

Semis Features & Finishes

GENERAL

1. All interior finishing materials are to be chosen with the assistance of Great Gulf Interior Design Consultants.
2. All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from Vendor's samples and are as per Vendor's specifications. Purchaser shall only be entitled to make such selections provided that the items are not already ordered or installed.
3. All exterior finishes and colours are selected by the Vendor and are subject to architectural control.
4. All Homes are covered with Tarion Warranty Corporation's warranty; fee to be paid for by Purchaser on closing.

EXTERIORS

5. Semi-Detached model types will be principally brick construction on the first and second floor, as per applicable model/elevation.
6. Some sections of the house may be constructed of architectural stone, stucco, aluminium, vinyl siding or wood as per architectural detailing.
7. All soffits, fascias, eaves and down pipes are prefinished aluminium or vinyl at the option of the Vendor.
8. Exterior house address number.
9. Self-sealing limited lifetime warranty laminate shingles.
10. Weather-stripping on all exterior doors and precast stone thresholds.
11. Fibreglass insulated front entry door and "steel-clad" side entry door (as per applicable model/elevation). Glass insert in front entry door, as per applicable model/elevation.
12. All sliding patio doors to be double-glazed, PVC, with low E glass (as per applicable model/elevation).
13. All windows are to be double-glazed, PVC, with low-E glass. All operating windows are to be screened. All operable windows on the first and second floors will be casement throughout with decorative bars on the front elevation, as per applicable model/elevation.
14. All basement windows to be sliders, double-glazed, PVC, with low-E glass. Window wells may be required as per grading conditions. One (1) window in basement to be sized to allow for emergency means of egress.
15. Garage overhead door(s) with glass inserts as per applicable model/elevation.
16. All garage walls to be completed to drywall and primed.
17. Front, rear and side yards if applicable to be fully sodded. Some side yards to be stone, as per grading conditions.
18. Concrete front entry steps, as per grading conditions.
19. Precast concrete slab walkway to front entry.
20. Exterior cold-water tap installed in attached garage and at rear of house, as per applicable model/elevation.
21. Basement to be poured concrete with a drainage layer system and a footing barrier membrane.
22. Vendor will provide a two-coat asphalt driveway at a cost more particularly set out in Schedule B to the Agreement of Purchase and Sale. Driveway surface to be paved with base coat asphalt within eighteen (18) months of closing and the topcoat to be completed within the next calendar year. Vendor not responsible for minor settlement.
23. All exterior walls, interior partitions and flooring are built using H+ME Technology.
24. Acoustically treated stud party walls between units, as per applicable code requirements.

INTERIORS

25. Approximately 9 ft. ceiling heights on the main floor and 8 ft. ceilings on the second floor, except where precluded by bulkheads.
26. Finished oak stairs and railings, metal pickets on main floor staircase to second floor with a choice of stain from vendor's standard selection.
27. Two panel square style interior doors.
28. 2 ¾" casings on all windows and doors.
29. 4 ⅛" baseboards (with shoe mould in tiled and hardwood areas).
30. All closets to have wire shelving.
31. Satin nickel coloured finish hardware on all interior and exterior doors. Dead bolt on side door entry where applicable. Grip set with dead bolt on main entry door, and single lever handles on interior doors.
32. One (1) washable paint colour throughout the house.
33. Sprayed stippled ceiling with smooth border in all rooms except the kitchen, bathrooms and laundry room, which are smooth finish.

FLOORING

34. High performance engineered flooring system "I" – joists.
35. O.S.B. tongue and groove sub floor glued, nailed, and sanded.
36. 3" Prefinished engineered oak strip hardwood flooring with choice of colour from vendors standard selection on the main floor and upper hallway, except where shown as tile, as per applicable model/elevation.
37. Floor tile approx. 12" x 24" in foyer, laundry area, and all bathrooms, or as shown on applicable model/elevation.
38. 40 oz. broadloom in all areas of second floor, except as shown in tile and hardwood in upper hall, as per plan. Includes one (1) colour choice of carpet.

KITCHEN

39. Choice of finished kitchen cabinets with double stainless steel undermount sink and dishwasher opening.
40. Single lever chrome faucet with a pull-down sprayer.
41. ¾" quartz counter tops for kitchen with a square edge (No backsplash).
42. Stainless Steel ducted range hood fan over stove.
43. Rough-in plumbing and electrical outlet for dishwasher.
44. Wiring and receptacle for stove.
45. Electrical outlets are located for fridge and at counter level for small appliances.

