

# FEATURES & FINISHES

THE FOLLOWING SCHEDULE DETAILS THE FEATURES AND FINISHES PER THE STANDARD LAYOUT FOR THE **2 & 3 STOREY TOWNHOMES AT GLENWAY TOWNS, NEWMARKET:**

## EXTERIOR FEATURES

- Wood frame construction with architecturally controlled exterior elevations featuring upgraded clay brick masonry detailing, precast stone accents, precast stone sills and pre-finished architectural cladding, metal siding, stucco and decorative accents, as per elevation selected.
- House siting and exterior colours will be architecturally pre-selected and coordinated to ensure a harmonious streetscape in conformance with applicable zoning and architectural control guidelines.
- Low maintenance pre-finished aluminum soffits, fascia, eavestroughs and downspouts.
- Self-sealing fiberglass roof shingles in architecturally pre-selected colours with manufacturer's LIMITED LIFETIME WARRANTY.
- 8' single or double steel-clad insulated front entry door with double-glazed transom and/or glass insert/side light, as per plan/elevation.
- Front entry doors with brushed metal grip set and dead bolt lock. Exterior light at front entry, location per Vendor.
- House address number integrated into masonry façade (one side only, per Vendor).
- Pre-finished and insulated panelled sectional garage doors with vision inserts, as per elevation.
- Low maintenance Low-E, argon filled vinyl casement windows to better than code for increased efficiency at front, rear and side elevations.
- Sliding patio doors (size per model selected) with thermopane, tempered insulglass with screen or swing door, as per plan.
- Fully graded and sodded lot with precast concrete front walkway. Precast step(s) at exterior door(s), as required by grade.
- Fully paved driveway on private portion of driveway, as per plan, adjusted on Closing.
- Two exterior hose bibs, one in the rear of the home and one in the garage.
- Insulated metal entry access door from the garage to house, grade permitting.
- For walk-out basement conditions as per lot grading, the following features are included in the walk-out premium: additional masonry brick façade as required, additional insulation, basement sliding door or swing door as required by Architectural Control, larger rear basement vinyl window(s), pressure treated wood balcony, one additional exterior light and exterior electrical outlet, location per Vendor.
- For look-out basement conditions as per lot grading (8 to 12 risers), the following features are included in the look-out premium: additional masonry façade as required, additional insulation, larger rear basement vinyl window(s), pressure treated wood deck, complete with stairs to grade, as required.
- For deck lot conditions as per lot grading (4 to 7 risers), the following features are included in the deck lot premium: pressure treated wood deck, complete with stairs to grade, as required.

## INTERIOR FINISHES

- 9' ceiling heights on the ground and main floors and 8' ceilings on the upper floor including coffered ceiling in

the primary bedroom. Ceiling heights exclude dropped ceiling areas in the laundry room and all bathrooms and anywhere bulkheads are required for mechanical and structural requirements.

- 12" x 12" or 13" x 13" ceramic or porcelain tile in foyer and ground floor hall, as per plan, from Vendor's standard line.
- Natural finish oak veneer stair with solid wood treads from the ground to upper floor (as applicable) to have one coat of sealer. Integral stair landings include natural finish solid oak strip flooring, finished on site. Choice from 3 standard stain colours.
- Natural finish solid oak handrail and straight metal pickets on staircase from the ground to upper floor (as applicable).
- 6'8" 2-panel smooth finish interior doors throughout except where sliders are shown.
- 2 3/4" casing on all windows and doors and 4" baseboards in finished areas.
- Brushed metal lever handles on interior swing doors throughout.
- 7" natural finish laminate flooring in the ground floor recreation room, Optional Bedroom 4, and all non-tiled areas on the main floor, from Vendor's standard samples.
- Quality carpeting with 1/2" underpad from Vendor's standard line on all non-tiled areas on the upper floor, as per plan.
- Spray texture ceiling in finished areas on the ground floor, main floor and upper floor with 4" smooth border, excluding closets, vaulted and coffered ceilings. Smooth ceilings in the kitchen, all bathrooms and laundry rooms.
- Optional 36" linear electric fireplace, location as per plan.
- Shelving installed in all closets.
- 8' trimmed archways on the main floor where ceiling/bulkheads permit.
- Interior walls in finished areas decorated in Low VOC flat latex with one primer coat and one finish coat except for kitchen, bathrooms, main or second floor laundry rooms and interior wood trim/doors, which are finished in semi-gloss. Hinges not painted.

