

Sweet features & finishes.

condo suites

Custom Quality Construction

1. All exterior colours and materials are architecturally controlled and pre-selected.
2. Exterior clad with siding accented by architectural stone and brick, as per architecturally controlled elevations.
3. Low-E argon-filled double pane windows.
4. Suites feature French balconies and ground level have patios, as per plan.
5. Fire sprinkler system in all suites.
6. Individually-controlled gas-fired furnace and forced-air air conditioning.
7. Lobby features an enterphone system in the vestibule for visitors to contact residents directly to obtain access.
8. The common areas are accessible only with personal key fobs, to provide security for residents.
9. The underground parking and storage areas are monitored with security cameras and parabolic mirrors.
10. Garage ramp is heated to prevent ice buildup.
11. The garage is ventilated to the outside. There is also a fire sprinkler system installed for additional safety and protection.
12. The garage area is well lit for resident's safety.
13. Grounds are professionally landscaped.
14. Each suite has a solid core entry door with deadbolt system and lever handle lockset.

Interior Finishes

15. Approximately 8'- 6" high ceilings in main living areas except in areas with bulkheads and dropped ceilings.
16. Imported ceramic floor tile in bathrooms, to be selected from the Vendor's standard samples, as per plan.
17. Purchaser's choice of 35 oz. cut pile or Berber carpet throughout, complete with underpad, except where tile is laid, to be selected from the Vendor's standard samples, as per plan.
18. Quality interior white paint on all walls, doors and wood trim.
19. Stippled ceilings throughout with the exception of the kitchen/breakfast area, laundry room and bathrooms.
20. Contemporary interior doors complete with brushed nickel interior door handles.
21. Sliding closet doors, as per plan.
22. Baseboard (approximately 3-1/2") and trim (approximately 2-1/4") for doors and window casings.

Designer Kitchens

23. Deluxe kitchen cabinets with post-formed laminate countertop, to be selected from Vendor's standard samples.
24. Kitchen island or peninsula with flush breakfast bar, as per plan.
25. Stainless steel kitchen sink with single lever faucet.
26. Opening for dishwasher with rough-in for electrical and plumbing.

Luxurious Bathrooms

27. Quality cabinets with post-formed laminate countertop, from Vendor's standard samples.
28. Ceramic wall tile in bathtub enclosures up to ceiling height, as per plan, to be selected from Vendor's standard samples.
29. Over-sized shower, as per plan.
30. Single lever taps with chrome finish in bathrooms, as per plan.
31. Soaker tub in master ensuite, as per plan.
32. Privacy locks on all bathroom doors.
33. Quality white bathroom plumbing fixtures.
34. Near full width mirrors in all bathrooms.
35. Temperature balance valves for all showers.
36. Energy efficient water saver shower heads.
37. Strip lighting in all bathrooms.
38. White ceramic bathroom accessories.

Electrical & Plumbing

39. 100AMP electrical service with breakers.
40. Heavy-duty cable for stove and dryer.
41. Split electrical outlet at counter level for small appliances.
42. Ceiling lights and fixtures for foyer, hallways and kitchen area.
43. Dining area to have provision for ceiling light complete with switch.
44. Bedrooms to have wall switch controlled receptacle.
45. White Decora style switches and receptacles throughout.
46. Smoke detectors with electrical connection in each unit as per Ontario Building Code.
47. CO detector as per Ontario Building Code.

Laundry

48. Rough-in for stackable washer/dryer unit, as per plan.

Rough-ins

49. Rough-in for telephone and cable television outlets, in locations to be determined by the Vendor.

Exterior Details

50. Professional landscaping comprised of shrubbery, trees and green areas.

Colour Selection and Finishes

All colour and finishing selections are to be made from the Vendor's standard samples. The Purchaser acknowledges and agrees that variations in colour and shade uniformity may occur and that colours, patterns and availability of samples displayed in the Sales Presentation Centre and/or model homes may vary from those displayed and available at time of colour selection.

WARRANTIES

TARION Warranty Program Coverage

| | |
|---------|--|
| 7 years | Major structural defects |
| 2 years | Major plumbing, heating and electrical systems and building envelope |
| 1 year | Free from defects in work and materials, and meets the Ontario Building Code requirements. |

NOTE:

- Exterior colour selections are architecturally controlled for the purpose of providing a pleasing streetscape.
- Number of steps at front and rear may vary from that shown according to grading conditions and municipal requirements.
- Variations in uniformity and colour from Vendor's samples may occur in finished materials, kitchen and vanity cabinets, and floor and wall finishes due to normal production processes.
- Ceilings and walls may be modified to accommodate mechanical systems.
- The Vendor has the right to substitute materials with materials of equal or better quality.
- Either sliding doors (as shown on plans) or trimmed archway, subject to Ontario Building Code.

