

# Features & Finishes

## QUALITY CONSTRUCTION AND ELEGANT EXTERIORS

- 1) Superior architecturally designed and controlled homes with premium brick and masonry detailing, pre-cast concrete and/or stone, vinyl or aluminum siding and/or fibre cement board and/or PVC trim and accents in selected locations (per applicable plan)
- 2) Basement 3-Pc Rough-in, as per plan
- 3) Oversized, 8'-0" tall front entry door(s), complete with glass insert, sidelight, and/or transom (per applicable plan/elevation)
- 4) Premium, high quality self-sealing architectural shingles with limited lifetime warranty and/or 2-ply flat roof membrane (per applicable plan)
- 5) Pre-finished, low maintenance soffits, fascia, eavestroughs and downspouts (per applicable plan)
- 6) Premium quality steel/aluminum sectional roll-up garage doors with window lights or glass panel sections (per applicable plan/elevation)
- 7) Colour coordinated basement horizontal sliding windows (per applicable plan)
- 8) Poured concrete basement walls with damp proofing, weeping tile and exterior drainage membrane
- 9) All homes to receive two exterior hose bibs; one at rear of home and one in garage. Location as determined by Vendor
- 10) Poured concrete, steel reinforced front porch (where applicable)
- 11) Poured in place concrete front steps to be installed where required by grade
- 12) All driveways to consist of base and top-coat layers, applied in two separate stages
- 13) Sunken entrances may be required due to grading and/or as per plan
- 14) All lots to be graded and sodded per approved grading plans. All lots will be graded to meet requirements of the authority having jurisdiction

## ENERGY STAR® COMFORT AND QUALITY FEATURES

- 1) Colour coordinated dual-pane, low-e argon filled insulated vinyl casement windows on all elevations (excluding basement windows). All operable windows to receive screens
- 2) Energy Star® qualified high efficiency HVAC system with ECM motor, correctly sized for comfort and efficiency
- 3) R-60 blown-in attic insulation
- 4) R-31 foam insulation in garage ceilings and floor overhangs (per applicable plan).
- 5) R20 blanket insulation (approximately 6" above finished floor) on exterior walls in basement
- 6) Energy Star® qualified Energy Recovery Ventilator (ERV) to promote healthier indoor air quality and provide fresh air
- 7) Energy Star® qualified exhaust fans vented to exterior in all bathrooms and laundry rooms
- 8) Energy Star® qualified high efficiency gas-fired tankless water heater on a rental basis with supplier as designated at Vendor's sole discretion. Purchaser acknowledges this is a rental and agrees to execute a rental agreement on or before closing
- 9) Continuous air barrier for increased air tightness and energy efficiency
- 10) All electrical receptacles located on exterior walls and insulated ceilings to be installed using draft-resistant sealed boxes
- 11) Energy Star® qualified light bulbs installed in all light fixtures
- 12) All homes to be third party tested and reviewed for air tightness

## DISTINCTIVE INTERIORS

- 1) All homes to feature approximately 9'-0" high ceilings on main floor, and approximately 9'-0" high ceilings on second floor (except at coffered, sloped or cathedral ceilings and where drops are needed for structural or mechanical systems)
- 2) Smooth ceilings throughout main floor and upper hall, including bathrooms, powder room, and finished laundry room. All other areas to receive textured ceilings with 4" smooth border
- 3) One coat of primer and two coats of matte-finish, premium-quality latex paint on all finished walls throughout
- 4) Oak staircase with stringers, treads and risers to receive natural finish, excluding stairs to the basement which shall be paint grade
- 5) Main floor stair landings (where applicable) to receive site-finished natural oak flooring
- 6) Oak posts, pickets, handrails and nosings to receive natural finish
- 7) Approximately 4" baseboards and 2-3/4" casings on swing doors and windows throughout all finished areas (where applicable). Finish moulding installed to all tile and hardwood areas
- 8) Stylish 2-panel interior swing doors (per applicable plan)
- 9) Brushed nickel lever interior door hardware for interior doors. Privacy door locks to all bathrooms and primary bedroom

