



ELEGANCE

LUXURY RESIDENCES

OVERALL REFINEMENTS

- 10 ft. ceilings (where design permits)
- Smooth ceiling finish to all areas
- Interior walls are primed and then painted with two coats of off-white, quality latex paint
- Bathrooms and all woodwork and trim painted with durable white semi-gloss paint
- Paints have low levels of volatile organic compounds (VOC's)
- (paint finish) interior doors with coordinated hardware: 8 ft. solid doors to suite entry, 8 ft. hollow doors in suites (where permitting)
- 5" paint finish baseboards in all areas except bathroom, laundry, and storage areas, with matching door casing
- Interior sliding or "swing" doors for closets.
- Pocket doors where shown (optional on drawings will be upgrades*)
- Thermally isolated aluminum windows with double pane, sealed glazing units and operable awning windows or doors for added thermal comfort
- Balconies to receive one duplex receptacle. Terrace to receive paving stones, one duplex receptacle, hose bib and gas line

FLOOR COVERINGS

- Floor coverings featuring engineered hardwood floor with acoustic underlay. Chevron and herringbone floors to be sold as upgrades where permitted
- Porcelain tile in laundry, storage and bathroom areas (master ensuite and powder rooms to be included)

KITCHENS

- Laminate and/or wood composite cabinetry**
- Double square edge engineered quartz countertop with stainless steel undermount sink, and matching tile backsplash (seams may be present)
- Single lever pull down faucets with spray head

BATHROOMS

- Vanity Cabinetry** including polished square edge quartz countertop** with white basin
- White soaker bathtub where shown on drawings
- Chrome wide spread faucet in primary ensuite and powder room, single faucet in all other bathrooms
- Temperature controlled and pressure balanced chrome shower faucet, and integrated chrome, and showerhead
- White dual flush low flow high performance toilet(s)
- Ceramic tile baseboard

LAUNDRY

- Stacked or side by side* front loading dryer and Energy Star, high efficiency, front loading washer sized per plan

COMFORT SYSTEM

- Heat pump heating and air conditioning system for year-round comfort

ELECTRICAL SERVICE AND FIXTURES

- Individual service panels with circuit breakers
- Receptacles and switches throughout
- Light fixtures in foyer, walk in closet(s)* bedroom(s) and den*
- Lighting fixtures designed to be energy efficient

Please note: The ceiling heights stated are approximate only; where ceiling, bulkheads are installed or where drop ceiling may be required, the ceiling height will be less than stated. All colours and finishes are to be selected from Vendor's standard selections. All available features and finishes are as per plan and may vary from unit to unit. Prices and specifications are subject to change without notice. All areas and stated room dimensions are approximate. Actual living area will vary from floor area. Decorative and upgraded items which may be displayed in any brochure, sales office or model are for display purposes only and are not included in the purchase price and may not be available.

Please note the following:

1. Natural products (i.e. granite, stone, wood and marble) subject to natural variations in colour and grain. Ceramic and porcelain tile and broadloom are subject to pattern, shade and colour variations. Colour, grain, texture and appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. Sizes and specifications subject to change without notice.
2. 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 selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given at least ten (10) days prior 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 of 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 quality equal to or better than the materials and items set out herein.
3. Purchaser may be required to reselect colours/materials from Vendor's samples as a result of unavailability or discontinuation. Variation from Vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production and installation process. Some features may vary by suite design. February, 2023. E.&O.E.
4. The Purchaser acknowledges that there shall be no reduction in the price or credit given for any standard feature listed herein which is omitted at the Purchaser's request.
5. References to model types or model numbers refer to current manufacturer's models. If these types or models change, the Vendor shall provide an equivalent model.
6. All dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated,
7. All features, finishes, specifications and materials are subject to change without notice.
8. 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 fireplace). 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.
9. Flooring and specific features will depend on the Vendor's package as selected.
10. The Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser 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. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor's architect, whose determination shall be final and binding.
11. All suites are enrolled with the Tarion Warranty Corporation for the applicable warranties, pursuant to the Ontario New Homes Warranties Plan Act.
12. The Purchaser acknowledges that various decorative items including light fixtures, window coverings, wall coverings and other decorative and upgraded items shown in the sales office and/or model suite are not included in the purchase price.
13. The Purchaser acknowledges that any furniture layout shown on any brochure, plans, renderings, advertising, or schedules are artist's concept and are not included in the purchase price.
14. Purchaser acknowledges and accepts that ceilings and walls maybe modified to accommodate boxed in areas for mechanical or other building systems, as per construction requirements.

E. & O.E.

*Where permitted

**To be included in the upgrade program when permitted.

AVALEE