townhome suites

Custom Quality Construction

1. All exterior colours and materials are architecturally controlled and pre-selected.
2. Exterior clad with siding accented by architectural stone and brick, as per architecturally controlled elevations.
3. Quality self-sealing high-grade asphalt or fiberglass roofing shingles, with a 25-year manufacturer's warranty.
4. Exterior walls are insulated to R-24, R-50 insulation in attics to exterior.
5. All sub-floors to be 5/8" T&G flooring, sanded, glued and fastened with screws.
6. Engineered floor systems with fire rating and sound proofing between units, as per Ontario Building Code.
7. Maintenance-free, pre-finished aluminum soffits, fascia, eaves troughs and/or scuppers and downspouts.
8. Energy-efficient, low E argon-filled casement windows with thermo panes, as per plans.
9. All operable windows to have screens.
10. Metal insulated front entry door, complete with weather stripping and dead bolt lock and thermo pane glass insert.
11. Thermal glazed sliding patio door(s) with screen or metal insulated glazed door(s) as per plans.
12. Quality caulking to all openings to outside.
13. Individually-controlled gas-fired furnace and forced-air air conditioning.
14. Hot water complete with a maintenance-free rental program.

Spectacular Interior Finishes

15. Approximately 9' ceilings on main floor except in areas with bulkheads and dropped ceilings.
16. Natural oak pickets and handrails with oak nosing. All stairs to have carpeted treads and risers, complete with painted stringers, as per plan.
17. Purchaser's choice of 35 oz. cut pile or Berber carpet complete with underpad, to be selected from the Vendor's standard samples.
18. Purchaser's choice from Vendor's standard samples of imported ceramic floor tile at entry landing, ensuite and main bathrooms, powder room, laundry room and mechanical room, as per plans.
19. Doors, windows and full archways to be trimmed.
20. Paint grade quarter-round in tiled areas.
21. Quality interior off-white paint on all walls, doors and wood trim.
22. Smooth finish ceilings in kitchen, breakfast areas and bathrooms, and stippled ceilings throughout balance of floor(s), as per plans.
23. Contemporary interior doors with flat panel sliding closet doors, as per plans.
24. Baseboard (approximately 3-1/2") and trim (approximately 2-1/4") for doors and window casings.
25. Satin nickel interior hardware and door handles.

Designer Kitchens

26. Purchaser's choice of deluxe cabinetry in kitchen from Vendor's standard samples.
27. Purchaser's choice of laminate countertop from Vendor's standard samples.
28. Flush breakfast bar, as per plan.
29. Stainless steel kitchen sink with single lever faucet.
30. Exhaust hood fan over stove area, vented to the outside.
31. Dishwasher rough-in provided includes electrical and plumbing only, with opening for dishwasher.

Luxurious Bathrooms

32. Purchaser's choice of deluxe cabinetry with laminate countertop.
33. Master ensuite to have shower enclosure, as per plan.
34. Single lever taps with pop-up drains in all bathroom vanities.
35. Privacy locks on all bathroom and powder rooms doors, as per plan.
36. Quality white bathroom fixtures.
37. Main bathroom to have tub enclosure with imported ceramic tile from Vendor's standard samples, as per plan.
38. Mirrors in bathrooms full width of vanity.

39. Temperature balance valves for all showers.
40. Energy efficient water saver shower heads.
41. Strip lighting in all bathrooms and powder room.
42. Ceramic bathroom accessories to include towel bar, tissue dispenser and soap holder. Towel bar and tissue dispenser only in powder room.

Electrical & Plumbing

43. 100AMP electrical service with breakers.
44. Heavy duty cable for stove and dryer.
45. Split electrical outlet at counter level for small appliances.
46. White Decora style switches and receptacles throughout.
47. Split electrical outlet at counter level for small appliances.
48. Ceiling lights and fixtures for foyer, hallways and kitchen area.
49. Dining area to have provision for ceiling light complete with switch.
50. Bedrooms to have wall switch controlled receptacle.
51. Bell chime at front entry door, as per plan.
52. Smoke detectors with electrical connection on each floor.
53. CO detector(s) as per Ontario Building Code.

Laundry

54. Rough-in for stackable washer/dryer, as per plan.
55. Exterior exhaust for dryer.

Rough-ins

56. Rough-in security system
57. Rough-ins for telephone and cable television outlets, in locations to be determined by the Vendor.

Exterior Details

58. Exterior hardware comprised of decorative exterior lights and house numbers.
59. Professional landscaping including a blended assortment of shrubbery, trees and green space.

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WARRANTIES

Tarion One, Two And Seven Year Warranties

| | |
|---------|---|
| 7 years | Major structural defects |
| 2 years | Major plumbing, heating and electrical systems and building envelope |
| 1 year | Free from defects in work and materials, and meets Ontario Building Code. |

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- The Vendor has the right to substitute materials with materials of equal or better quality.