## GOURMET KITCHEN FEATURES

- 1) Kitchen cabinetry offered in a variety of furniture-quality finishes, styles and colours, from Vendor's standard samples
- 2) Taller upper cabinets in Kitchen
- 3) Colour co-ordinated kickplates to complement cabinets
- 4) Double bowl undermount stainless steel kitchen sink with single lever pullout spray faucet
- 5) Deluxe two-speed stainless steel kitchen exhaust fan with 6" exhaust vented to exterior
- 6) Choice of stone countertop in Kitchen from Vendor's standard samples
- 7) Kitchen island with flush breakfast bar (per applicable plan)
- 8) Electrical receptacle installed below counter in kitchen island and/or peninsula cabinets, per code (applies when island cabinet is permanently fixed with plumbing)
- 9) Dishwasher rough-in includes electrical and plumbing only with space for dishwasher (installation of dishwasher not included)

## CHEF'S KITCHEN (WHEN SELECTED)

- 1) Enlarged kitchen layout with extended island (per applicable plan)
- 2) Addition of pantry and/or 2 pot and pan banks of drawers (per applicable plan)
- 3) Soft close door and drawer hardware throughout
- 4) Pot Light Package (per applicable plan)
- 5) Capped ceiling outlet over extended island (per applicable plan)
- 6) Optional built-in appliance plan includes electric cooktop with drawers below, combination oven with microwave in appliance tower, canopy-style hood fan with hood fan insert, 36" built in fridge and 24" built-in dishwasher, both with stainless steel fronts

## LUXURY BATHROOM FEATURES

- 1) Vanity cabinetry offered in a variety of furniture-quality finishes, styles and colours, from Vendor's standard samples
- 2) Choice of stone countertop in primary ensuite, and choice of laminate countertop in secondary bathroom(s), both from Vendor's standard samples
- 3) Primary ensuite to include an oval undermount sink. All secondary bathroom(s) to receive drop-in sinks, apart from a pedestal sink in the powder room
- 4) Shower stall with framed glass and door (per applicable plan)
- 5) Primary ensuite to include freestanding acrylic bathtub (per applicable plan)
- 6) Water resistant board installed to tub and shower enclosures up to ceiling. Sleek, vapour-resistant pot light in all shower stalls (per applicable plan)

- 7) Choice of quality imported wall tile from vendors standard selection
- 8) High efficiency, water saving toilets
- 9) Single lever chrome faucets in all bathrooms and powder room
- 10) Acrylic skirted bathtub in main bathroom, secondary ensuite(s), and guest bathroom (per applicable plan)
- 11) All bathroom vanity faucets and toilets to include shut-off valves
- 12) Pressure balance shower faucets in all bathrooms, as applicable
- 13) Mirrors installed over all vanities

## SPA ENSUITE & DREAM CLOSET (WHEN SELECTED)

- 1) 10mm frameless glass shower enclosure with integrated chrome towel bar handle (per applicable plan)
- 2) Built-in shower niche (per applicable plan)
- 3) "Floating Look" vanity with undercabinet LED Lighting
- 4) Rectangular undermount sinks
- 5) Bevelled mirror(s) over vanity (per applicable plan)
- 6) Separate water closet with 10mm frosted glass enclosure and chrome handle (per applicable plan)
- 7) Comfort height elongated toilet with soft close seat
- 8) Bathroom accessories including robe hook(s) (per applicable plan) Colour coordinated to bathrooms
- 9) Elegant Dream Closet equipped with bevelled full-length mirror, shoe shelf, double hanging section, longer hanging section, and up to 2 banks of drawers (per applicable plan)
- 10) Selected cabinets to include flat door profile in a white finish, with brushed nickel hardware

