



## BRONTE CREEK WEST VILLAGE QUALITY APPOINTMENTS DETACHED FREEHOLD TOWNHOMES

### DISTINCTIVE EXTERIOR FEATURES:

1. UNIQUE ELEVATIONS UTILIZING ALL CLAY BRICK, STONE, STUCCO AND PRECAST SURROUNDS and other ACCENT FEATURES as per applicable plans.
2. Maintenance free aluminum soffit, fascia, eavestrough and downspouts.
3. Poured concrete basement walls with heavy-duty damp proofing and waterproof membrane.
4. Fully sodded lot.
5. Landscaping package to the front yard including a free standing coach lamp to create a truly desirable and attractive streetscape.
6. Precast concrete walks to front entries. Rear yard precast patio area measures approx. 10' x 12'.
7. Cladwood sectional garage doors with insert(s) as per applicable plans.
8. Two exterior hose bibs one at rear and one in the garage.
9. Self-sealing asphalt shingles which include a 20 year manufacturers warranty.
10. Paved asphalt driveway.
11. All elevations and colour schemes are under STRICT ARCHITECTURAL CONTROL to ensure a truly harmonious streetscape. One colour brick & stone to be used throughout the project.
12. Full or half length leaded glass front door(s) with brushed chrome package including gripset with deadbolt lock and black coach lamp(s).
13. RAISED SLOPES ON ROOF PITCHES (as per applicable plan).
14. Soffit potlights with timer (max. 4) to provide indirect night lighting, location to be determined by the vendor.
15. Masonry dividing wall between units where applicable.
16. Raked masonry joints to the front of house. All perimeter house walls to be 2" x 6" stud construction.
17. Covered front porch (as per applicable plans).

### SPECTACULAR INTERIOR FINISHES

18. 9' CEILINGS ON MAIN FLOOR and APPROX. 9' CEILINGS IN BASEMENT AS PER PLAN.
19. Easy maintenance smooth ceilings in kitchen, powder room, bathrooms and laundry room. Sprayed stipple ceiling in all other rooms and areas.
20. Choice of two (2) interior quality paint colours from vendor samples. All millwork and doors painted accent semi-gloss white.
21. Elegant DECORATIVE STEEL SPINDLES and UPGRADED HANDRAILS on main floor oak stairs and basement finished area as per plans, in natural finish with carpet runners.
22. Rough-in central vacuum system (home run to garage).
23. Rough-in telephone outlets (3 additional), location to be determined by vendor.
24. Rough-in cable outlets (3 additional), location to be determined by vendor.
25. COLD STORAGE ROOM as per applicable plans.
26. 5/8" tongue and groove spruce plywood subfloor screwed and glued to floor joists and 3/8" plywood roof sheeting.

### INNOVATIVE LEADING EDGE DESIGN FEATURES

27. Gas fireplace with marble surround and hearth complete with oak mantle or multi-cast mantle & hearth (as per applicable plan).
28. DECORATED COLUMNS as per plans.
29. Art niche(s), stepped walls, vaulted and / or cathedral ceilings, double height and palladian windows, curved walls, media centres and art ledges as per applicable plans.

### GOURMET KITCHEN FEATURES:

30. CUSTOM DESIGNED HIGHER KITCHEN CABINETS in a wide choice of styles from vendor's standard samples (Series 4).
31. Built in pantries and broom closets, microwave shelf, lazy susan, pots and pan drawer, breakfast counters and one bank of drawers as per plans.
32. Two - speed exhaust hood fan with venting to outside over stove area.
33. Undermount double stainless steel sink in kitchen with pull-out faucet (Moen or Delta).
34. Space for future dishwasher including rough-in plumbing and electrical.
35. Heavy duty wiring and outlet for stove.
36. Granite countertops in kitchen from vendor's standard samples.
37. Base cabinet and upper cabinetry in laundry room as per plans (Series 1).
38. All bathroom vanities to be Series 3 line including bank of drawers where possible.

