

Features and Finishes for Modern Family Living Detached Homes

ARCHITECTURAL FEATURES

- The Gateway of Lindsay features 3-styles of inspired architecture. All elevations, exterior colours, and materials are architecturally controlled.
 - Elevation A** features a combination of vinyl siding and stone veneer exterior with authentic details on front elevations, as per applicable model design.
 - Elevation B** features a combination of clay brick and vinyl siding and stone veneer exterior with authentic details on front elevations, as per applicable model design.
 - Elevation C** features a combination of clay brick, stone veneer, and aluminum siding exterior with authentic details on front elevations, as per applicable model design.
- 8' Insulated front entry door.**
- Taller main floor windows.**
- Self-sealing premium architectural shingles, with manufacturer's limited lifetime warranty.
- Low-maintenance aluminum soffits, fascia, eavestroughs and downspouts.
- Low-maintenance exteriors including columns, railing and pickets.
- 8' x 7' Overhead metal insulated garage door(s) with glass inserts.**
- Interior garage walls and ceilings to be dry walled and taped.**
- Driveways finished with asphalt¹.
- Two exterior hose bibs; one in garage and one at rear of house, location to be determined by the Vendor.
- Sodded front, side, and rear yards plus boulevard(s). Narrow side yards between houses may be graveled at Vendor's sole discretion.
- Complementary architectural address plaque, as per elevation.
- Front entry grip set finished in satin nickel.

INTERIOR FEATURES

- 9' Main floor ceilings** and 8' second floor ceilings, except in sunken and raised areas.
- Trimmed archways on main floor.
- Main floor ceilings to be stipple finish with 4" smooth borders. Smooth finish in all bathrooms, powder room, laundry room, kitchen.
- Second floor ceilings to be stipple finish with 4" smooth borders.
- Natural oak finish staircase** with oak treads, oak veneer stringers and risers from main to second floor, and from main to basement on bungalow plans, and in finished area.
- Natural oak finish pickets, railing and stringer, from Vendors selection, on stairwells in finished areas, nosing where required.
- Satin nickel-finish lever door handle and hinges.
- Closets to be swing doors throughout.

KITCHEN FEATURES

- Deluxe cabinetry with extended height uppers and solid surface (Quartz or Granite) countertop** complete with stainless steel undermount double bowl sink with water shut-off valve and single lever chrome pullout faucet.
- Kitchen islands to be fixed and include electrical receptacle.
- Extended breakfast bar.**
- Space for dishwasher including plumbing and electrical rough-in for future installation (installation not included).
- Split electrical receptacles at counter level for small appliances.
- Dedicated electrical outlet for refrigerator.
- Exterior vented 2-speed for exhaust hood.

BATHROOM FEATURES

- PRIMARY ENSUITE**
 - Freestanding bathtub with tub-mounted faucets where tub and shower are separate.
 - Separate shower completed with framed glass enclosure and floor to ceiling ceramic tile, chrome rain shower head, and pot light.
 - Deluxe cabinetry and laminate countertop with overmount sink.
- SECONDARY BATHROOM(S)**
 - Alcove acrylic tub with ceramic wall tiles to ceiling and straight chrome bathtub/shower curtain rods and chrome hand-held shower on shower arm bracket.
 - Deluxe cabinetry and laminate countertop with overmount sink.
- Powder Room(s)** to include white pedestal sink.
- Mirrors in all bathrooms and powder rooms at approximately 42" high.
- Sinks to include single lever chrome faucets and pop-up drains.
- Bathroom accessories to include white ceramic towel bar and tissue dispenser in all bathrooms.
- All bathrooms and powder room to be equipped with an exhaust fan, privacy lock on door(s), and water shut-off valves for each sink.

LAUNDRY FEATURES

- Recessed laundry box with hot/cold water shut-off valves** and drain in finished laundry room.
- One laundry sink provided with faucet and water shut-off valves.
- Exterior vented dryer exhaust vent rough-in.
- Cabinets with laminate countertops.

FLOORING FINISHES

- 3 1/4" x 3/4" Natural pre-finished engineered hardwood** on main floor (excluding tiled areas and bedrooms).
- Purchaser's choices of ceramic tile flooring in entry, kitchen, powder room, ensuite, bathrooms and laundry room in finished areas.
- Purchaser's choice of 40-ounce broadloom carpet (one colour per floor) with foam underlayment in bedrooms, upper hall and finished basement rooms.
- Transition strips between different flooring materials.