## FLOORS AND FLOOR COVERINGS

- 1) Choice of quality imported 12x24 porcelain floor tiles from Vendor's standard samples in foyer, powder room, kitchen/breakfast area, second floor laundry, and bathrooms (excludes basement laundry, mechanical areas, and unfinished basement areas)
- 2) Natural finish 3 1/4" solid oak hardwood flooring on main floor (excluding tiled areas)
- 3) Choice of 40oz. Broadloom with approximately 1/2" under pad on second floor where not shown as tile, from Vendor's standard samples
- 4) Engineered Floor System with 3/4" tongue and groove subflooring, glued and screwed to floor joists

## LAUNDRY FEATURES

- 1) Handy recessed plumbing box to facilitate ease of connection for washing machine water and drain lines
- 2) Freestanding laundry tub complete with hot and cold-water faucets (location per applicable plan)
- 3) Exterior venting for future dryer
- 4) Heavy duty electrical outlet for dryer and electrical outlet for washer

## LIGHTING, ELECTRICAL AND MECHANICAL FEATURES

- 1) 200-amp electrical service with circuit breaker panel
- 2) Switched ceiling light fixtures in all rooms (capped ceiling outlet in Dining Room)
- 3) Decora-style receptacles and switches throughout
- 4) Rough-in central vacuum system with runs terminating in garage for future connection (location determined by Vendor)
- 5) Decorative exterior light fixtures on exterior elevations (per applicable plan)
- 6) All homes to receive two exterior GFI protected receptacles, one at front porch and one at rear door (locations determined by Vendor)
- 7) One electrical receptacle installed on wall and one receptacle installed in ceiling (for future garage door opener, per garage door)
- 8) Rough-in for Two Cat6 ethernet outlets, locations as determined by builder (for future Wi-Fi readiness)
- 9) All ducting sized for future air-conditioning
- 10) Smoke detectors and carbon monoxide detectors with strobe light installed throughout home, locations per OBC
- 11) Smart Home package includes (subscriptions may be required):
  - 1 Smart Home Programmable Thermostat
  - 1 Hardwired Video Doorbell with Camera

## NEW HOME WARRANTY

- 1) 1 Year Warranty applies to defects in workmanship and materials
- 2) 2 Year Warranty applies to electrical, plumbing and heating delivery & distribution system and water penetration through building envelope or foundation
- 3) 7 Year Warranty applies to major structural defects
- 4) Purchaser agrees to pay Tarion Warranty Program enrolment fee as an adjustment at closing

### DISCLAIMER

- Specifications and terms subject to change. E + OE – July 24, 2025
- Materials and finishes will be the Vendor's preselected standard.
- Where indicated, the options noted may be chosen from the Vendor's preselected standard finish packages, provided such items have not yet been ordered or installed and that colours and materials are available from suppliers and further provided that the Purchaser shall not delay construction in making selection. If the colours and materials chosen are not available or the Closing will be delayed by reason of such choice, the Purchaser shall forthwith make new choices failing which the Vendor shall have the right to make such selections as provided for in paragraph 32(b) of Schedule "A" to this Agreement.
- All colour and material choices from Vendor's preselected standard finish packages must be submitted to the Vendor within seven (7) days of notification by the Vendor's representative.
- The Vendor will not allow the Purchaser to do any work and/or supply any material to finish the suite before the Closing Date.
- The Vendor reserves the right to substitute any products or materials used in construction of the suite 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 changes or modifications in the plans and specifications at its discretion.
- The Vendor is not responsible for shade differences occurring from different dye lots or for variations including without limitation, in size, colour, grain, shade, texture and veining in materials including with respect to tile, carpets, hardwood or laminate flooring, cabinetry, railing, natural or manufactured stone, paint, trim and doors, as applicable and as per plan. Samples viewed when choices are made from Vendor's samples or Vendor's preselected standard packages are only a general indication of material selected. Details and location of windows, doors, lights and outlets may not be as shown on renderings, plans or sample boards.
- The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.
- All dimensions, if any, are approximate.
- Pursuant to this Agreement of Purchase and Sale or pursuant to a supplementary agreement, purchase order or request for extras, the Purchaser may have requested the Vendor to construct, supply and/or install an additional feature within the suite which is in the nature of an optional extra. If, as a result of building, construction, site conditions or conditions within the suite or the building, the Vendor is not able or willing to construct, supply and/or install such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct, supply and/or install the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects, this Agreement shall continue in full force and effect.





