

ELEGANT EXTERIORS

- Superior architecturally designed and controlled homes with premium tumbled Clay Brick and masonry detailing, pre-cast concrete, pre-cast stone, coordinated colored mortar, vinyl siding, maintenance free exterior grade wood in selected locations.*
- Corner lots as designated by Controlling Architect to contain further exterior enhancements.*
- Oversized, steel insulated front entry door(s)**, complete with sidelight, and or transom (as per elevation).
- Oversized 6'-0" or 8'-0" wide low-e, argon filled vinyl thermo pane sliding patio doors with transom or garden doors with transom ***.
- Premium High Quality roof shingles complete with 25 year manufacturer's warranty.
- Pre-finished maintenance free aluminum soffits, fascia, and vinyl siding with oversized eaves troughs and downspouts*.
- Steel insulated entry and exterior doors** with weather-stripping and deadbolt lock (except premium front entry doors).
- Upgraded, colour coordinated, maintenance free low-e, argon filled vinyl casement windows throughout main and 2nd floors.
- Taller windows with grills on main floor on front elevations.*
- Oversized** low-e, argon filled, structural vinyl thermo pane slider basement windows.
- Premium quality steel insulated Carriage style sectional roll-up garage doors with glass inserts* equipped with quality door hardware.**
- Entry-resistant framing on all perimeter doors.
- Poured concrete basement walls with heavy damp proofing and weeping tile.
- Foundation drainage membrane to all exterior walls excluding garage.
- Poured concrete steel re-enforced porch slab with **concrete porch steps**.
- Pre-cast concrete walkway to front entry from driveway and precast concrete slabs at rear sliding patio/ garden door at walkout to rear patio step(s).*
- Paved asphalt driveway** at no additional cost.

DISTINCTIVE INTERIORS

- 9'-0" ceilings on main floor, 8'-0" on second floor** (except at coffered, sloped or cathedral ceilings, and where drops are needed for bulkheads for mechanical systems).
- Oak main stairs**, prefinished oak strip landings and oak stringers with natural finish. ¥*
- Natural oak posts, handrail and pickets. ¥*
- Natural solid oak nosings in Upper Hall under pickets.
- 4 ¼" baseboards** throughout with quarter-round in all tile and hardwood areas.
- 2 ¾" casing with on all swing doors, main floor archways, and windows throughout in all finished areas where applicable.*
- All drywall applied with screws, using a minimum number of nails.
- Brushed nickel **lever interior door hardware** for interior doors (hinges are painted).
- Gas fireplace, complete with standard black trim, tempered glass panel, decorative log set and remote ignition switch with white painted mantle or cabinet.*

GOURMET KITCHEN FEATURES

- Upgraded custom designed kitchen with furniture finish **oak or maple** kitchen cabinets complete with colour coordinated kick plates. ¥
- Extended height uppers** in Kitchen.
- Granite** countertops in Kitchen.
- Double bowl undermount **stainless steel kitchen sink** with single lever faucet.
- Deluxe two-speed **stainless steel** Kitchen exhaust fan with 6" exhaust vented to exterior.

LUXURY BATHROOM FEATURES

- Dens-shield or equivalent board used for all tub and shower enclosures.**
- Deluxe cabinets for vanity in Main Bath, Ensuite, and secondary Ensuite(s) (where applicable) with laminate countertops and colour coordinated kick plates. ¥
- Master Ensuite complete with elegant 5'-0" raised oval bathtub.*
- Master Ensuite shower stall complete with, **solid marble shower seat with drip ledge**.*
- Flush mount shower pot light in Master Ensuite Shower.
- Choice of quality imported 6"x8" or larger ceramic wall tile for Main Bath and secondary Ensuite(s) tub enclosures and shower stall walls from. ¥*
- Choice of quality imported 12"x12", 13"x13" ceramic floor tile for Ensuite tub walls and shower walls and ceiling in Master Ensuite. ¥
- Ceramic accessories to include towel bar, toilet tissue dispenser and soap holder.
- Deep acrylic bathtub in Main Bath and secondary Ensuities.*

PAINTING

- One coat primer, one flat finish coat on all walls except Kitchen, Bathrooms, Powder Room and Main/2nd Floor Laundry Rooms, which are finished in semi-gloss. ¥
- Sprayed stipple ceilings with 4" smooth borders in all rooms except for Kitchen, Breakfast, Bathrooms, Powder Room, and Main/2nd Floor Laundry Room, which have smooth ceilings, (walk in closets have sprayed stipple ceilings only – no border).

SUPERB MAIN FLOOR OR 2ND FLOOR LAUNDRY ROOM FEATURES

- Choice of quality imported 12"x12", 13"x13" ceramic floor tile. ¥
- Recessed** dryer vent box vented to exterior.
- Handy **recessed plumbing box** for supply and waste water.

FLOORS AND FLOOR COVERINGS

- Choice of quality imported 12"x12", 13"x13" ceramic floor tile ¥ with metal edging where tile transitions to other flooring throughout tiled areas.*
- 40oz. Carpet on ½" underpad where not shown as tile.*
- Engineered Floor System for superior floor strength.
- ¾" tongue and groove sub-floors throughout – **sanded, screwed and glued**.

