

SCHEDULE "A" QUALITY LUXURY FEATURES & FINISHES

36' Single Detached Homes

EXTERIORS

1. Architecturally distinctive exteriors with genuine clay brick, stone, stucco, coordinating coloured mortar, and other complementary details and materials, where applicable.
2. Raked masonry joints at front of the house.
3. Architecturally controlled and designer selected exterior colours and elevations.
4. Pre-finished maintenance-free aluminum soffits, fascia, eavestroughs and downspouts.
5. Premium sectional roll-up garage doors with decorative windows, where shown, and heavy-duty rust resistant springs.
6. Two exterior water taps, one in the garage and one at rear.
7. Limited lifetime Architectural asphalt roof shingles
8. Paved driveway with base coat followed by a top coat.
9. Lot to be graded and sodded, where designated.
10. Satin nickel finish front entry door gripset including dead bolt.
11. Reinforced poured concrete porch, where applicable.
12. Pre-finished aluminum railings at front porch, as required.
13. Precast stone house numbers set into exterior wall.

GOURMET KITCHEN

1. Superior, custom-styled furniture-finished cabinetry with extended height uppers, in a wide range of styles and finishes from Vendor's standard samples.
2. Granite kitchen countertop from Vendor's standard samples.
3. Two-speed exhaust hood fan over stove area.
4. Colour coordinated kickplates to complement cabinets.
5. Double compartment stainless steel undermount sink with single lever faucet.
6. Cabinetry opening with rough-in plumbing and electrical, to accommodate the installation of a dishwasher.
7. Heavy-duty wiring and outlet for stove and dedicated electrical outlet for refrigerator.
8. Island with extended breakfast counter, where shown.
9. Kitchen pantry and servery, where shown.

INTERIOR DESIGN FEATURES

1. 9 foot ground floor ceiling*.
2. Solid oak stair treads, with oak veneer risers and stringers with stained finish on stairs from ground floor to second floor and finished loft, where shown, from Vendor's standard samples.
3. Elegant, solid oak handrails and spindles with stained finish on stairs from ground floor to second floor and finished loft, where shown, from Vendor's standard samples.
4. Direct vent gas fireplace with painted mantle.
5. Cathedral, vaulted, raised, curved and/or coffered ceiling details, where shown.
6. Stipple sprayed ceiling with smooth borders throughout, excluding kitchen, breakfast area, laundry room and all bathrooms which have a smooth finish.
7. All interior walls to be painted with quality flat finish paint. Trim to be painted with quality semi-gloss finish paint.
8. Quality shelving installed in all closets.

BATHROOMS

1. Master ensuite separate frameless glass shower enclosure, where shown, and door with one shower pot light.
2. Ceramic tiles up to and including ceiling in shower stalls, platform and two rows on wall at drop-in tubs, and up to ceiling in standard tub enclosure.
3. Chrome finish towel bar and paper holder in all bathrooms.
4. Exhaust fan in all bathrooms.
5. All shower stalls to have engineered stone jambs, where applicable.
6. Custom-styled quality furniture-finished bathroom cabinetry from Vendor's standard samples.
7. Post-formed laminate countertops from Vendor's standard samples.
8. All shower areas, including tub enclosures to have upgraded "Wonderboard" type treatment.
9. White bathroom sinks, toilets and bathtubs.
10. Single lever faucets throughout, except for drop in and laundry tubs.
11. Oversized mirrors above vanities in all bathrooms.
12. Strip lighting in bathrooms and powder room.
13. Privacy lock on all bathroom doors.

LAUNDRY

1. Single basin laundry tub with faucet.
2. Hot and cold laundry taps for washer, and heavy duty wiring for dryer.
3. Exterior exhaust for dryer.
4. Second floor laundry rooms with floor drain, where shown.

FLOOR FINISHES

1. Prefinished oak hardwood flooring with stained finish on main floor except in designated tile areas, from Vendor's standard samples.
2. Imported ceramic floor tile, where shown.
3. Metal edge thresholds where ceramic floor tiles join other flooring.
4. Luxury 40 oz. broadloom with quality underpad in all designated carpet areas, where shown.

WINDOWS, DOORS & MILLWORK

1. Upgraded 4 1/4" colonial style baseboards throughout, and 2 3/4" trim on all ground, second floor and finished loft, where shown, windows, doorways, and squared archways.
2. Colonial style interior doors, except where sliding doors are shown.
3. Satin nickel finish hardware on all interior doors throughout, including hinges.
4. Low maintenance, energy-efficient casement vinyl thermopane windows, where shown. All operating windows to have screens.
5. Low maintenance, energy-efficient structural vinyl thermopane basement windows, where shown.