### LUXURY BATHROOM FEATURES:

39. Marble countertop with undermount sink(s) and 8" spread faucet(s) in master ensuite bathroom. Post formed laminate counter tops in all other bathrooms & laundry room.
40. Oval tub in ensuite bathrooms with quality ceramic wall tiles in tub and shower enclosure, 2 rows around oval tub (where applicable).
41. Separate shower stall to have MARBLE SURROUND AND WATERPROOF LIGHT FIXTURE COMPLETE WITH GLASS FRAMELESS SHOWER AND DOOR (FROM BUILDER'S STANDARD SAMPLES)
42. PEDESTAL SINK OR VANITY as per plans in powder room. Choice of colour from vendor's samples.
43. COLOUR COORDINATED CERAMIC ACCESSORIES in all bathrooms and washrooms.
44. Full width vanity mirror (42" high complete with strip lighting above included in all bathrooms and washrooms.)
45. CEMENT "WONDERBOARD" (FLOOR TO CEILING) ON SHOWER ENCLOSURES WALL(S).
46. Washerless single lever Moen or Delta faucet(s) in all vanities and bathtubs excluding oval, corner or laundry.

### FLOOR FINISH FEATURES:

47. 12" x 12" IMPORTED CERAMIC TILE FLOOR IN ENTRY, MAIN HALL, POWDER ROOM, ALL BATHROOMS, KITCHEN AND BREAKFAST AREAS as per applicable plans. Purchaser's choice from vendors samples.
48. LUXURIOUS 40 OZ. POLYESTER BROADLOOM WITH +/- 7/16" UNDERPAD to all designated areas as per plans. Purchaser's choice of two colours from vendor's standard samples.

### WINDOWS, DOORS AND MILLWORK:

49. Choice of "800 series" or "classique" doors. All window and door casings are 2 3/4" and colonial baseboards are 4 1/4". Not applicable to cold storage or exterior areas.
50. Brushed chrome interior door (lever) handles (from builder's standard samples).
51. Natural finish on all oak stairs and nosing to finished areas.
52. Vinyl casement windows throughout except basement as per applicable model.
53. Vinyl french patio door(s) or vinyl sliding thermal glazed doors with screens as per applicable plans.
54. Extensive caulking (Mono) for improved energy conservation and draft prevention.
55. Mirrored sliders to front entry closet as per applicable plans.

### LIGHTING & ELECTRICAL:

56. Light fixtures to rear door(s) (where applicable) from vendor's samples.
57. Two exterior water proof electrical outlets (one being in the garage).
58. Light fixtures provided throughout finished areas except in living room and family room. Ceiling light fixtures included in all bedrooms from vendor's samples.
59. Automatic smoke detector(s) for home and family safety.
60. All wiring in accordance with Ontario Hydro standards.
61. Electric door chime.
62. Copper wiring throughout.
63. White coloured decor light switches, plugs and plates.
64. Ground fault interrupter protection for all bathroom(s) and powder room.
65. 100 amp breaker panel.

### ENERGY EFFICIENT FEATURES:

66. Gas fired, forced air HIGH-EFFICIENCY FURNACE.
67. Ducting sized to accommodate future air conditioning.
68. Exterior walls and ceilings fully insulated. Ceilings to R-32, walls to R-20 and UPGRADED TO R-32 SPRAYED FOAM INSULATION IN GARAGE CEILINGS AND OVERHANGS with living areas above. All insulated areas to be covered by ploy vapour barriers.
69. High efficiency hot water tank is a gas rental unit, power vented to exterior.
70. Exterior basement walls insulated as per code.
71. LOW FLOW AERATORS ON TAPS.
72. LOW FLOW SHOWER HEAD (TEMPERATURE CONTROLS) IN ALL SHOWERS.
73. LOW FLOW TOILET DAM.

