



The following is included in the purchase price for the condominium **LIVE/WORK UNITS** at Glenway Urban Towns:



CONTEMPORARY INTERIOR FINISHING – RESIDENTIAL COMPONENT

- **Approximate ceiling heights include 10’ on the ground floor, 9’ on the main floor and 8’ on the upper floor as per the as-built condition.** Ceiling heights exclude dropped ceiling areas in the laundry room and all bathrooms and anywhere bulkheads are required for mechanical and structural requirements
- Smooth 2 panel doors with chrome lever handle in finished areas, excluding sliding closet doors in front foyer & secondary bedroom and a reduced height flat panel door at the ground floor storage room
- Smooth ceilings in the kitchen, bathroom, laundry; white textured ceilings in main living areas, halls (as per Vendor) and bedrooms
- Dropped ceilings above bathrooms and as required to accommodate ducting, as per plan
- Flat stock square edge baseboard, door and window casing
- 12” x 24” Ceramic floor tile in the ground floor hall
- Wire closet shelving
- **2¼” x ¾” Solid red oak flooring throughout non-tiled areas on main floor (finished areas), in a choice of 3 stain colours from Vendor’s standard samples, as per plan**
- **2¼” x ¾” solid red oak flooring in the upper floor hall, in a choice of 3 stain colours from Vendor’s standard samples, as per plan**
- Carpet throughout non-tiled areas on the upper floor, as per plan
- **Stained finish red oak veneer stairs with solid wood treads** from the ground to upper floor (as applicable) to have one coat of stain (in a standard colour). Integral stair landings include solid oak strip flooring in stain finish
- **Stain finish solid red oak handrail and/or straight metal pickets on staircase** from the ground to upper floor to have one coat of stain (in a standard colour)
- **36” Electric fireplace in drywall surround with 7” flat stock trim,** location as per as-built condition
- All drywall primed and painted in a white flat low voc latex paint
- All bathrooms, interior doors and trim primed and painted in a white low VOC semi-gloss paint

FEATURES & FINISHES

KITCHENS

- **2 cm Square edge granite or manufactured stone countertop** per Vendor’s standard selections
- Double or bowl & ½ **under mount stainless steel sink** with integral pull out spray faucet (chrome colour)
- Kitchen cabinetry per Vendor’s standard selections
- Hardware for base and upper cabinetry per Vendor’s standard selections
- **Deeper cabinet with single side gable over the fridge,** as per plan
- **Full height pantry,** as per plan
- One bank of drawers, location per Vendor
- Island and/or flush breakfast bar, as per plan
- **12” x 24” floor tile** per Vendor’s standard selections
- Split electrical outlets installed at counter level for countertop appliances
- USB/USC integrated into one kitchen electrical outlet
- Rough-in electrical wiring and plumbing as required to openings for future appliances
- Approximate appliance openings include 37” for the refrigerator, 30” for the stove, and 24” opening for the dishwasher. Cabinet height is sized for a full size OTR
- Full size over the range microwave exhaust vented to the exterior

BATHROOMS

- **2 cm Granite or manufactured stone countertop** with splash to include white porcelain drop-in sink per Vendor’s standard selections
- **12” x 24” Ceramic tile on floors** per Vendor’s standard selections
- **4” x 16” horizontal ceramic tile on walls in tub enclosure**
- White acrylic soaker tub
- Low flow two-piece toilets
- **Comfort height vanity cabinetry in the powder room main and ensuite bath** per Vendor’s standard selections
- 24” x 36” mirror over vanity
- Single lever faucets (chrome colour) for vanities per Vendor’s standard samples
- Positemp valve in all tub/showers (chrome colour) per Vendor’s standard samples
- Privacy locks on bathroom doors
- Bathrooms vented to the exterior with exhaust fan