WINDOWS, DOORS, AND MILLWORK

- 4" Contemporary baseboard, primed and painted white throughout, with doorstop.
- 2 3/4" Contemporary casing, primed and painted white throughout, on all doors, windows and archways.
- Low-E Argon filled vinyl thermopane sliding glass patio doors at rear.
- Smooth-finish 2 panel interior doors, as per plan (not applicable to cold storage or exterior doors).
- Thermopane Low-E Argon filled vinyl casement windows on main and second floors.
- All trim work and doors to be painted white. Purchaser's choice of one colour of quality paint on all finished areas.

LIGHTING AND ELECTRICAL FEATURES

- 200 AMP electrical service supplied with circuit breaker panel.**
- Ground fault interrupter (GFI) and arc fault breakers and receptacles as per Ontario Electrical Code.
- Two weatherproof exterior electrical receptacles, one each at front and rear of home.
- Electrical receptacles in garage as per Ontario Building Code with one electrical outlet in ceiling per door of garage, for future door opener.
- One switch-controlled holiday outlet in soffit.
- Light fixtures are provided throughout finished areas with white Decora style switches and receptacles.
- Hard-wired door chime with doorbell at front entry.
- Architecturally coordinated coach lamps on exterior elevations.

HOME COMFORT/ENERGY SAVING FEATURES

- Forced air, high efficiency gas furnace.
- Rental Heat Recovery Ventilator (HRV).
- Ducting sized for future air conditioning.
- All HVAC ducts are cleaned prior to closing.
- Rental gas water tank.
- Exterior walls (except garage) and second floor ceilings to be fully insulated; ceilings to R60, walls to R22, basement to R20. All insulated areas to be covered by poly vapour barriers, as per Ontario Building Code.
- Basement walls insulated, as per Ontario Building Code.
- Spray foam around all exterior windows/doors, with caulking on exterior.
- Spray foam insulation in garage ceilings and overhangs below habitable space above.
- Water saving aerators in all faucets.
- Water saving toilets and showerheads.
- PosiTemp[®] pressure/temperature balance valves in tub/showers.

CONSTRUCTION FEATURES

- Exterior walls to be 2" x 6" wood stud construction.
- Poured concrete basement walls, wrapped with damp-proofing drainage layer and weeping tiles.
- Sump pumps as required by municipality.
- Pre-cast concrete steps at front, side, and rear entrances, as required by grade.
- Engineered floor joists, with dimensional lumber landings.
- All sub-floors will be glued and screwed with sanded joints.

DISCLOSURE

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- All measurements provided in this schedule are approximate.
- All colour and finishing selections are to be made at Design Studio and from Vendor's standard samples.
- Variations in colour and shade uniformity may occur and the colours, patterns and availability of samples displayed in the Presentation Centre, Model Homes and Design Studio may vary from those displayed and available at time of colour selection. Variations in uniformity and colour from Vendor's samples may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to manufacturing processes.
- Drop ceilings, bulkheads and modified walls may be modified to accommodate mechanical systems, where required.
- The number of steps at front and rear may vary from that shown according to grading conditions and municipal requirements.
- There may be models on specific lots (such as corner lots or lots with upgraded elevations) requiring architectural changes and special treatments.
- Vendor reserves the right to substitute materials of equal or better quality without notice, subject to availability at the time of construction. All selections of finishes from Vendor's samples, sizes, and specifications are subject to change without notice.

Model Home Disclosure

The purchaser acknowledges that the Vendor's model home(s) have been decorated for public display purposes and may contain structural changes, features, upgrade finishes and augmented services, which may not be included in the standard model.

E. & O.E.

¹Driveways will be completed after approximately 2-full seasonal cycles.z

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Freehold Townhomes

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- Extended breakfast bar.**
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- Cabinets with laminate countertops.

FLOORING FINISHES

- 7" laminate on main floor** (excluding tiled areas and bedrooms).
- Purchaser's choices of ceramic tile flooring in entry, kitchen, powder room, ensuite, bathrooms and laundry room in finished areas.
- Purchaser's choice of 40-ounce broadloom carpet (one colour per floor) with foam underlayment in bedrooms, upper hall and finished basement rooms.
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- Smooth-finish 2 panel interior doors, as per plan (not applicable to cold storage or exterior doors).
- Thermopane Low-E Argon filled vinyl casement windows on main and second floors.
- All trim work and doors to be painted white. Purchaser's choice of one colour of quality paint on all finished areas.

LIGHTING AND ELECTRICAL FEATURES

- 100 AMP electrical service supplied with circuit breaker panel.
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