

SCHEDULE A

EXTERIOR FEATURES

- Architecturally controlled community designed homes with genuine clay brick, manufactured stone, decorative moldings and accent features.
- House siting and exterior colour packages are architecturally controlled.
- Architectural self-sealing roof shingles (25 year manufacturer's limited warranty).
- Oversized elegant front entry door with sidelights. For peace of mind we have included high grade door hardware options with a multi-point locking system.
- Exterior walls to be 2" x 6" with R22 rating.
- 2nd floor ceilings in attic areas to have R50 blown insulation.
- Driveway will be permeable paving stones to aid in eliminating standing surface water and controlling drainage.
- Rear decks will feature cedar decking, a chemical free natural material.
- Spacious garages with prefinished insulated, fibreglass garage doors.
- Entire lot sodded except paved areas (common side yard may be finished with granular material).
- All windows including basement to have Low E and Argon Gas, excluding entry door glazing.

INTERIOR FEATURES

- Soaring 10 foot ceiling on ground floor with 9 feet for 2nd floor and basement where design permits.
- Garage ceiling to be spray foam insulation with R31 rating.
- Garage will have tandem parking for 3 cars (lot 9 and 10 will have 2 cars) and will be fully dry walled and primed. Rough in for power door included with garage.
- Upgraded kitchen cabinets with Stainless steel hood included.
- Durable and classic porcelain tile floor in Kitchen and Foyer.
- Ground floor windows at front of house and in family room are extra high to allow for maximum natural light.
- Master bedroom has access to charming balcony (optional upgrade) through French doors (as shown), affording one a quiet retreat. The standard offering is casement windows in lieu of French door.
- Master bathroom has stunning free standing tub, double sinks, glass enclosed shower along with water closet for privacy.
- 4 bedrooms on 2nd floor, all with bathroom ensuites (where shown).
- Laundry room on 2nd floor.
- Central vacuum system rough in included.
- 9 1/4" poplar baseboard on ground and 2nd floor; painted white through-out.
- Exceptional 8' Raised panel, true stile and rail, 1 3/4 inch interior doors on main floor and 7'6" on the basement and 2nd floor with upgraded hardware for all interior doors.
- Vinyl casement or vinyl single hung thermopane windows with multipoint locks.
- All glass to be "Low /E Argon" with warm edge spacer, as per Energy Star" requirements. All operating windows to be screened.
- Elegant stained solid oak staircase.
- Impressive waffled ceilings (as per applicable plan).
- Smooth, elegant ceilings throughout.
- Direct vent natural gas fireplace with precast limestone mantel for fireplace.

DESIGNER FLOORING:

- 3 1/2" X 3/4" prefinished solid oak hardwood flooring from a selection of finishes from Builder's standard samples throughout main, second floor and stair landings (as per plan) and excluding tiled areas with upgraded carpet in basement.
- 5/8" premium engineered OSB tongue and groove subfloor, nailed, glued and screwed.
- Engineered floor joist system for all sub-floors, not including landings.
- Upgraded 12" x 24" or 24" x 24" porcelain tiles to foyers, powder rooms, kitchen/breakfast areas and master ensuites.
- 13" x 13" ceramic floor tiles to laundry rooms, mudrooms and other bathrooms.

GOURMET KITCHENS

- Choice of maple or oak kitchen cabinets with extended height uppers (40 inch high uppers w/split doors)
- Valance lighting on separate switch.
- 2 x pendant lights above island.
- Island with base cabinets plus extended breakfast bar (as per plan).

- Traditional pantry with shelving for storing bulk items.
- Luxurious granite counter tops from vendors standard line (1 1/4 " thick).
- Under mount double-bowl Blanco stainless steel sink with single lever chrome faucet.
- 2" x 6" or 3" x 12" glass subway tile or glass/marble mosaic tile backsplash from counter height to bottom of upper cabinet and hood fan.
- Complete upgraded premium appliance package will be provided for the kitchen.
- USB dock charging station at island for fast and convenient charging of electronic devices i.e. smart phone.

LUXURIOUS BATHROOM FINISHES

- Stunning free standing soaker bathtub in master ensuite, with Riobel polished chrome tub mounted tub filler in master ensuite.
- Master Ensuite package to include Rain showerhead with hand-held on slide bar. Riobel polished chrome faucets and accessories in all bathrooms. Granite countertop in master bath with white porcelain under mount sinks and 10 mm frameless glass shower enclosure (as per Plan). In-wall tiled shower niche. Shower seats and shower jambs (Bianco Carrara or Pealato Royal) as per plan.
- Bathrooms to have choice of quality bath cabinets from builder's standard samples with Arborite, Formica or Wilsonart laminate countertops (other than Master).
- Mirrors included in all bathrooms and powder room.
- Energy Star exhaust fans in all bathrooms.
- Crisp, white porcelain sinks in all bathrooms.
- Water saving, comfort height toilets with soft close seat.
- Shut off valves for all bathroom and powder room sinks.

LAUNDRY ROOM

- Deep Blanco stainless steel laundry tubs with Riobel polished chrome faucet and base cabinet (from Builder's standard samples). Shut off valves in laundry room.
- Upper laundry cabinets (from Builder's standard samples) in 2nd floor laundry room.
- Laminate counter top from builder's standard samples.

LIGHTING AND ELECTRICAL

- 200 amp electrical service with circuit breaker panel.
- Exterior light fixtures.
- 4 exterior waterproof electrical outlets.
- 20 LED pot lights on main floor.
- Electrical wall outlets in garage and overhead outlet for garage door operator.
- 1 "Holiday" plug and switch at front of house.
- Light fixtures provided throughout finished areas with white Décora style switches and receptacles.
- Electric door chime with door bell at front entry.
- Automatic smoke and carbon monoxide detectors installed on every floor and in all bedrooms as per building code.
- Dimmer controls in dining room and master bedroom for main light fixtures only.

SECURITY AND ROUGH-IN FEATURES FOR YOUR PIECE OF MIND

- Door hinges and striker plates to be reinforced with extra-long screws.
- Additional blocking at all exterior door jambs.
- Cold cellar provided in basement with weather stripping, solid core door, light and floor drain.
- Rough-in gas line to rear deck (capped) for future BBQ hook-up.
- Rough-in for security system (location to be determined by home owner).
- Door and window contact's on all ground floor and basement windows.

ADDED FEATURES

- All separate showers have waterproof recessed pot light on separate switch.
- Built- in closet organizer with shelf tower in Master bedroom (as per builder's specifications).
- Upgraded knobs or levers on all interior doors with complimentary hinges standard.
- Quality Benjamin Moore "Gentle White" paint selections (maximum 3 colours) with white trim.

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416.830.0498

905.832.6656

armandosadozai@gmail.com

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905.832.6656

eugstu@hotmail.com

Any brand name features/finishes may be substituted by other brands provided they are of equal or better quality.