

THE COURTYARD COLLECTION

REAR LANE TOWNS

FEATURES & FINISHES

Distinctive Architectural Design Features

- Traditional designs complimented with brick and stone with additional architectural features in other materials and accent detailing as per plans, creating unique architecturally designed elevations
- Upper balconies with aluminum railings as per plan
- Pressure treated wood decks complete with wood railings as per plan and as where required by grade
- Steel clad insulated exterior door with weather-stripping and deadbolt lock with complimentary sidelight(s), as per plan
- Premium quality, steel insulated sectional system, roll-up garage door equipped with heavy-duty springs and long-life rust resistant door hardware
- Steel clad-insulated door from garage to house, grade permitting
- Two exterior hose bibs with interior shut off valves located in front and rear of home, as determined by Vendor
- Minimum of two exterior weatherproof electrical outlets with ground fault circuit interrupter protection (GFCI), located in front and rear of home as determined by Vendor
- Residential front door grip set with dead bolt in a satin nickel finish
- QUALITY LOW MAINTENANCE VINYL, low E argon, energy efficient thermopane operable and non-operable casement and/or fixed windows, complete with screens
- All windows installed with air barrier and fully caulked
- Superior rigid 2" x 6" exterior wall construction with R 24 insulation
- Wood stud party wall construction, with staggered studs and noise insulation to minimize noise transfer
- Maintenance-free pre-finished aluminum railings where required by the Ontario Building Code or as per applicable plan
- Spray foam insulation on all garage ceilings separating heated living area

Interior Finishes

- 9' ceilings on main floor, and approximately 8' ceilings on all other levels
- Staircases with natural oak finished stringers, nosing, handrail and pickets, and broadloom as per plan
- Two panel contemporary interior passage doors throughout, as per plan
- 3" contemporary baseboard throughout, with shoe molding in all tiled or laminate areas, as per plan
- 2" contemporary trim on all doorways (excepting sliders), main floor archways, half walls and windows throughout in all finished areas
- Interior lever door hardware in satin nickel finish
- Kitchen, breakfast, all bathrooms and laundry rooms receive a smooth ceiling, remaining rooms receive a sprayed stipple ceiling with 4" decorative border in all rooms
- Wire shelving throughout all closets
- Interior trim painted classic white
- Interior walls to be painted with premium quality latex paint; one colour throughout

Kitchen Features

- Purchaser's choice of quality kitchen cabinetry in a variety of styles, colours and finishes from Vendor's standard collection, complete with post formed laminate countertops
- Extended breakfast bar as per plan
- Chrome single lever faucet with sprayer
- Stainless steel ledgeback double compartment sink
- Two speed white kitchen fan with 6" vent exhausted to the exterior
- Heavy-duty receptacle for stove
- Dedicated circuit receptacle for refrigerator
- GFCI protected electrical outlets at counter level for small appliances as required by code

Bathroom Finishes

- Moisture resistant drywall or equal on shower wall enclosures
- Purchaser's choice of Vendor's standard cabinetry and post formed laminate countertops for vanity in main bath and ensuite
- Powder room with pedestal sink
- All bathroom fixtures to be white
- EXHAUST FANS vented to exterior IN ALL BATHROOMS
- Privacy locks on all bathroom entry doors
- Single lever washer less faucets with pop-up drain in all basins
- Choice of ceramic tile for all bathtub and shower walls from Vendor's standard collection
- Spa inspired ensuite bathroom includes separate shower stall with chrome framed glass shower enclosure and oval freestanding tub, as per plan
- Full-width mirrors with chrome strip lighting above vanities in all bathrooms
- Temperature balance controls to all showers

Laundry

- Efficient laundry room design as per plan, with dryers exhausted to exterior
- Heavy-duty electrical outlet for dryer

Electrical

- Circuit breaker type panel with 200 Amp Service
- Electrical outlets in all bathrooms protected by GFCI
- LED light bulbs throughout
- All copper wiring throughout in accordance with the Electrical Safety Association standards
- Light fixtures on all bedroom ceilings
- Hardwired interconnected SMOKE ALARM with visual signaling component as per code
- CARBON MONOXIDE DETECTOR provided as per code
- Doorbell with chime for front door
- One Cat 6a Ethernet outlet centrally located in the great room for cable TV
- Rough-in provided for future high-speed internet
- Telephone rough-in provided in kitchen and master bedroom
- Switch controlled receptacle in great room
- All bedroom receptacle circuits are protected by AFCI (Arc Fault Circuit Interrupter)

Energy Efficient & Environmentally Friendly Features

- Efficient high velocity and/or force air heating system with electronic ignition as per plan
- Heat recovery ventilator (HRV) for improved indoor air quality
- Domestic Hot water supply is a gas rental unit vented to the exterior and complete with a temperature control valve to prevent faucet scalding
- Low VOC paint
- Programmable thermostat centrally located on main floor with provision for future air conditioning
- Water efficient toilet tanks for maximum water efficiency
- Exterior wall air barrier designed to prevent air flow and moisture, from entering a building envelope
- Drain water heat recovery unit for improved efficiency for water heating

Superior Floor Finishes

- Choice of quality ceramic floor tiles 13" x 13" throughout foyer, kitchen, breakfast all bathrooms and laundry room as indicated on the plan
- Laminate flooring installed on main floor non tiled areas
- 35 oz. broadloom within all finished space (excluding main floor and all tiled areas as indicated on the plans) including stairs with quality underpad (1 choice of colour)
- Engineered structural floor joist system with sub-floors sanded at seams and fastened with screws for additional stability
- Modern slim metal transition strips where ceramic flooring abuts other flooring

Tarion New Home Warranty Program Coverage

- Seven Year Tarion Major Structural Warranty
- Two Year Builder Plumbing, Heating/Ventilation and Electrical Distribution and Building Envelope Water Penetration Warranty
- One Year Builder Comprehensive Warranty

N.B.

1. If the Dwelling is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given at least seven (7) days prior to notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise all of the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of equal quality to or better than the materials and items set out herein.
2. References to model types or model numbers refer to current manufacturer's models. If these types or models shall change, the Vendor shall provide an equivalent model.
3. The Purchaser acknowledges that ceiling heights are approximate. Furthermore where ceiling bulkheads are installed, and/or where dropped ceilings are required, then the ceiling height will be less than represented and the Purchaser shall correspondingly be obliged to accept the same without any abatement or claim for compensation whatsoever.
4. Marble and wood are subject to natural variations in colour and grain. Ceramic tile and broadloom are subject to pattern, shade and colour variations.
5. Floor and specific features will depend on the Vendor's package as selected.
6. The Purchaser acknowledges final siting approval may cause increases or reductions in lot sizes and building locations.
7. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.
8. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchase order the Purchaser may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra (such as, by way of example only, a fireplace); if, as a result the building, construction or site conditions within the Unit or the Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor with respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect.

E.&O.E
29-Dec-20

