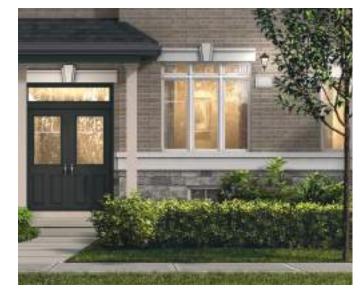
All references to features are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the Vendor's sole discretion. All features and finishes where Purchaser(s) are given the option to select the style and/or colour shall be from the Vendor's predetermined standard selections. The Purchaser acknowledges that finishing materials contained in any model home or sales office display including broadloom, furniture, electrical fixtures, drapes, flooring, upgrade kitchen cabinets, stained staircases, and railings etc. may be for display purposes and may not be of the same grade or type, or may not necessarily be included in the dwelling unit purchased herein. In an effort to continuously improve its product, the Vendor reserves the right to alter floor plans, exteriors, specifications and prices without notice. All renderings, floor plans and maps in brochures and sales displays are artist's conceptions and are not necessarily to scale and the dimensions are approximate and may vary. All references to size, measurements, materials, construction styles, trade/brand/industry name or terms may be subject to change or variation within generally accepted industry standards and tolerances. Measurements may be converted from imperial to metric or vice versa, and actual product size may very slightly as a result. The measurements adhere to the rules and regulations of the Tarion Warranty Corporation. Actual usable floor space may vary from the stated floor area. Specifications may change without notice. E. &.O. E.

HARMONIOUS EXTERIOR FEATURES

- Architecturally-designed and controlled streetscapes and elevations with complimentary exterior colour schemes, styles and materials
- Elegant front entry door system with black finish grip set and security dead bolt
- Durable, Low-E semi maintenance free vinyl casement windows to all elevations. All operable windows to have screens.
- Upgraded colored window
- All doors and windows to be caulked, exterior doors finished with weather stripping



- Energy efficient sliding vinyl patio doors with Low-E glass and screened
- Durable, maintenance free, pre-finished aluminum soffits, fascia, eavestroughs and down spouts
- Designer garage doors, as per plan
- Garage finished with drywall, where applicable
- Sod and walkways in accordance with municipal requirements, with one exterior hose bib
- Two weatherproof electrical outlets, one each at front and rear of unit
- Terrace with gas rough in for future BBQ hookup

MODERN GOURMET KITCHEN

- Chef-inspired designer kitchens
- Quality kitchen cabinetry, with a selection of door styles and finishes
- Gleaming Quartz countertops, select from Vendor's designer packages
- Stainless steel under-mount single bowl kitchen sink with chrome faucet

REJUVENATING BATHROOMS

- Quartz countertops in primary ensuite
- Exquisite separate shower in primary ensuite with frameless glass shower door and matching chrome faucets
- Arborite countertops in secondary bathrooms
- Stylish white sinks from Vendor's designer selected options
- Cabinetry with supreme storage
- Water saving toilets and low flow aerators on taps and showerheads
- Pressure-balanced valves in all showers
- Ceramic or porcelain wall tiles in tub enclosures and in separate shower stalls
- Mosaic shower floor, choose tile from Vendor's options



- Waterproof pot light on separate switch for all bathroom enclosures and tubs
- Wall mounted light fixture above mirror as per plan
- Exhaust fan on separate switch and vented to exterior in all washrooms

CONVENIENT LAUNDRY ROOM

- Single basin laundry tub located in laundry room, as per applicable models
- Ceramic or porcelain tile flooring from Vendor's designer selected options
- Hot and cold laundry taps for washer and heavy duty wiring for dryer
- Exterior exhaust for dryer

CUSTOM QUALITY CONSTRUCTION

- 2' X 6' exterior wood construction with insulation to exterior walls, in accordance with the Ontario Building Code
- 5/8" tongue and grove sub-floor with joints to be sanded and fastened with screws and nails

- Fully insulated with fibreglass or mineral wool and energy efficient spray foam insulation where required and in accordance with The Ontario Building Code Specifications.
- Spray foam insulation to seal all windows and doors to prevent air infiltration
- Poured concrete front porch

ELECTRICAL ATTRIBUTES

- 200 AMP electrical service with circuit-breaker panel in accordance with the Ontario Hydro Requirements
- Heavy-duty wiring and receptacle for stove and dryer,
 both with vents to be vented to exterior
- Bathrooms and powder room outlets are wired with a ground fault indicator



- Electronic smoke detector(s) installed as per the Ontario Building Code
- Electronic carbon monoxide detector(s) installed as per the Ontario Building Code
- Ceiling or wall light fixture outlets with designer selected fixtures for foyer, dining room, bedrooms, and bathrooms
- White decora plugs and switches throughout finished areas
- Bathrooms with strip lighting centered over the bathroom vanities and pedestal sink in the powder room, as per plan
- Rough-in central vacuum
- Pre-wiring for cable 2 outlets. One in Living Room and one in Principal bedroom
- Pre-wiring for telephone 1 outlet in Living Room or Kitchen
- Exhaust fans installed on separate switch to all finished bathrooms and vented to the exterior
- Terrace with one electrical plug

