

EXECUTIVE SERIES APPOINTMENTS

EXTERIOR FEATURES:

- 1). Fernbrook's Belfountain is a new home community in the spirit of traditional neighbourhoods. House siting and exterior colour schemes are architecturally coordinated to ensure the distinctiveness and integrity of this master planned community.
- 2). Front elevations include exteriors consisting of either:
 - a). French Provincial – Mansard roofs, stone and stucco exterior.
 - b). French Chateau – Bell roofs, stone and stucco exterior.
 - c). Clay Brick (Canada Brick CR Size) on front, rear and sides as per plans.
- 3). Self-sealing asphalt shingles with a 40 year manufacturer's warranty. IKO angle cut shingles to be installed.
- 4). Poured 10" by approximately 9' exterior basement concrete walls with heavy duty damp proofing and waterproof membrane.
- 5). 10'0" Ceilings on main floor & 9'0" 2nd floor c/w 2"x 6" exterior walls featuring R-20 insulation, R-12 basement insulation, and R-40 ceiling insulation. R-40 sprayfoam insulation in garage, porch and bay window cavities with habitable areas above, as per plan
- 6). Pre-finished maintenance free aluminum soffits, fascia, downspouts & railings.
- 7). Main entry features double doors with thermal insulated steel clad exterior. Front doors also feature elegant leaded glass insert, half-height, three quarter height or full height with leaded glass side lights, as per builder's samples, and as per applicable plan.
- 8). Attractive energy efficient Thermopane vinyl casement windows with screens on front, sides, and rear (choice of three colours on 1st and 2nd floor only). Basement to feature over size white vinyl frame windows with white vinyl slider. All other exterior doors to be 7'0" steel clad insulated with deadbolt lock.
- 9). Architecturally designed, painted wood sectional roll-up garage doors as per elevation.
- 10). Entire lot sodded, except treed and paved areas.
- 11). Two freeze resistant exterior water taps and two exterior weatherproof electrical outlets with ground fault interrupter.
- 12). Paved driveways (two separate coats). Second coat within 2 year time.
- 13). Concrete patio slabs from driveway to front porch and rear patio where applicable.
- 14). Attractive swing in French patio doors featuring double pane tempered insulglass for added energy efficiency as per applicable plans.
- 15). Plaque house number, and front coach lamps as per elevation.
- 16). Approximately 160 sq. ft. of pressure treated deck (no stairs) on basement walk-out lots.
- 17). Approximately 40 sq. ft. of pressure treated deck (with stairs) on deck lots.

SPECTACULAR INTERIOR FEATURES:

- 18). Choice of Claremont, Classique or 800 Series moulded panel interior passage doors throughout.
- 19). 5" MDF Colonial baseboard painted white throughout with door stop to tiled or hardwood floors areas.
- 20). 3" pine Colonial casing painted white complete with integrated backband on all doors, windows & flat archways throughout finished areas.
- 21). Quality brass or nickel finish knobs or levers on interior doors.
- 22). Stain finish oak staircases to all finished areas (as per applicable plan).
- 23). Large size oak open rise pickets measuring 1 3/4"; stain finish. Purchasers to choose picket style from vendor's samples.
- 24). All 5/8" tongue & groove plywood subfloors nailed to engineered floor joists and screwed down prior to installation of finished floors.
- 25). Custom fitted and beveled 4" wide marble threshold between ceramic tile and wood/carpet floor, except second floor, where applicable.
- 26). All closets to include pre-coated space age wire shelving.
- 27). Flat painted "smooth" ceilings on all main floor living areas and 2nd floor hall. Stippled ceilings in all other areas.
- 28). Finished lower foyer as per plan.
- 29). Upper & lower cabinets in laundry room (Level 3).
- 30). Rough-in alarm system. (For all exterior doors and operating windows on main and basement levels).
- 31). Upon purchase of 3 years of security monitoring, purchaser will receive a fully installed security system including contacting all exterior opening doors on the main floor, plus rear opening windows and doors for "Lookout" and "Walkout" basements, two motion detectors, one keypad, one siren and a DSC 1550 six zone control panel, or equivalent, with associated hardware, programming and client demonstration.
- 32). High efficiency forced air gas furnace for maximum fuel savings.
- 33). High efficiency gas hot water tank on rental basis.
- 34). 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, oak wood mantles from builder's samples. Media centers as per plan with cable and electrical outlets.
- 35). Rough-in for cable television, one per bedroom and one in family room.
- 36). Rough-in for telephone, one per bedroom and one in family room & den.
- 37). Interior walls to be painted with premium quality paint with 1 coat of primer and 2 finish coats of paint. Purchaser's choice of two colours from Vendor's standard samples.