## KITCHEN FEATURES

- Kitchen door and drawer fronts per Vendor's standard line.
- Appliance openings include (approx.) 36" x 74" high opening for future refrigerator, 30" opening for future freestanding range and 24" opening for future dishwasher.
- Extended height upper kitchen cabinetry, as per plan.
- Extended depth fridge upper cabinet and one side gable, as per plan.
- Under cabinet slimline, hood fan in stainless finish with black accents, over stove location, vented to exterior, as per Vendor.
- Flush Breakfast bar or kitchen island, as per plan.
- Manufactured stone countertop with square edge from Vendor's standard line.
- 12" x 12" or 13" x 13" ceramic or porcelain tile floor per Vendor's standard line.
- Double bowl or bowl and a half undermount stainless

steel sink with washerless single lever faucet and integrated pull out sprayer in chrome (sink size and configuration per Vendor).

- Kitchen cabinetry opening to accommodate future dishwasher installation complete with rough-in plumbing and electrical.

## BATHROOM/POWDER ROOM FEATURES

- 12" x 12" or 13" x 13" ceramic or porcelain tile floor in bathrooms/powder room per Vendor's standard line.
- Two (2) piece powder room on main floor with pedestal sink and 24" x 36" bevelled mirror, as per plan.
- Three (3) piece bathrooms include 5' acrylic tub with full height ceramic wall tile or shower enclosure with 2" x 2" floor tile (white, grey or beige) full height ceramic wall tiles on walls and ceiling from Vendor's samples, as per plan.
- Four (4) piece bathrooms, when tub and shower are separate, include a freestanding acrylic oval soaker tub, as per plan.
- Separate shower enclosures include 2" x 2" floor tile (white, grey or beige) full height ceramic wall tiles on walls and ceiling Vendor's samples, water resistant pot light and framed glass shower door and/or panel (as applicable), as per plan.
- Three (3) and four (4) piece bathroom(s) include vanity with recessed kick plate from Vendor's standard line and 24" x 36" mirror over sink.
- Three (3) and four (4) piece bathroom(s) include Formica countertop with drop-in ceramic sink.
- Certified water saving toilets throughout.
- Classic white plumbing fixtures in bathroom(s) and powder room.
- Lighting over vanity in bathroom(s) and main floor powder room.
- Washerless single lever faucets in vanities, shower stall and bathtubs, except over tubs where a Roman spout is provided (Posi Temp valve in all showers).
- Privacy lock on all bathroom and powder room doors.
- Shut-off valves on high volume fixtures.
- All bathrooms vented to the exterior with exhaust fans.

## LAUNDRY

- Polymer laundry tub, located as per plan.
- Faucets and separate drain for automatic washer.
- 12" x 12" or 13" x 13" ceramic or porcelain floor tile per Vendor's standard line.
- All main and upper floor laundry closets/rooms in 3 storey Towns to include a floor drain.
- Wiring and vent for dryer.

## ELECTRICAL

- Energy efficient LED lighting provided throughout.
- Switched wall outlet in lieu of overhead lighting provided in living room and family room/great room.
- One (1) electrical outlet provided at 60" FFF, located over the optional electric fireplace.
- Capped ceiling outlet provided in the dining room, as per plan.
- Decor electrical switches, receptacles, and plates.
- Split electrical outlets installed at counter level in

kitchen.

- Heavy-duty wiring and outlet for stove and dedicated electrical outlet for the refrigerator.
- Electrical outlets near vanity in all bathrooms and powder rooms protected by ground fault interrupter (GFI).
- Combined smoke/carbon monoxide detectors and strobe lights located as per building code.
- Integrated USB plug in kitchen.
- Telephone and cable services to be terminated in a meter box located on the exterior, adjacent to the hydro meter, as per Vendor. Purchaser to arrange for future wireless communication services directly with the service providers, after Closing.
- 100-amp electrical service with circuit breaker panel and copper wiring.
- Two (2) exterior electrical outlets, location per Vendor, both with ground fault interrupter (GFI).
- Separate electrical outlet on garage ceiling for installation of future garage door opener after Closing.
- Front door chime.
- Rough-in for future installation of a central vacuum system with adjacent electrical, all runs dropped into garage, as per Vendor.
- Empty conduit from garage to the electrical panel for installation of a future EV car charger in garage, location per Vendor.