### SECURITY FEATURES FOR ADDED FAMILY COMFORT:

74. High quality locks with dead bolts on all exterior swing door(s).
75. Hinges and striker plates reinforced with extra long screws.
76. Additional blocking at all exterior door jambs.
77. Additional screws at patio door to help prevent lifting.
78. With purchase of optional two-year security system, the buyer will receive a fully installed security system which includes contacts on all opening windows and doors for "lookout" and "walkout" basements, one motion detector, one keypad, one siren and control panel with associated hardware. Order of security system also includes programming and client demonstration.

### INTELLIGENT WIRING FOR THE FUTURE:

79. "SMART READY HOME".  
A fully integrated system to connect phone lines, audio, video and computer data systems. Prewire house for future internet, network video and communication connections.  
Smart home structures cable consists of:  
1 RG6VDLXS video cable for tv access  
1 RG6VDLXT video cable for satellite and or computer internet access  
1 CAT 5 SV multi-conductor for computer  
1 CAT 5 NW multi-conductor for home-office networking  
All structured cables are terminated with a multi purpose jack and home run to the electrical panel (demark point). Cable R66VDLXT for digital satellite TV terminated with RG finish plate & home run to electrical panel.

### ADDITIONAL SUPERIOR CONSTRUCTION FEATURES:

80. Steel beam construction in basement.
81. All subfloors will be REFASENED WITH SCREWS prior to floor finishes.
82. Architecturally predetermined siting and exterior colours.
83. Survey provided on closing.

### BUILDER'S GUARANTEE:

84. Fernbrook Homes is currently building at 15 different locations in the greater Toronto area and has built over 8,000 homes to the highest standards.
85. Fernbrook homes is an excellent rated builder and maintains a complete customer service department.
86. ALL HOMES ARE ALSO PROTECTED UNDER THE EXCLUSIVE FERNBROOK HOMES EXTENDED WARRANTY PROGRAM.

### ONTARIO NEW HOME WARRANTY PROGRAM COVERAGE

87. 7 years - major structural defects
88. 2 years - plumbing, heating & electrical systems and envelope
89. 1 year - all other items
90. Backed by Ontario New Home Warranty highest service rating.
91. Purchaser agrees to pay the ONHWP on closing as an adjustment.



# BRONTE CREEK - CHATEAU RAVINE SERIES

## QUALITY APPOINTMENTS

### SCHEDULE "A"

#### CUSTOM QUALITY CONSTRUCTION

1. Unique elevations utilizing stucco, clay brick, stone and precast concrete surrounds, and other accent vinyl features as per applicable plans.
2. Poured concrete basement walls with heavy-duty damp proofing and waterproof membrane.
3. 2" x 6" exterior walls featuring R-20 insulation, R-12 basement insulation, and R-40 ceiling insulation. Main floor ceilings are 9' high.
4. Raked mortar joints on front elevations for an elegant presence.
5. Polyurethane dentil work as per plan.

#### ATTRACTIVE EXTERIOR DETAILS

6. Lots fully graded, top-soiled, and sodded.
7. Paved driveways (two separate coats).
8. Concrete patio slabs from driveway to front porch and rear patio where applicable.
9. Two (2) exterior water taps (1) in rear and (1) in garage.
10. Maintenance free aluminum soffits, fascia, eavestroughing and down pipes.
11. Self-sealing asphalt shingles.
12. Custom precast concrete archways, sills and lintels, as per plan.
13. Front Bay windows designed with custom-built foundations and covered with copper roofs on front elevations, as per plan.
14. Approximately 120 sq. ft. of pressure treated deck (no stairs) on basement walk-out lots.
15. Approximately 24 sq. ft. of pressure treated deck (with stairs) on deck lots.

