

EXTERIOR FEATURES

- Architecturally designed homes with clay brick exteriors, precast banding, sills and detailing. Contemporary horizontal siding and stucco detailing as per approved plans.
- Lower terraces finished in smooth finish concrete complete with area drains. Balconies finished with all weather surface. Upper terraces completed with an all weather surface as per plan.
- Energy efficient windows with low E glazing and with argon filled double glazed windows, including screens on all operating windows.
- Prefinished aluminum flashing, soffits and fascia with downspouts.
- Modern tempered glass terrace balcony, and upper terrace railings with color coated aluminum framed railings where applicable as per plan.
- Poured concrete entry porches and steps including precast unit paving walkways leading to entry stairs.
- Professionally designed landscape exteriors as per landscape plans complete with irrigation system .
- Exterior lighting to provide increased visibility.
- Resident and visitor underground secure parking, with overhead garage door and stair access operated by a personal remote control.
- Underground parking includes full illumination and Wi-Fi connectivity for added security .
- Resident bicycle storage within the parking garage. Visitor bicycle storage above grade.
- One (1) exterior electrical outlets, location as per plan.
- One (1) exterior hose bib on rooftop terrace location as per builder
- One exterior gas BBQ connection on rooftop terrace, location as per builder.

INTERIOR FEATURES

- Eight (8) foot ceiling heights in lower unit, ground unit and upper back to back (main, upper and terrace level) of the townhouse block, (except where mechanical, duct work or construction details require a dropped or lower ceiling height).
- Contemporary style interior doors and railings, as per plan.
- Contemporary style approximately 4" baseboards complete with shoe moulding in laminate and tiled areas, and contemporary approximately 2 ½" casing on windows and doorways.
- Closets to include slider or swing doors as per plan , including white wire shelving as per plan .
- Privacy door locks to all bathroom doors.
- Smooth ceilings through the entire home.
- Chrome finish contemporary lever styled interior door handles.
- Exterior entry door contemporary styled chrome finish hardware which includes dead bolt and door viewer.
- Energy efficient patio door and french styled door(s) as per plan.
- Interior paint color with low VOC paint, one color throughout.
- Contemporary styled interior railings stained to match Purchaser's choice of laminate flooring from Vendors Level 1 samples.

KITCHEN FEATURES

- Purchaser's choice of professionally designed kitchens with quality contemporary styled kitchen cabinetry from Vendor's level 1 samples.
- Purchaser's choice of solid surface countertop from Vendor's level 1 samples.
- Rectangular under mount stainless steel sink with contemporary single lever chrome colored pull down faucet.
- Extended flush breakfast bar, as per plan.
- Shut off valve for kitchen sink water supply lines.
- Stainless steel finish appliances in kitchen including refrigerator, self-cleaning range, multi-cycle dishwasher and over the range microwave complete with integral hood fan.
- Choice of ceramic tile backsplash from Vendor's Level 1 samples, excludes areas behind appliances .

BATHROOM FEATURES

- White bathroom plumbing fixtures.
- Purchaser's choice of quality vanity cabinet in bathrooms as per plan, from Vendor's level 1 samples.
- Solid surface countertop in all bathrooms with rectangular sink as per plan from Vendor's level 1 samples.
- Purchaser's selection of wall and ceiling tile for shower enclosures from Vendor's level 1 samples.
- Tub/Shower enclosures include wall tile to ceiling height, shower enclosures fully tiled including ceiling, selection from Vendor's level 1 samples.
- Framed glass shower enclosure with door as per plan.
- Shower includes interior waterproof recessed LED light and chrome finish water efficient shower faucet with temperature control pressure balance feature.
- Mirror in all bathroom(s) and powder room.
- Ground fault interrupter protection in all bathrooms and powder room, as required.
- Exhaust fan in all bathrooms and powder room.
- Bathroom accessories include chrome finish towel bar, toilet tissue holder.

- Shut off valve included for all toilet and vanity basin water supply lines.
- Chrome single lever water efficient faucet(s) in all bathrooms, with pop up drain stopper.
- Water-efficient toilet in all bathrooms.

