUNDRY

95. "Price Pfister" brand faucets or equivalent.
96. **Second Floor Laundry** includes stainless steel top mount sink with base & single upper cabinet and laminate countertop, as per plan. * (Certain Models may be located on Main Floor or Basement).
97. **Exterior Exhaust Vent** for future dryer.

COMFORT & CONVENIENCE

98. All **Shut-off Water Valves** located beneath sinks.
99. **GAS FIREPLACE** complete with paint grade mantel surround, glass panel, gas log and wall switch, as per plan. (excluding townhomes)
100. **Capped Gas Line** located near Patio or Garden door for future BBQ Hookup.
101. High efficiency natural gas fired forced air furnace with electronic ignition vented to side yard.
102. **Screwed and Tin Taped Heating/Cooling Ducts.**
103. **Improving Air Quality – HUMIDIFIER** included, as per HVAC calculations.
104. High efficiency natural gas fired hot water heater on a rental basis, power vented to side yard.
105. **Heat Ventilation Recovery (HRV) System** installed in each home to supply continuous fresh air from outside to interior to increase comfort.
106. **Energy Saving Feature** - Programmable thermostat located centrally on main floor complete with ventilation fan switches.
107. **CENTRAL AIR**, as per HVAC calculations. (excluding Detached Homes).
108. Door chime at front door.
109. All exterior walls **Fully Insulated to R22** plus additional **R5 Composite Panel, UPGRADED R31 Sprayed Foam Insulation** in all rooms over cold areas.
110. **Attic Ceiling Insulated to R60** blown in areas only and full height insulation to **Basement Walls to R20**, minimum 12" above floor.
111. **Complimentary Duct Cleaning** prior to Occupancy.
112. **Garage Door Opener – Chain Drive.**

SUPERIOR FINISHED BASEMENT

113. Finished Basement includes **Tall Height Approximately 8' Ceilings**, excluding bulkheads.
114. **3 Piece Bathroom** with standard vanity, toilet, and bathtub shower.
115. **Standard LED Pot Lights** located at Recreation Area, as determined by builder.

For Your Peace of Mind Excellent Customer Service

All new homes are covered by the TARION Warranty Program which includes a comprehensive seven year coverage against major structural defects, two year warranty covering the electrical, plumbing and heating systems and water penetration of the building envelope, and one year warranty on workmanship and material defects.

*** Where Applicable and/or Restrictions Apply and/or As Per Plan / Model Type.**

STRICT URBAN DESIGN GUIDELINES: Builder controls all Exterior Materials and Colours, including but not limited to: Garage Door(s), Front Door, Window Grilles, Brick and Stone selections. Artist's rendering may vary and Elevations may vary.

Specifications & terms subject to be revised without notice E. & O.E. JUNE 7, 2023