GORGEOUS KITCHENS:

- 39). Gourmet designed kitchens with made to measure custom kitchen cabinets. Cabinetry includes crown upper moulding and valance board, pull-out drawers for pot & pans, built-in cabinet for wall oven and microwave, pantry, lower lazy susan, angled upper cabinets with glass door and matching interior, as per applicable plan (Level VI).
- 40). Granite kitchen countertop, with undermount, 2 compartment stainless steel sink and single lever faucet.
- 41). Upgraded cyclone kitchen exhaust hood fan. Choice of colour from builder samples.
- 42). Rough-in plumbing and electrical for dishwasher.
- 43). Breakfast bars and islands as per plan.
- 44). Ceramic tile backsplash in kitchen (choice of colour from builder's samples).
- 45). Heavy duty receptacle for stove, dryer and wiring for built-in oven.
- 46). Split electrical outlets at counter level for small appliances.

FANTASTIC FLOORING:

- 47). 3/4" x 3 1/4" stained pre-finished oak hardwood floor on main floor area except tiled areas.

- 48). 13" x 13" imported ceramic floor tile in entrance, kitchen, breakfast room, laundry room and powder room as per plan; 8" x 10" imported ceramic tiles in all washrooms. Engineered floor system spaced closer together, exceeding the building code, for added floor strength and stability. Purchaser to choose tiles from builder's samples.
- 49). 40 oz Nylon "Cameo Parc" broadloom with 7/16" chip foam underpad in all bedrooms and lower basement finished area(s). Choice of 2 colours.

BEAUTIFUL BATHROOMS:

- 50). Marble countertop with undermount sink(s) in master ensuite bathroom. Purchaser to choose colour from vendor's standard samples.
- 51). Upgraded polished chrome 8" spread faucet in ensuite sink(s), oval tub, shower & powder room. Purchaser's choice from vendor's standard samples.
- 52). Upgrade Toto toilet in master ensuite & powder room.
- 53). Energy efficient toilets in all other washrooms.
- 54). Upgraded 8" spread faucet throughout all other washrooms. Purchaser's choice from vendor's standard samples.
- 55). Luxury master ensuite bathrooms feature 6 foot oval tubs or 5 foot corner tubs with 12" wide marble step ups and frameless glass showers complete with glass door, where applicable as per plan.
- 56). 8" x 10" Ceramic tiles in bathtub enclosures and showers including ceiling. Pressure balance and water temperature controls (except oval tub).
- 57). Den-Sheild (or equivalent) in all shower stalls (including ceiling). Shower with waterproof light fixtures and climate controls. Showers to have marble jamb and sill complete with frameless shower door.
- 58). Vanities (Level 3) with mirrors in all washrooms complete with strip lighting.

ELECTRICAL FEATURES:

- 59). Electrical outlets in all bathrooms and powder rooms including ground fault interrupters.
- 60). Circuit breaker type panel with 200 Amp Service.
- 61). Light Fixtures in all bedroom and hallway ceilings.
- 62). White decora style switches and receptacles.
- 63). One electrical outlet in each garage space.
- 64). A quality carbon monoxide detector and one smoke detector on each floor for home safety.
- 65). A complete structured wire program consisting of two ports and one separate phone and one separate cable TV outlet. Each port has two wide bands with RG6 lines and two high speed, high capacity category 5 voice/data lines. The individual phone and cable outlet will also be category 5 and RG6 installations, respectively.
- 66). Seasonal duplex receptacle located under front porch with interior switch.
- 67). Switch controlled receptacle in living room and family/great room or ceiling fixture controlled by switch.
- 68). Twenty low voltage halogen recessed potlights. Location to be determined by purchaser's drawing 30 days after date of agreement of purchase and sale. Vendor will locate potlights if drawing not submitted.

ROUGH-INS:

- 1). Provision for dishwasher.
- 2). Rough-in 3pc. basement washroom as per plan.
- 3). Rough-in in two separate locations (Great/Family room and Master bedroom) a Smart Home structured wiring multi-media bundled cable; each consisting of (2) RG-6 digital TV coaxial cables and (2) High Speed Category-5e cables for intended purpose of advanced telephone and or high speed computer Ethernet access.
- 4). Rough-in Category-5e telecommunication cable in all bedrooms, kitchen and family/great rooms.
- 5). Rough-in RG-6 Digital TV co-axial cables in all bedrooms, family/great rooms.