LAUNDRY

- Faucets and separate drain for automatic washer
- Heavy-duty wiring and vent for dryer
- ENERGY STAR white front-loading washer complete with side-by-side laundry appliances, as per plan
- **12” x 24” Ceramic tile flooring per Vendor**
- Optional built-in linen cabinet and/or optional counter above appliances available at Design Haus
- mechanical & electrical systems – residential component
- High efficiency (high velocity or equivalent) forced air heating system and tankless hot water heater (rental basis)
- Heat recovery ventilator
- 12” x 12” White ceramic floor tile in unfinished utility room as per as built condition
- **Self-contained air conditioning,** location per Vendor, subject to change without notice
- Fully programmable thermostat

- **Individual hydro, water & gas metering**
- Designer-style electrical switches, receptacles and plates provided throughout
- LED light fixtures provided in kitchen, bedrooms, bathrooms, and walk-in closets
- Switched controlled split wall outlet in living room, as per plan
- Capped ceiling outlet in dining area, as per plan
- Smoke, heat and carbon monoxide detectors, locations per Vendor
- Electric door chime in residential portion of unit only
- **Shut-off valve for all high-volume water fixtures**
- Exterior hose bib located in garage, location per Vendor
- Electrical outlet for future garage door opener in garage
- 100-amp Electrical service with circuit breaker panel and copper wiring in the residential component of the live/work units
- Exterior electrical outlet located in the front entrance

MULTI-MEDIA TECHNOLOGY

- Rough-in wiring for telephone and cable terminated at the communication box in the residential component with wireless distribution by the service provider contracted by the Purchaser after closing
- Electrical outlet in living room located above the electric fireplace, approximately 60” above the finished floor

GROUND FLOOR COMMERCIAL SPACE – LIVE/WORK/COMMERCIAL SPACE ONLY

- High efficiency (high velocity or equivalent) forced air heating system integrated with the residential component and separately controlled
- Electric hot water tank (not on rental basis)
- **Self-contained air conditioning,** location per Vendor
- 100-amp Electrical service with circuit breaker panel and copper wiring in the commercial component of the live/work unit
- Concrete floor as per as-built condition
- Interior walls and ceiling drywall, taped, sanded and prime painted per as built condition
- Four keyless lights in the ceiling as per as-built condition
- Rough-in wiring for telephone and cable terminated at the communication box in the commercial component with wireless distribution by the service provider contracted by the Purchaser after closing
- Finished accessible 2-piece bathroom to include wall hung sink/single lever faucet, toilet, 12” x 24” tiles, grab bars and rough-in electrical for future electronic door opener, as per as-built condition
- Exterior light at front entry, location per Vendor
- Steel-clad front entry door with glass panel with rough-in electrical for future automatic door opener, per as-built condition
- Rough in conduit for future electrical on front façade for retail signage, per Town of Newmarket signage by-law and restrictive covenants
- Vendor to provide confirmation of occupancy for shell/base building only
- Individual hydro and water metering
- Exterior hose bib in front of commercial component
- Exterior electrical outlet in front of commercial component

N.B.

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. Flooring and specific finishes will depend on the Vendor’s selections as selected
2. Granite, marble, and wood (if applicable) are subject to natural variations in colour, veining and grain.
3. Ceramic tiles and broadloom are subject to pattern, shade and colour and lot variations.
4. If the Unit 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 Package Selections, then the Purchaser shall have until the Vendor’s date designated by the Vendor (of which the Purchaser shall be given at least seven (7) days prior to notice) to properly complete the Vendor’s colour and material selection form. 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 selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours, or materials so 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 materials and items are of equal quality to or better than the materials and items set out herein.
5. 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.
6. References to model types or model numbers refer to current manufacturer’s models. If these types or models shall change, the Vendor shall provide an equivalent model.
7. All dimensions, if any, are approximate.
8. All specifications and materials are subject to change without notice.
9. 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 Unit which is in the nature of an optional extra (such as, by way of example only, a dining extension); if, as a result of building, construction or site conditions within the Unit or the Building, 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.