# Features & Finishes - Sundridge

## QUALITY CONSTRUCTION AND ELEGANT EXTERIORS

- 1) Superior architecturally designed and controlled homes with premium brick and masonry detailing, pre-cast concrete and/or stone, vinyl or aluminum siding and/or fibre cement board and/or PVC trim and accents in selected locations (per applicable plan)
- 2) Oversized, 8'-0" tall front entry doors with glass insert (per applicable plan/elevation)
- 3) Premium, high quality self-sealing architectural shingles with limited lifetime warranty and/or 2-ply flat roof membrane (per applicable plan)
- 4) Pre-finished, low maintenance soffits, fascia, eavestroughs and downspouts (per applicable plan)
- 5) Premium quality aluminum/steel sectional roll-up garage doors with window lights or glass panel sections (per applicable plan/elevation)
- 6) Colour coordinated basement horizontal sliding windows (per applicable plan)
- 7) Poured concrete basement walls with damp proofing, weeping tile and exterior drainage membrane
- 8) Two exterior hose bibs; one at rear of home and one in garage. Locations as determined by Vendor
- 9) Poured concrete, steel reinforced front porch (where applicable)
- 10) Poured in place concrete front steps to be installed where required by grade
- 11) All driveways to consist of base and top-coat layers, applied in two separate stages
- 12) All lots to be graded and sodded per approved grading plans. All lots will be graded to meet requirements of the authority having jurisdiction

## ENERGY STAR® COMFORT AND QUALITY FEATURES

- 1) Colour coordinated dual-pane, low-e argon filled insulated vinyl casement windows on all elevations (excluding basement windows). All operable windows to receive screens
- 2) Energy Star® qualified high efficiency HVAC system with ECM motor, correctly sized for comfort and efficiency
- 3) R-60 blown-in attic insulation
- 4) R-31 foam insulation in garage ceilings and floor overhangs (per applicable plan).
- 5) R20 blanket insulation (approximately 6" above finished floor) on exterior walls in basement
- 6) Energy Star® qualified Energy Recovery Ventilator (ERV) to promote healthier indoor air quality and provide fresh air
- 7) Energy Star® qualified exhaust fans vented to exterior in all bathrooms and laundry rooms
- 8) Energy Star® qualified high efficiency gas-fired tankless water heater on a rental basis with supplier as designated at Vendor's sole discretion. Purchaser acknowledges this is a rental and agrees to execute a rental agreement on or before closing
- 9) Continuous air barrier for increased air tightness and energy efficiency
- 10) All electrical receptacles located on exterior walls and insulated ceilings to be installed using draft-resistant sealed boxes
- 11) Energy Star® qualified light bulbs installed in all light fixtures
- 12) All homes to be third party tested and reviewed for air tightness

## DISTINCTIVE INTERIORS

- 1) All homes to feature approximately 9'-0" high ceilings on main floor, and approximately 9'-0" high ceilings on second floor (except at coffered, sloped or cathedral ceilings and where drops are needed for structural or mechanical systems)
- 2) Smooth ceilings throughout main and upper floors, including bedrooms, bathrooms, kitchens, and finished laundry rooms.
- 3) One coat of primer and two coats of matte-finish, premium-quality latex paint on all finished walls throughout
- 4) Carpet grade staircase with oak stringers in a natural finish, excluding stairs to the basement which shall be paint grade
- 5) Oak posts, pickets, handrails and nosings to receive natural finish
- 6) Approximately 4" baseboards and 2-3/4" casings on swing doors and windows throughout all finished areas (where applicable). Finish moulding installed to all tile and laminate areas
- 7) Stylish 2-panel interior swing doors (per applicable plan)
- 8) Brushed nickel lever interior door hardware for interior doors. Privacy door locks to all bathrooms and primary bedrooms