#### SPECTACULAR INTERIOR FINISHES

16. Series 800 or classique interior doors with upgraded Colonial baseboard and trim throughout; painted colonial white.
17. All archways fully trimmed for a distinctive appearance.
18. Interior fully decorated to purchaser's choice of paint colours from Vendor's samples. 3 colours throughout.
19. 5" baseboards and 2 3/4" casings throughout
20. Large size oak pickets measuring 1 3/4"; natural finish. Purchasers to choose picket style from vendor's samples.
21. Natural finish oak staircases to all finished areas complete with carpet runners. As per applicable plan.
22. Brushed finished chrome levers interior hardware. Matching grip set locks on front doors with dead-bolts on all exterior doors.
23. All closets to have wire shelving.
24. Upper cabinets in laundry room from builder's samples (Series 2 cabinet).
25. Single plastic laundry tub in base cabinet for extra storage space.
26. Custom fitted and beveled 4" wide marble threshold between ceramic tile and wood/carpet floor, where applicable.
27. Rough-in for cable television (3) in family room, master bedroom and bedroom #2.
28. Rough-in telephone for 5 locations throughout home (kitchen, family room, master bedroom, bedroom #2 and bedroom #3).
29. Rough-in central vacuum system to garage.
30. Rough-in 3 piece washroom in basement (where applicable).
31. Stippled ceilings with smooth border in all rooms except kitchen, laundry and washrooms.
32. Open oak staircase to finished lower foyer as per plan.
33. All 5/8" tongue & groove plywood subfloors nailed to engineered floor joists and screwed down prior to installation of finished floors.
34. Rough-in central air conditioning and all ducts to be professionally cleaned after closing.
35. High efficiency forced air gas furnace for maximum fuel savings.
36. All family rooms are designed with direct vent gas fireplaces featuring elegant marble fireplace hearths with matching marble surrounds; purchaser's choice of attractive paint grade or oak wood mantles from builder's samples. Media centres as per plan with cable and electrical outlets.
37. Columns as per plan.
38. High efficiency gas hot water tank on rental basis.

#### GORGEOUS KITCHENS

39. Gourmet designed kitchens with made to measure custom kitchen cabinets complete with granite countertop (from builder's samples). Cabinetry includes 2 pull-out drawers for pots & pans, built-in broom closet or pantry, lower lazy susan, angled upper cabinets and microwave shelf, as per applicable floor plan (Series 6).
40. Premium stainless steel, undermount double sink and single lever with vegetable spray in kitchen. Single lever taps throughout (except laundry rooms and oval tubs).
41. Choice of coloured kitchen exhaust fan hood from builder's samples.
42. Rough-in plumbing and electrical for dishwasher.
43. Breakfast bars and islands as per plans.

#### FANTASTIC FLOORING

44. 3/4" x 2 1/4" premium natural prefinished oak hardwood strip floor on main floor & upper hall (except tiled areas) excluding bedrooms.
45. 12" x 12" or 13" x 13" imported ceramic floor tiles in entrance, main hall, kitchen, breakfast room, laundry room, powder room and all second floor washrooms. Joists spaced closer together, exceeding the building code, for added floor strength and stability. Purchaser to choose tiles from builder's samples.
46. 40 oz. nylon "Cameo Parc" broadloom with 1/2" chip underpad, where applicable, purchaser(s) choice of two (2) colours.
47. Energy efficient toilet tanks.

#### BEAUTIFUL BATHROOMS

48. Quality plumbing fixtures from builder's samples.
49. Luxury ensuite washrooms feature 6 foot oval tubs with 12" wide marble step ups, where applicable as per plan. Shower enclosure frames finished with same marble as step up on tub, with shower door and light. Marble countertop with undermount sink and 8" spread faucet (DELTA INNOVATION HIGH ARC).
50. Ceramic tiles in bathtub enclosures including ceiling. Pressure balance and water temperature controls (except oval tub).
51. Den-Shield in all shower stalls. Shower stalls with waterproof light fixtures and climate controls. Showers to have marble jamb and sill.
52. Vanity (Series 3 cabinets) with mirrors in all washrooms complete with strip lighting.