Purchaser to have choice of colours and materials from vendor's standard samples of the following, unless already ordered or installed:

- 1). Ceramic flooring, ceramic wall tiled bathtub and separate shower enclosures where applicable, powder room and front vestibule.
- 2). Custom made kitchen cabinets and countertops and bathroom wall cabinets and countertops.
- 3). Quality broadloom wall to wall in the bedrooms.
- 4). Quality plumbing fixtures (choice of white, bone or grey).
- 5). Interior paint
- 6). Choice of "Claremont", "Classique" or "800 Series" doors with brass or brushed nickel knobs or lever handles.

*NOTE:

- (a). Vendor reserves the right to control exterior colour selections for the purpose of providing a pleasing streetscape.
- (b). Variations from vendor's samples may occur in finished materials for kitchen and vanity cabinets and floor and wall colours.

Prices and specifications are subject to change without notice. Builder has the right to substitute materials of equal or better value. A wide variety of upgrades and options are available.

BUILDER'S GUARANTEE:

Fernbrook Homes has been building homes of the highest quality for 25 years. Fernbrook Homes is an excellent rated builder under the Tarion Warranty Corporation. All homes are protected by the seven (7) year Tarion New Home Warranty Program. Fernbrook homes shall provide all warranties offered by its reputable component suppliers for roofing, hardware, electrical, plumbing, heating, cooling and mechanical systems, including other key elements, as applicable.

TARION NEW HOME WARRANTY COVERAGE:

- 7 years - major structural defects
- 2 years - plumbing, heating & electrical systems and envelope
- 1 year - all other items

Backed by Tarion New Home Warranty corporation's highest service rating. Purchaser agrees to pay the Tarion Warranty Corporation fee on closing as an adjustment.

PREMIUM SERIES APPOINTMENTS

EXTERIOR FEATURES:

- 1). Fernbrook's Belfountain is a new home community in the spirit of traditional neighbourhoods. House siting and exterior colour schemes are architecturally coordinated to ensure the distinctiveness and integrity of this master planned community.
- 2). Front elevations include exteriors consisting of either:
 - a). French Provincial – Mansard roofs, stone and stucco exterior.
 - b). French Chateau – Bell roofs, stone and stucco exterior.
 - c). Clay Brick (Canada Brick CR Size) on front, rear and sides as per plans.
- 3). Self-sealing asphalt shingles with a 40 year manufacturer's warranty. IKO angle cut shingles to be installed.
- 4). Poured 10" by approximately 9' exterior basement concrete walls with heavy duty damp proofing and waterproof membrane.
- 5). 10'0" Ceilings on main floor & 9'0" 2nd floor c/w 2"x 6" exterior walls featuring R-20 insulation, R-12 basement insulation, and R-40 ceiling insulation. R-40 sprayfoam insulation in garage, porch and bay window cavities with habitable areas above, as per plan
- 6). Pre-finished maintenance free aluminum soffits, fascia, downspouts & railings.
- 7). Main entry features 8'0" door(s) with thermal insulated clad exterior door(s). Front doors also feature elegant leaded glass inserts with leaded glass side lights, as per builder's samples. Exterior brass or nickel finish package to include gripset and deadbolt as per applicable plan.
- 8). Attractive energy efficient Thermopane vinyl casement windows with screens on front, sides, and rear (choice of three colours on 1st and 2nd floor only). Basement to feature over size white vinyl frame windows with white vinyl slider. All other exterior doors to be 7'0" steel clad insulated with deadbolt lock.
- 9). Architecturally designed, painted wood sectional roll-up garage doors as per elevation, including garage door opener(s) and a digital entry pad.
- 10). Entire lot sodded, except treed and paved areas.
- 11). Two freeze resistant exterior water taps and two exterior weatherproof electrical outlets with ground fault interrupter.
- 12). Paved driveways (two separate coats). Second coat within 2 year time.
- 13). Concrete patio slabs from driveway to front porch and rear patio where applicable.
- 14). Attractive swing in French patio doors featuring double pane tempered insulglass for added energy efficiency as per applicable plans.
- 15). Plaque house number, and front coach lamps as per elevation.
- 16). Approximately 160 sq. ft. of pressure treated deck (no stairs) on basement walk-out lots.
- 17). Approximately 40 sq. ft. of pressure treated deck (with stairs) on deck lots.