FLOORING FEATURES

- Purchaser's choice of ceramic tile flooring in the entry, powder room, all bathrooms, roof terrace entry, and laundry area from Vendor's level 1 samples, as per plan.
- Purchaser's choice of laminate flooring throughout (excludes carpeted and tiled areas) from Vendor's level 1 samples, as per plan.
- Purchaser's choice of berber style carpet with high-density underpad, one colour for bedrooms (excludes laminate areas) from Vendor's level 1 samples, as per plan.
- All staircases with berber style carpet, painted stringers and stained finish oak handrails, as per plan.

LAUNDRY FEATURES

- Heavy duty electrical outlet and exterior vent for laundry dryer.
- Drain and water connections for washer, including electrical outlet.
- Stacked, top-loading washer and front loading dryer in white as per plan.
- Ceramic floor tile in laundry area from Vendor's level 1 samples.
- Heavy duty electrical outlet and exterior vent for dryer.

ELECTRICAL, HEATING AND GENERAL FEATURES

- 100 amp electrical service with breaker panel and all copper wiring.
- Hydro and water are sub-metered, individual gas meter for each home.
- White décor receptacles and switches throughout.
- Ceiling fixtures provided in all bedrooms, entry, hallways, kitchen, laundry areas, great room to have switched wall outlet.
- Electrical outlet(s) in all bathroom(s) and powder room include ground fault interrupter.
- Smoke Alarms installed as per Ontario Building Code.
- Carbon Monoxide Detector on all floors where a finished bedroom is located.
- Chrome finish make-up bar type lighting in all bathrooms.
- Three (3) way switch in hallways where required by the Electrical Code.
- One (1) finished telephone jack
- One (1) finished data jack.
- One (1) Cat 5 rough in for Great Room.
- Rogers High Speed Internet (1 Gig) with modem included at \$ 25.00/month for Year 1 & 2 and \$ 30.00/month for year 3 to 6.
- Fully installed home fire sprinkler system, parking garage includes fire sprinkler system and fire protection alarm in parking and locker areas .
- Entry door bell conveniently located at all main entry for each home

ENVIRONMENT FRIENDLY CONSTRUCTION FEATURES

- Faucet(s) installed with aerators in all bathrooms.
- Water saving showerhead(s).
- Caulking and weather-stripping on front entry door, patio & balcony french door(s), garden door and/or balcony sliding door as per plan.
- Low maintenance windows throughout.
- All Windows and exterior doors installed with expandable foam at perimeter and caulked on the exterior.
- Low-E glass with warm edge spacer thermally broken casement or fixed, vinyl or aluminum windows as per plan.
- Energy conserving high velocity/ hydronic heating system with heat recovery ventilator (HRV) installed and interlocked with air handler. Includes central air conditioning system with compressor unit located on the terrace, balcony or upper terrace areas as plan. Rental contract includes Enercare Smarter Home Essentials and twice yearly service and maintenance**
- High efficiency water heating appliance vented to the exterior for the dual purpose of supplying domestic hot water and home heating **
- Programmable thermostat centrally located.

General:

The Purchaser shall accept minor modifications which the Developer or Municipality may require including walkouts, narrowed driveway entrances, decks, side porches or reverse layouts (mirror image) sitings. Ceiling heights may vary from marketing material due to mechanical, electrical, plumbing or structural requirements. Some areas may be subject to the use of bulkheads, box outs, archways or beams. All plans and specifications are subject to minor modification from time to time, at the sole discretion of the Vendor and without prior notice. All items of modification shall be of equal or better quality, and in accordance with Ontario New Home Warranty Plan Act and its' regulations. The Purchaser acknowledges and agrees that variations in color and shade uniformity may occur and that colors, patterns, and availability of samples in the Sales Centre may vary from those displayed and available at time of color selection. Where the Purchaser selection is permitted for items of finish; cabinets, tiles, flooring or paint colors, such selections shall be made from the Vendor's standard samples. **The Purchaser acknowledges and agrees the water heating system, air handler air conditioner and HRV is provided on a rental basis , see sales staff for complete details. The Purchaser acknowledges and agrees they are not relying upon any representation or warranty whatsoever arising out of any conversation with the sales representatives of the Vendor, at any time, other than as expressed in writing in the Agreement of Purchase and Sale and this Schedule "A". Further the Purchaser acknowledges and agrees that on site visits are not permitted by the Builder's Health and Safety Policy and Program, as such the Purchaser shall not at any time enter the property without authorization from the Builder. The Purchaser further acknowledges that this clause has specifically been drawn to the Purchasers' attention prior to execution of this page and this Agreement of Purchase and Sale.