LIGHTING AND ELECTRICAL FEATURES

- 100AMP electrical service.
- Switched ceiling light fixtures in all rooms (except Living Room and Dining Room).
- Switched wall outlet in Living Room, capped ceiling fixture in Dining Room.
- Exterior electrical outlets provided in garage, front porch and rear.*
- Hard-wired, interconnected smoke detector(s) as per Ontario Building Code.
- Hard-wired carbon monoxide detector(s) as per Ontario Building Code.
- Upgraded white Decora style plugs and switches throughout.
- Rough-in central vacuum outlets throughout complete with termination in garage.
- Electrical outlet provided in ceiling for future garage door opener(s).
- "Holiday Switch" for seasonal lighting**, consisting of electrical outlet in porch soffit and 2nd floor soffit (where applicable) with switch located in Foyer closet.
- Decorative black exterior coach light fixtures at front of home. Light fixtures at side and rear of home.

MEDIA/COMMUNICATIONS

- Rough-in for Cable TV.
- Upgraded rough-in for telephone/data in Kitchen, Great Room/Family Room and choice of Bedrooms (2 outlets standard).
- One MULTIMEDIA OUTLET rough in for future high-speed Internet connection, satellite, phone/fax/data, TV, etc.

SECURITY

- Complete security system and monitoring upon acceptance of terms and conditions of Schedule "S".

ENERGY CONSERVATION FEATURES

- All ducting sized for future air-conditioning.
- Drain Water Recovery pipe installed on Master Ensuite drain pipe.
- Energy conserving ECM motored high efficiency furnace.
- By entering into this Agreement of Purchase and Sale, the Buyer acknowledges and agrees that (i) the domestic hot water supply to be installed in the home will be a rental unit, rented by the Buyer from Enercare Home and Commercial Services Limited Partnership ("Enercare") pursuant to a rental contract with Enercare, and (ii) by entering into this Agreement of Purchase and Sale, the Buyer does hereby enter into a rental agreement with Enercare on the terms and conditions described in the information contained in a Schedule to this Agreement of Purchase and Sale.**
- Programmable thermostat** centrally located on main floor.
- Standard Air Exchanger** for superior indoor air quality and reduced energy consumption.
- R22 insulation for exterior walls, full height R20 Blanket Wrap in Basement.**
- All Main and 2nd Floor windows to be low-e, argon filled for superior thermal resistance.
- Draft resistant exterior electrical wall outlets and switches.
- Superior foam insulation for garage ceilings under livable space.
- TYVEK/TYPAR (or equivalent) wrapped exterior for improved air/vapor barrier.**
- Energy efficient light bulbs provided throughout.

OPTIONAL FINISHED BASEMENT

- Optional finished basement area * complete with carpeted stairs, insulation and drywall (stippled ceiling with border) 40oz carpet with ½" underpad on floor, trim, 6'-8" 6 panel series doors, HVAC, electrical complete with outlets and ceiling lights. Bulkheads in ceiling as required.
- Optional finished basement bath * (specs as per luxury bathroom features).

POST CLOSING AMENITY SERVICES

- Sorbara Group of Companies' 24 hour Emergency Service contact number in case of service emergencies.

NEW HOME WARRANTY

Sorbara Group of Companies warranty, backed by Tarion's Excellent Service rating includes:

- Complete customer service program for one full year.
 - Two year warranty protection against defects in workmanship and materials.
 - Seven year warranty protection against major structural defects.
- Warranties are limited to the requirements established by Tarion.

Specifications and terms subject to change. E + OE – August 11, 2017.

Purchaser shall have the right to select floor coverings, tile, cabinets and countertops, bathroom fixture and purchase upgrades from the vendors samples subject to their timely availability from the Vendors normal supplier and provided that the same have not already been ordered for this house. Variations from vendors sample may occur in bricks, finishing material, kitchen and vanity cabinets, floor and wall finishes due normal production process. Purchaser is notified that the laundry room and/or foyer may be lowered to accommodate side yard drainage, in extraordinary cases, door(s) from laundry to garage will be eliminated at Vendors discretion. Steps where applicable, may vary at any exterior or interior entrance way due to grading variance. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and improve the elevations of the house exposed to the street. The purchaser accepts these changes as necessary. When purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The house erected or to be erected on the above lot shall contain the features listed above. The floor plan shall be that plan illustrated in the Vendor's latest sales brochure for the model type purchase. The purchaser acknowledges that the Vendor's model homes have been decorated for public display purposes and may contain certain features and upgrade finishes and augmented services, which may not be included in the basic model type. Most additional features on display in the model home are available as extras. The Purchaser is notified due that siting and grading conditions, roof lines may not be exactly as shown, some end units will share a common wall with adjoining unit. Due to grading conditions risers may be necessary at the front and rear entries. Rooflines may vary due to structural roof framing conditions.

* - as per plans / ¥ - from Vendor's standard samples.