SPECTACULAR INTERIOR FEATURES:

- 18). Choice of 8'0" Claremont, Classique or 800 Series moulded panel interior passage doors on main floor and 6'8" doors on second floor and basement levels.
- 19). 7" MDF Colonial baseboard painted white throughout with door stop to tiled or hardwood floor areas
- 20). 3" pine Colonial casing painted white complete with integrated backband on all doors, windows & flat archways throughout finished areas.
- 21). Quality brass or nickel finish knobs or levers on interior doors.
- 22). Stained finish oak open riser staircases from main floor to second floor. Closed risers to basement complete with carpet runners. (As per applicable plan).
- 23). Large size oak open rise pickets measuring 1 3/4"; stain finish. Purchasers to choose picket style from vendor's samples.
- 24). All 5/8" tongue & groove plywood subfloors nailed to engineered floor joists and screwed down prior to installation of finished floors.
- 25). Custom fitted and beveled 4" wide marble threshold between ceramic tile and wood / carpet floor, except second floor, where applicable.
- 26). All closets to include pre-coated space age wire shelving.
- 27). Flat painted "smooth" ceilings on all main floor living areas and 2nd floor hall. Stippled ceilings in all other areas.
- 28). Finished lower foyer as per plan.
- 29). Upper & lower cabinets in laundry room (Level 3).
- 30). Rough-in alarm system. (For all exterior doors and operating windows on main and basement levels).
- 31). Upon purchase of 3 years of security monitoring, purchaser will receive a fully installed security system including contacting all exterior opening doors on the main floor, plus rear opening windows and doors for "Lookout" and "Walkout" basements, two motion detectors, one keypad, one siren and a DSC 1550 six zone control panel, or equivalent, with associated hardware, programming and client demonstration.
- 32). Complete air conditioning with programmable thermostat centrally located on main floor.
- 33). Complete central vacuum system including hose & kit. Canister located in garage
- 34). High efficiency forced air gas furnace for maximum fuel savings.
- 35). High efficiency gas hot water tank on rental basis.
- 36). All family rooms are designed with gas fireplaces, purchaser choice of gas fireplace in living room or master bedroom featuring elegant multi-cast surround and hearth from builder's samples. Media centers as per plan with cable and electrical outlets.
- 37). Rough-in for cable television, one per bedroom and one in family room.
- 38). Rough-in for telephone, one per bedroom and one in family room & den.
- 39). Interior walls to be painted with premium quality paint with 1 coat of primer and 2 finish coats of paint. Purchaser's choice of two colours from Vendor's standard samples.

GORGEOUS KITCHENS:

- 40). Gourmet designed kitchens with made to measure custom kitchen cabinets. Cabinetry includes crown upper moulding and valance board with lighting, pull-out drawers for pot & pans, built-in cabinet for wall oven and microwave, pantry, lower lazy susan, angled upper cabinets with glass door and matching interior, as per applicable plan (Level VI).
- 41). Granite kitchen countertop, with undermount, 2 compartment stainless steel sink and single lever faucet.
- 42). Upgraded sirus kitchen exhaust hood fan complete with wood canopy.
- 43). Rough-in plumbing and electrical for dishwasher.
- 44). Breakfast bars and islands as per plan.
- 45). Ceramic tile backsplash in kitchen (choice of colour from builder's samples).
- 46). Heavy duty receptacle for stove, dryer and wiring for built-in oven.
- 47). Split electrical outlets at counter level for small appliances.

FANTASTIC FLOORING:

- 48). 3/4" x 3 1/4" stained pre-finished solid sawn (structured) hardwood floor on main floor area and second floor hall (as per plan).
- 49). 13" x 13" imported ceramic floor tile in entrance, kitchen, breakfast room, laundry room and powder room as per plan; 8" x 10" imported ceramic tiles in all washrooms. Engineered floor system spaced closer together, exceeding the building code, for added floor strength and stability. Purchaser to choose tiles from builder's samples.
- 50). 40 oz Nylon "Cameo Parc" broadloom with 7/16" chip foam underpad in all bedrooms and lower basement finished area(s). Choice of 2 colours.

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- 51). Marble countertop with undermount sink(s) in master ensuite bathroom. Purchaser to choose colour from vendor's standard samples.
- 52). Upgraded polished chrome 8" spread faucet in ensuite sink(s), oval tub, shower & powder room. Purchaser's choice from vendor's standard samples.
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- 57). 8" x 10" Ceramic tiles in bathtub enclosures and showers including ceiling. Pressure balance and water temperature controls (except oval tub).
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ELECTRICAL FEATURES:

- 60). Electrical outlets in all bathrooms and powder rooms including ground fault interrupters.
- 61). Circuit breaker type panel with 200 Amp Service.
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