

DISTINCTIVE EXTERIOR FEATURES:

- Unique and innovative elevations utilizing all clay brick, precast window surrounds and precast stone sills with wood and vinyl accents as per applicable plan.
- Soldier coursing, brick arches, keystones and other masonry detailing as per elevation.
- Maintenance free aluminum soffit, fascia, eavestroughs and downspouts as per plans.
- Brushed nickel package including gripset with deadbolt lock and house numbers.
- Maintenance free vinyl clad windows with low-E and argon gas for energy savings.
- Superior steel clad insulated entry door with weather stripping and deadbolt lock.
- Ground floor patios to be finished with concrete pavers as per plan.
- Balconies with aluminum railings complete with glass inserts, as per plan.
- All balconies have an exterior insulated steel swing door equipped with deadbolt locks and tarnish-resistant hardware.
- All patios have sliding thermal glazed doors.

COMMUNITY AND LANDSCAPE FEATURES:

- One level, secured underground parking garage.
- Visitor parking.
- Professionally landscaped grounds.
- Natural pond with walking trails.

TOWNHOME FEATURES:

- 8 foot ceiling heights subject to bulkheads as required.
- Kitchen and bathroom ceilings to be smooth and painted white. All other ceilings to be stippled.
- Semi-gloss off-white paint throughout kitchen and bathrooms, flat latex paint in all other rooms.
- Classic 3" baseboards with 2" casings.
- Mirrored sliding closet doors on entry closets with sliding doors as per plan.
- Choice of ceramic tiles in entry, kitchen, and bathrooms.
- White ceramic floor tile in laundry area.
- Choice of laminate flooring or 35 oz. broadloom with underpad in great room and hallways that are on the same level as the great room.
- Choice of 35 oz. broadloom with underpad for bedrooms, loft areas and staircases.
- Solid oak handrails and spindles on stairwells as per plan, natural finish.
- Vinyl-coated wire closet shelving as per plan.
- Dropped ceilings and bulkheads over kitchen cabinets and main bath tub enclosures.

KITCHENS:

- Choice of traditional and contemporary designed cabinetry in a variety of finishes.
- Choice of laminate countertops.
- Double bowl stainless steel sink with single lever faucet and integrated vegetable sprayer.
- Six appliances including self-clean oven, frost-free fridge, full size stacked washer and dryer, built-in dishwasher and over the range built-in microwave with integrated exhaust fan (available in all black or all white).

BATHROOMS:

- Choice of cabinetry in a variety of finishes.
- Choice of elegant ceramic tiles for tub wall surrounds to ceiling height.
- Cultured marble countertop with integrated washbasin.
- Low-flow two piece toilets.
- White ceramic accessories including towel bar, toilet tissue holder and soap dish.
- Cabinet width mirror above vanity sink.

ELECTRICAL AND MECHANICAL FEATURES:

- Gas fired high velocity furnace.
- Central air conditioning.
- Rental hot water tank.
- Ceiling light fixtures provided in the entry, foyer, kitchen, and bedrooms as per plan.
- Switch controlled receptacles in great room.
- White toggle switches, plugs and plates.
- Ground fault electrical outlets in all bathrooms.
- 100 amp service panel with circuit breakers and copper wiring throughout.
- Category 5 voice data wiring.
- Pre-wired telephone outlets in kitchen, great room, and bedrooms.
- RG6 coaxial cable wiring for high-speed internet access, with dual receptacles allowing both television and cable internet connections located the in the great room and bedrooms.
- All exhaust fans vented to the exterior.
- Electric door chime.

SECURITY FEATURES:

- Hinges and striker plates reinforced with extra long screws.
- Additional blocking at all exterior door jambs.
- Additional screws at patio door to help prevent lifting.
- Carbon monoxide, heat and smoke detectors as per O.B.C., as per plan.

All finishes to be chosen are as per plan and shall be chosen from a selection of Vendor's standard samples. Principal rooms consist of the great room, kitchen and bedrooms. All features and finishes are subject to change without notice. Please note: The ceiling heights stated are approximate. The height is measured from the upper surface of sub-floor. Where ceiling bulkheads are installed or where drop ceilings are necessary such as kitchen, foyer, closets, bathrooms, laundry rooms and hallways, the ceiling height will be less than 8'. All colours and finishes are to be selected from Vendor's standard selections. All available features and finishes are as per plan and may vary from suite to suite. Prices and specifications are subject to change without notice. All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in the furnished model suites and sales office are for display purposes only and are not included in the purchase price. The provisions of Schedule "X" of this Agreement, including section 6, apply to this Features List, and where there is any conflict between the above provisions and the provisions of Schedule X", Schedule "X" shall govern. E. & O. E