

Exterior Features

- Modern elevations utilizing brick and architectural siding as per applicable plans
- Low Maintenance free soffit fascia eavestroughs and downspouts as per plans
- Energy efficient vinyl windows
- Solid core suite entry door with deadbolt lock
- Two exterior hose bibs, one in garage and one rear of lot
- Two exterior receptacles, one in the front, one rear of lot
- Professionally graded and sodded lot
- Asphalt driveway included
- Concrete slab walkway from driveway to front porch
- Exterior light at front door, rear door exit, and over garage
- Rear deck constructed of pressure treated decking and rail as per model type
- Sectional roll-up garage doors, as per model type
- There will be one (1) Gas BBQ connection provided per dwelling unit, as per design

Suite Interiors

- Approximately 9-ft. ceilings on entry level, approximately 9-ft. ceilings on main and upper level (excluding drop ceiling and bulkhead areas)
- Excellent choices of laminate floor colours in entry corridor, living/ dining areas, bedrooms, kitchens, and den
- Baseboards with painted door casings
- Stained oak stairs from entry level to main floor and from main floor to upper floor. Modern metal pickets with oak handrails
- Contemporary slab interior doors or slider(s) (upgrade available)
- Glass sliding doors for access to balconies and/or terraces as per plan
- Choice of contemporary door hardware from builder's samples
- Rod and wire shelving in closets
- White paint throughout suites
- Smooth ceiling throughout, painted white.
- Energy efficient LED lighting

Laundry

- Laundry area floor finished in porcelain tile

Kitchens

- Designer-appointed cabinetry with choice of three standard and three upgraded design palettes from builder's samples
- Soft close cabinetry
- Under cabinet lighting
- Undermount stainless steel sink with single-lever retractable faucet
- Beautiful ceramic tile backsplash
- Quality quartz countertops
- Island with additional storage and and quartz countertop

Bathrooms

- Designer-appointed cabinetry with choice of three design palettes from builder's samples
- Integrated sink and countertop or quartz vanity countertops with undermount sink in bathrooms as determined by builder
- Choice of designer series faucets from builder's samples.
- Vanity mirror
- Contemporary water-efficient toilet
- Any bathtub to be a soaker tun with full-height ceramic or porcelain tile surround, as per plan
- Any shower stalls to be glass-enclosed with full-height ceramic or porcelain tile surround and rail shower head, as per plan
- Porcelain tile floor in master ensuite and guest bathrooms, as per plan
- Privacy lock on all bathroom doors

Electrical and Mechanical Features

- Energy efficient gas furnace
- Central air conditioning
- Hot water equipment
- Ceiling light fixtures provided in the entry, foyer, kitchen, dining and bedrooms as per plan
- Switch controlled receptacles in great room
- White Decora style switches, plugs and plates
- Ground fault electrical outlets in all bathrooms
- 100 AMP service panel with circuit breakers and copper wiring throughout
- All exhaust fans vented to the exterior
- Electric door chime

The Vendor reserves the right to substitute any materials used in construction of the Unit provided that such substitute materials are of equal or better quality than those represented to the Purchaser. The Vendor further reserves the right to make minor changes or modifications in the plans and specifications at its discretion. The determination of whether or not same are minor shall be made by the Vendor's Architect.

Vendor is not responsible for shade differences occurring from different dye lots or for variations in colour, shade, texture and veining in materials including with respect to tile, carpets, hardwood or laminate flooring, cabinetry, natural or manufactured stone, bricks, trim and doors. Samples viewed when choices are made from Vendor's samples are only a general indication of material selected.

Finished floor height and built-in noise attenuation measure may cause ceiling heights to vary in some areas. Drop ceilings and bulkheads will occur to accommodate HVAC and structural requirements.