## HEATING

- High efficiency ENERGY STAR® forced air heating system. Note: heating equipment location may vary from plan.
- High efficiency power-vented gas-fired or tank-less hot water heater on a rental basis, as per Vendor.
- Heating equipment ductwork pre-sized for installation of central air conditioning.
- Heat Recovery Ventilator (HRV) for fresh air circulation.
- Programmable thermostat.

## CONSTRUCTION FEATURES

- Energy conservation specifications for insulation, windows & doors, heating & ventilation that meets or exceeds the energy requirements of the Ontario Building Code.
- Poured concrete front porch and garage floor with reinforced grade beams.
- Advanced floor joist system utilizing engineered floor joist technology.
- Tongue and groove sub-floors glued, nailed, and screwed down to floor joist.
- 3/8" plywood or OSB roof sheathing.
- Covered front porch, as per plan.
- Exterior walls of habitable areas framed with 2" x 6" stud construction with walls insulated to R-22, basement insulated to R-20 and attic insulated to R-60.
- Spray foam insulation in garage ceiling below habitable areas as well as all cantilevered areas.
- Air/vapour barrier applied to exterior walls. Air seal package to all exterior doors and windows.
- All garage walls to be fully drywalled and primed.

**THE PURCHASER SPECIFICALLY ACKNOWLEDGES AND AGREES THAT THE VENDOR WILL NOT PERMIT ANY CHANGES TO THE FLOOR PLAN OR ELEVATIONS.**

## N.B.

Subject to the terms of the Agreement of Purchase and Sale attached hereto, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than, the products and materials so listed or so provided.

1. The Purchaser hereby acknowledges and agrees that due to grading and drainage conditions, the Vendor at its sole discretion may make the following modifications without adjustment to the purchase price and without further notice to the Purchaser:
  - a. Although the house plan may indicate the inclusion of a door, which would be an insulated steel door, between the garage and the home, the door may be eliminated.
  - b. Although the house plan may indicate the inclusion of a side door, the door may be eliminated.
  - c. One or more steps may be installed with or without a railing in the garage due to the difference in level of the garage and the balance of the house, although such step or steps and/or railing may interfere with or limit the use of the interior of the garage.
  - d. The laundry/utility room may be lowered to accommodate the door to the laundry/utility room from the garage and/or the exterior side door.
  - e. The installation of a deck may or may not be required depending upon the grading requirements for that lot.
2. Purchaser acknowledges that exterior railings are to be installed on front porch, as per applicable model, or when the top of the porch height exceeds 23 5/8" above finished grade, as determined by the Vendor or as required by the Control Architect, Municipality, or governing authority.
3. The Purchaser acknowledges that the unfinished basement may have reduced headroom areas due to mechanical duct and/or supporting structures.
4. The Purchaser acknowledges that the entry steps to the house may vary or be eliminated due to grading conditions.
5. The Purchaser acknowledges that finishing materials contained in any model home or sales office display including but not limited to: carpet, furniture, electrical fixtures, drapes, ceramic flooring, upgraded kitchen cabinets, stained staircases, railing, wallpaper, paint, landscaping and fencing may be for display purposes only and may not be of the same grade or type, or may not be included in the dwelling unit purchased herein.
6. The Purchaser acknowledges that all features are as per applicable plan and are not standard on all plan types.
7. Marble, granite, and wood are subject to natural variations in colour and grain. Ceramic and porcelain tile, carpet and laminated flooring are subject to pattern, shade and colour variations.
8. If the Lot is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the date designated by the Vendor (of which the Purchaser shall be given seven (7) days prior notice) to properly complete the Vendor's colour and material selection forms. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise all the Purchaser's rights to colour and material selections hereunder and such selection shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours, or materials selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such material and items are of equal quality to or better than the materials and items set out herein.
9. 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.
10. References to model types/model numbers refer to current manufacturer's models. If these types or models change, the Vendor shall provide an equivalent model.
11. All dimensions, if any, are approximate. All specifications, dimensions and materials are subject to changes without notice.
12. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchase order, the Purchaser may have requested the Vendor to construct an additional feature within the Lot which is in the nature of an optional extra, if, as a result of building, construction or site conditions within the Lot, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct 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.
13. The Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality to, or better than the products and materials so listed or so provided.
14. Floors and specific finishes will depend on Vendor's samples for specific areas selected.
15. All features and finishes are as per model plan and elevation selected.

All specifications and materials are subject to changes without notice.  
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