BATH/PLUMBING

46. Choice of vanity cabinets and laminate counter tops in all bathrooms from Vendor's samples.
47. All bathroom(s) to have a wall-mounted mirror and vanity cabinet as per applicable model/elevation.
48. Ensuite to have a wall mounted mirror and vanity cabinet with one top drawer as per applicable model.
49. Bathroom fixtures are white.
50. Master ensuite bathroom to include drop-in acrylic soaker tub with tiled deck, skirt and surrounding wall at approximately 18" in height, as per applicable model.
51. Master ensuite bathroom to contain a separate framed glass shower

enclosure, preformed shower base, walls to be tiled to ceiling, per applicable model/elevation, including waterproof pot light.

52. All bathtub enclosure walls in all bathrooms to be ceramic tile.
53. All bathtubs to be acrylic, as per applicable model/elevation.
54. All toilets are elongated, regular height.
55. Exhaust fan in all bathrooms, as per code requirements.
56. Privacy locks on all bathroom doors.
57. Single lever chrome faucets on all sinks, except laundry tub.
58. Temperature control valves in all showers.
59. Chrome towel bar and toilet paper dispenser in all bathrooms.
60. Main floor powder room to contain vanity cabinet with laminate countertop, sink, toilet and wall-mounted mirror.
61. Shut off valves for all sinks and toilets.
62. All water lines to be polyethylene tubing throughout.
63. Rough-in three-piece plumbing in basement for future bathroom (drains only, no water lines).

LAUNDRY

64. Second floor laundry room equipped with floor drain as per applicable model/elevation.
65. Laundry room to have a laundry tub or base cabinet with built-in single compartment laundry tub, two-handle faucet and laminate counter-top, as per applicable model/elevation.
66. Plumbing for automatic washer.
67. Dryer vent and electrical outlet.

ELECTRICAL

68. 200 amp. electrical service.
69. Copper electrical wiring throughout.
70. Electric light fixtures with LED bulbs provided in all rooms except living room, as per applicable model/elevation.
71. Exterior cast aluminium lights at all exterior doors, as per applicable model/elevation.
72. Two exterior waterproof ground fault circuit interrupter (GFI) electrical outlets: one (1) at the rear of the house and one (1) in the porch area.
73. White Decora switches and outlets throughout.
74. Electrical outlet for future garage door opener(s). One outlet for each garage door.
75. Smoke detectors with strobe light hard wired to the electrical system, as per applicable code requirements.
76. Combination smoke detector / carbon monoxide detector hard wired to the electrical system, as per applicable code requirements.
77. Door chimes to be installed.
78. Rough-in vacuum system, located in the basement for future connection as per applicable model/elevation.
79. Rough-in security as per Vendor's specifications (wires to all operable windows and doors on main floor only).
80. Rough-in RG6 cable in family room, master bedroom, loft and study/den, as per applicable model/elevation.
81. Rough-in CAT5 telephone as per Vendor's specifications (one in kitchen, family room, all bedrooms, and study).
82. A single ground fault interrupter (GFI) electrical outlet in all bathrooms.

83. Rough-in conduit for future installation of an electrical vehicle charger located in the garage.

84. Rough-in conduit for future solar energy.

HEATING, AIR CONDITIONING & INSULATION

85. Direct vent gas-fired high-efficiency forced air furnace with ECM (Electronically Commutated Motor) installed. Hot water heater on a rental basis. Note: Mechanical equipment location may vary from plan.
86. Heat Recovery Ventilator (HRV) as per the Ontario Building Code requirements.
87. Heating ducts are sized for future air conditioning.
88. All insulation to be as per the Ontario Building Code requirements.
89. Basement insulation to be installed to within approximately 8" above the basement slab in the basement area. Note: Basement walls are not strapped.
90. Spray foam insulation to garage ceiling below any habitable space above and other areas as required.

GENERAL PROVISIONS

91. The Purchaser acknowledges that finishing materials contained in any model home or sales office display including but not limited to, broadloom, furniture, electrical fixtures, drapes, ceramic flooring, upgrades 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.
92. All dimensions, if any, are approximate, and are subject to change without notice.
93. All specifications and materials are subject to change without notice.
94. Floor and specific features will depend on the Vendor's package as selected.
95. Actual useable floor space may vary from stated floor area(s).
96. Errors and Omissions Excepted.

All items shown are as per the applicable model. All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from the Vendor's samples and are as per Vendor's specifications. All materials are subject to change without notice. All plans and specifications are approximate E. & O. E. SEPTEMBER 2019.