## GOURMET KITCHEN FEATURES

- 1) Kitchen cabinetry offered in a variety of furniture-quality finishes, styles and colours, from Vendor's standard samples
- 2) Taller upper cabinets in Kitchens
- 3) Colour co-ordinated kickplates to complement cabinets
- 4) Double bowl undermount stainless steel kitchen sink with single lever pullout spray faucet
- 5) Deluxe two-speed stainless steel kitchen exhaust fan with 6" exhaust vented to exterior
- 6) Choice of stone countertop in each Kitchen from Vendor's standard samples
- 7) Kitchen island with flush breakfast bar
- 8) Electrical receptacle installed below counter in kitchen island
- 9) Dishwasher rough-ins include electrical and plumbing only with space for dishwasher (installation of dishwasher not included)

## LUXURY BATHROOM FEATURES

- 1) Vanity cabinetry offered in a variety of furniture-quality finishes, styles and colours, from Vendor's standard samples
- 2) Choice of stone countertop in primary ensuite (2<sup>nd</sup> floor), and choice of laminate countertop in secondary bathroom(s), both from Vendor's standard samples
- 3) Primary ensuite to include an oval undermount sink. All secondary bathroom(s) to receive drop-in sinks
- 4) Shower stall with framed glass and/or door (per applicable plan)
- 5) Primary ensuite (2<sup>nd</sup> floor) to include freestanding acrylic bathtub (per applicable plan)
- 6) Water resistant board installed to tub and shower enclosures up to ceiling. Sleek, vapour-resistant pot light in all shower stalls (per applicable plan)
- 7) Choice of quality imported wall tile from vendors standard selection
- 8) High efficiency, water saving toilets
- 9) Single lever chrome faucets in all bathrooms and powder room
- 10) All bathroom vanity faucets and toilets to include shut-off valves
- 11) Pressure balance shower faucets in all bathrooms, as applicable
- 12) Mirrors installed over all vanities

## FLOORS AND FLOOR COVERINGS

- 1) Choice of quality imported 12x24 porcelain floor tiles from Vendor's standard samples in foyer, kitchen/breakfast areas, laundry rooms, main and 2<sup>nd</sup> floor mechanical areas and bathrooms (excludes basement laundry, mechanical areas, and unfinished basement areas)
- 2) Laminate flooring throughout main floor and second floors (excluding tiled areas)
- 3) Engineered Floor System with ¾" tongue and groove subflooring, glued and screwed to floor joists

## LAUNDRY FEATURES

- 1) Handy recessed plumbing box to facilitate ease of connection for washing machine water and drain lines in finished areas
- 2) Freestanding laundry tub complete with hot and cold-water faucets (location per applicable plan)
- 3) Exterior venting for future dryer
- 4) Heavy duty electrical outlet for dryer and electrical outlet for washer

## LIGHTING, ELECTRICAL AND MECHANICAL FEATURES

- 1) 200-amp electrical service with circuit breaker panel
- 2) Switched ceiling light fixtures in all rooms
- 3) Decora-style receptacles and switches throughout
- 4) Decorative exterior light fixtures on exterior elevations (per applicable plan)
- 5) All homes to receive three exterior GFI protected receptacles, one at front porch, one at balcony, and one at rear door (locations determined by Vendor)
- 6) One electrical receptacle installed on wall and one receptacle installed in ceiling (for future garage door opener, per garage door)
- 7) Rough-in for Four Cat6 ethernet outlets, locations as determined by builder (for future Wi-Fi readiness)
- 8) All ducting sized for future air-conditioning
- 9) Smoke detectors and carbon monoxide detectors with strobe light installed throughout home, locations per OBC
- 10) Smart Home package includes (subscriptions may be required):
  - 1 Smart Home Programmable Thermostat (Per Suite)
  - 1 Hardwired Video Doorbell with Camera (Per Suite)

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