#### DOOR & WINDOW DETAIL

53. Attractive energy efficient Thermopane vinyl casement windows with screens on front, sides, and rear. Basement to feature over size white vinyl frame windows with vinyl sliders (choice of three colours on 1st and 2nd floor only).
54. Superior weather-stripping on all exterior doors and windows.
55. Attractive swing in French patio doors featuring double pane tempered insulglass for added energy efficiency as per applicable plans.
56. Section roll-up garage doors with windows, as per plan.
57. Main entry features double doors with thermal insulated steel clad exteriors. Front doors also feature elegant leaded glass window insert, half-height or full height with leaded glass side lights, as per builder's samples.

#### ELECTRICAL FEATURES

58. 200 amp electrical service with copper wiring and circuit breakers.
59. Heavy duty wire and plug connection for stove and dryer.
60. Two exterior electrical plugs.
61. Interior and exterior light fixtures. C/W decor switches & receptacle.
62. Door chime wiring and chime.
63. Supply and install prewiring for rough-in security system to all main and basement floor windows and doors, including 1 keypad, 1 motion.
64. Supply and install "Smart Ready Home" rough-in integrated system consisting of prewiring house for future internet, network, video and communication connections. Cable bundle should consist of 2 coax, 1 telephone (3 pair), 1 network (4 pair) and 2 Station Z wires (2 pair each). All bundles are terminate with a multipurpose jack and home run to hydro panel (to two locations).

#### CONDITIONS

1. All plans, elevations and specifications are subject to modification from time to time by the vendor according to the Ontario Building Code and the National Building Code.
2. Purchaser agrees to pay on closing for installation of water meter and hydro meter.
3. The vendor will not allow the purchaser to do any work and/or supply any material to finish the dwelling before the closing date.
4. Ontario New Home Warranty Program. Purchaser agrees to pay ONHWP enrollment fee on closing as an adjustment. Purchaser acknowledges that this enrollment fee is based on the purchase price herein.
5. The purchaser acknowledges that finishing and material contained in any model homes, staircase and railings, architectural ornamental plaster, acoustic tiled ceilings and luminous lenses, etc., may be for display purposes only and may not be included in the dwelling unit purchased herein.
6. Purchasers are notified that side door (where applicable) may be lowered or eliminated to accommodate side yard drainage as per grading or municipality requirements.
7. House types and streetscapes subject to final approval of the municipal or developer's architectural committee and final siting and approval of the vendor's architect.
8. Variations from vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process.
9. The purchaser shall indemnify and save the vendor, its servants and agents harmless from all actions, causes of action, claims and demands for, upon or by reason of any relatives, workmen or agents who have entered on the real property or any part of the subdivision of which the real property forms a part whether with or without the authorization, express or implied, of the vendor.
10. All exterior colours and materials shall be pre-selected by the vendor (architecturally controlled).
11. House to be finished in a good and workmanlike manner.
12. House to be left in a broom swept condition.
13. Purchaser(s) has a choice of interior colour and material from vendor's samples if not yet ordered or installed provided that colour and material selections are made within ten days after acceptance of offer by the vendor, otherwise the vendor reserves that right to choose the colour and material.
14. The vendor shall be entitled to reverse the elevation of the house being constructed.
15. The vendor is not responsible for shade differences occurring from different dye lots on cushion floor or broadloom, roof shingles, hardwood flooring, kitchen cupboards or brick. Colours and materials will be close as possible to vendor's samples but not necessarily identical.
16. Purchaser may be required to reselect colours and/or materials from vendor's samples as a result of unavailability or discontinuation.
17. Location and size of windows and doors may vary with walk out deck conditions.
18. All dimensions are approximate. Furnace and hot water tank locations may vary from that shown.
19. Optional hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards.
20. Number of front steps may vary from that shown according to grading conditions and municipal requirements.