Singles Features & Finishes

EXTERIORS

1. The detached model types will be principally brick construction on the first and second floors, as per plan.
2. Some sections of the house may be constructed of architectural stone, aluminium or vinyl siding, wood or stucco, as per architectural detailing.
3. Soldier coursing, brick arches, keystones and other masonry detailing as per elevation.
4. All soffits, fascias, eaves and down pipes are prefinished aluminium or vinyl at the option of the Vendor.
5. Decorative house address numbers.
6. Quality self-sealing limited lifetime warranty shingles.
7. Weather-stripping on all exterior doors and precast stone threshold.
8. Fibreglass dent resistant insulated front entry door and "steel-clad" side entry door (as per applicable plan). Glass insert in front entry door, as per plan.
9. All sliding patio doors to be double-glazed, PVC, with low E glass (as per applicable plan).
10. All windows are to be double-glazed, PVC, with low-E glass. All operating windows are to be screened. All operable windows on the first and second floors will be casement throughout with decorative bars on the front elevation, as per elevation.
11. All basement windows to be sliders, double-glazed, PVC, with low-E glass. Corrugated galvanized steel window wells may be required as per grading conditions. One (1) window in basement to be sized to allow for emergency means of egress.
12. Garage overhead door(s) with glass inserts as per applicable plan.
13. All garage walls to be completed to drywall and primed.
14. Front, rear and side yards if applicable to be fully sodded. Some side yards to be stone, as per plan.
15. Concrete front entry steps, as per grading conditions and elevation.
16. Precast concrete slab walkway to front entry.
17. Exterior cold-water tap installed in attached garage and at rear of house, as per applicable plan.
18. Basement to be poured concrete with a drainage layer system and a footing barrier membrane.
19. Vendor will provide a two-coat asphalt driveway at a cost more particularly set out in Schedule B to the Agreement of Purchase and Sale. Driveway surface to be paved with base coat asphalt within eighteen (18) months of closing and the topcoat to be completed within the next calendar year. Vendor not responsible for minor settlement.
20. All exterior walls, interior partitions and the high-performance flooring are built using H+ME Technology precision engineered manufacturing technology.

INTERIORS

21. 36' and 40' model types to have approximately 9 ft. ceiling heights on the main floor and 8 ft. ceilings on second floor, except where precluded by bulkheads.
22. Finished oak stairs and railings, metal pickets on main floor staircase to second floor with a choice of stain from vendor's standard selection.
23. Two panel square style interior doors.
24. 2 3/4" casings on all windows and doors.
25. 4 1/8" baseboards (with shoe mould in tiled and hardwood areas).
26. All closets to have wire shelving.
27. Gas fireplace as per applicable plan with 8" marble surround and factory approved safety barrier. Fireplaces are as per applicable model only.

28. Premium satin nickel coloured finish hardware on all interior and exterior doors. Dead bolt on side door entry where applicable. Grip set with dead bolt on main entry door, and single lever handles on interior doors.
29. One (1) washable paint colour (low V.O.C.) throughout the house.
30. Sprayed stippled ceiling with smooth border in all rooms except the kitchen, bathrooms and laundry room, which are smooth finish.

FLOORING

31. High performance engineered flooring system "I" - joists.
32. O.S.B. tongue and groove sub floor glued, nailed, and sanded.
33. 3" Prefinished engineered oak strip hardwood flooring with choice of colour from vendors standard selection on the main floor and upper hallway, except where shown as tile, as per plan.
34. Floor tile approx. 12" x 24" in foyer, laundry area, and all bathrooms, or as shown on applicable model.
35. 40 oz. broadloom in all areas of second floor, including second floor family room as per model, except as shown in tile and hardwood in upperhall, as per plan. Includes one (1) colour choice of carpet.

KITCHEN

36. Choice of custom quality finished kitchen cabinets with double stainless steel undermount sink and dishwasher opening.
37. Single lever chrome faucet with a pull-down sprayer.
38. 3/4" quartz counter tops for kitchen with a square edge (No backsplash).
39. Stainless Steel ducted range hood fan over stove.
40. Rough-in plumbing and electrical outlet for dishwasher.
41. Heavy-duty wiring and receptacle for stove.
42. Electrical outlets are located for fridge and at counter level for small appliances.

BATH/PLUMBING

43. Choice of vanity cabinets and laminate counter tops in all bathrooms from Vendor's samples.
44. All bathroom(s) to have a wall-mounted mirror and vanity cabinet as per applicable model.
45. Ensuite to have a wall mounted mirror and vanity cabinet with one top drawer as per applicable model.
46. Bathroom fixtures are white.
47. Master ensuite bathroom to contain drop-in acrylic soaker tub on tiled deck, unless noted in plan as free-standing acrylic tub. Ceramic tile around tub to be approximately 18" in height, including tiled deck and skirt. Models with free standing acrylic tub to have faucets mounted on tub.
48. Master ensuite bathroom to contain a separate framed glass shower enclosure, preformed shower base, walls to be tiled to ceiling, per applicable plan.
49. All bathtub enclosure walls in all secondary bathrooms to be ceramic tile.
50. All bathtubs to be acrylic, as per applicable plan.
51. All toilets are elongated, regular height.
52. Exhaust fan in all bathrooms, as per plan.
53. Privacy locks on all bathroom doors.
54. Single lever chrome faucets on all sinks, except laundry tub.
55. Temperature control valves in all showers.

56. Chrome towel bar and toilet paper dispenser in all bathrooms.
57. Main floor powder room to contain vanity cabinet with laminate countertop, sink, toilet and wall-mounted mirror.
58. Shut off valves for all sinks and toilets.
59. All water lines to be polyethylene tubing throughout.
60. Rough-in three-piece plumbing in basement for future bathroom (drains only, no water lines).

LAUNDRY

61. Second floor laundry room equipped with floor drain as per applicable model.
62. Laundry room to have a laundry tub or base cabinet with built-in single compartment laundry tub and laminate counter-top, as per applicable model.
63. Plumbing for automatic washer.
64. Dryer vent and heavy-duty wiring and outlet.

ELECTRICAL

65. 200 amp. electrical service.
66. Copper electrical wiring throughout.
67. Electric light fixtures with LED bulbs provided in all rooms except living room, as per applicable plan.
68. Exterior cast aluminium lights at all exterior doors, as per plan.
69. Two exterior waterproof GFI electrical outlets: one (1) at the rear of the house and one (1) in the porch area.
70. White Decora switches and outlets throughout.
71. Electrical outlet for future garage door opener(s). One outlet for each garage door.
72. Smoke detectors with strobe light hard wired to the electrical system, one on each floor, including basement and one in each bedroom.
73. Combination smoke detector / carbon monoxide detector hard wired to the electrical system in upper hallway.
74. Door chimes to be installed.
75. Rough-in vacuum system, located in the basement for future connection as per applicable plan.
76. Rough-in security as per Vendor's specifications (wires to all operable windows and doors on main floor only).
77. Rough-in RG6 cable in family room, master bedroom, loft and study/den, as per plan.
78. Rough-in CAT5 telephone as per Vendor's specifications (one in kitchen, family room, all bedrooms, and study).
79. A single Ground Fault Interrupter (GFI) electrical outlet in all bathrooms.
80. Rough-in conduit for future installation of an electrical vehicle charger located in the garage.
81. Rough-in conduit for future solar energy.

HEATING, AIR CONDITIONING & INSULATION

83. Direct vent gas-fired high-efficiency forced air furnace with ECM (Electronically Commutated Motor) installed. The ECM motor allows for a quieter HVAC system running at a higher efficiency. Hot water heater on a rental basis. Note: Mechanical equipment location may vary from plan.
83. Installation of a simplified Heat Recovery Ventilator (HRV) connected to the basement cold air return.
84. Heating ducts are sized for future air conditioning.

85. Insulation around windows and doors is low expansion polyurethane spray foam (excluding basement windows).
86. All insulation to be OBC compliant or better.
87. Basement insulation to be installed to within approximately 8" above the basement slab in the basement area. Note: Basement walls are not strapped.
88. Spray foam insulation to garage ceiling below any habitable space above and other areas as required.

GENERAL

89. All interior finishing materials are to be chosen with the assistance of Great Gulf Interior Design Consultants.
90. All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from Vendor's samples and are as per Vendor's specifications. Purchaser shall only be entitled to make such selections provided that the items are not already ordered or installed.
91. All exterior finishes and colours are selected by the Vendor and are subject to architectural control.
92. All Homes are covered with Tarion Warranty Corporation's seven (7) year warranty; fee to be paid for by Purchaser on closing.

GENERAL PROVISIONS

- The Purchaser acknowledges that finishing materials contained in any model home or sales office display including but not limited to, broadloom, furniture, electrical fixtures, drapes, ceramic flooring, upgrades 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.
- All dimensions, if any, are approximate, and are subject to change without notice.
- All specifications and materials are subject to change without notice.
- Floor and specific features will depend on the Vendor's package as selected.
- Actual useable floor space may vary from stated floor area(s).
- Errors and Omissions Excepted

All items shown are as per the applicable model. All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from the Vendor's samples and are as per Vendor's specifications. All materials are subject to change without notice. All plans and specifications are approximate E. & O. E. February 2019.