

Schedule “B”

42B Elmer Ave – Alexander

FEATURES AND FINISHES

QUALITY CONSTRUCTION AND EXTERIORS

- Architecturally coordinated exterior colour packages using clay brick, fibre cement siding, decorative frieze board, aluminum metal detailing, and/or other unique architectural applications as per applicable model elevation. *Inspiration found on page 1 of “Meet The Elmers”*
- All elevations are under strict architectural and colour control to ensure a truly harmonious and integrated streetscape.
- Covered front entry porches with architectural entry details and poured concrete porch slab. *Inspiration found on page 1 of “Meet The Elmers”*
- Durable, low maintenance, environmentally friendly fiberglass, thermo pane windows to all elevations.
- Soaring 8-foot-tall front entry door system complete with grip set and security dead bolt, as per model elevation.
- Contemporary fiberglass insulated basement entry door.
- Maintenance free aluminum fascia, eavestrough and downspouts in architecturally controlled selected colour scheme. *Inspiration found on page 1 of “Meet The Elmers”*
- Poured concrete basement floors and foundation walls with damp proofing to walls complete with drainage membrane where applicable.
- Hydronic in slab warming for basement floor to create a warm cozy space
- The home is fully insulated with the use of either fiberglass or mineral wool and energy efficient spray foam insulation where required and in accordance with The Ontario Building Code Specifications. Spray foam insulation is used to seal all windows and doors to prevent air infiltration.
- Structural wood framing with 2” x 6” exterior wall construction and engineered wood floor joists.
- All sub-floors are tongue and groove sheathing, fastened with screws and glued.



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LUXURIOUS INTERIORS

- Generous 9-foot-high ceilings on main level, 8-foot ceilings on second floor and soaring sloped coffered ceiling on 3rd floor.
- Solid core interior doors throughout
- Contemporary Interior door hardware on all interior doors
- Sophisticated interior trim inclusive of poplar casing moulding and 7 ½-inch baseboards
- All interior wall colours, all interior doors and trim to be painted white. *Inspiration found on page 6 of “Meet The Elmers”*
- Smooth finished ceilings throughout.
- Designer selected lighting fixtures to compliment the look and mood of each space *Inspiration found on pages 2 & 3 of “Meet The Elmers”*
- Finished lower-level areas *as per schedule “E”*. Finished lower-level area is included in the total represented square footage calculation of applicable model.
- Beautiful direct vent gas fireplace, with stone surround, in your great room. *As per schedule “E”*
- Beautifully crafted wood staircase featuring contemporary design with complementary stain
- Engineered +/- 5-inch by +/-¾-inch wood flooring on main (including kitchen/breakfast), upper levels, basement and stair landings, excluding basement mudroom, mechanical room and bathrooms. *Inspiration found on page 5 of “Meet The Elmers”*
- Imported natural stone or porcelain in tiled floor areas. Tiled floor areas include foyer, bathrooms and mudroom. *Inspiration found on page 4 of “Meet The Elmers”*
- Mechanical rooms to receive ceramic floor tile from vendors samples.

CAPTIVATING GOURMET KITCHENS

- Beautiful gourmet style kitchen, your kitchen will be sure to inspire evenings with friends and memorable family gatherings.
- Custom kitchen cabinetry company to provide a selection of door styles and wood types.
- Gorgeous solid surface countertops with designer inspired tile backsplash. *Inspiration found on page 4 of “Meet The Elmers”*
- Appliance package includes Jenn-Air Fridge, Range & Microwave, KitchenAid beverage center, Bosch Dishwasher, & Vent Elica Hood fan.
- Contemporary ceramic farm house sink with designer inspired single lever pull out spray faucet.

BEAUTIFUL BATHROOMS



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- Quality bathroom vanities cabinetry in a variety of door styles and wood types with natural granite or quartz countertops and undermount sink from vendor's designer packages.
- Imported porcelain wall tiles in tub enclosures and in separate shower stalls with imported mosaic porcelain ceramic on shower floor. Tiled ceilings in free standing shower stalls. *Inspiration found on page 4 of "Meet The Elmers"*
- Separate shower stalls to be curb-less with linear shower drains.
- In-floor electrical radiant heating in all bathrooms.
- Toto Toilets, Riobel & Rubinet fixtures. *Inspiration found on pages 7-14 of "Meet The Elmers"*
- Contemporary style lever faucets and pressure balanced tub and shower faucets. *Inspiration found on pages 7-14 of "Meet The Elmers"*
- Principal Ensuite free standing frameless glass shower to include rain shower and handheld showerhead.
- Full width vanity mirror (+/- 42" in height) in all bathrooms with one (1) vanity light fixture per sink.
- Contemporary free standing acrylic soaker tub in master ensuite and acrylic soaker tub in bathrooms. *As per schedule "E"*
- Powder room complete with quality vanity cabinetry in a variety of door styles and wood types with natural granite or quartz countertops, undermount sink and accompanying faucet.

LAUNDRY ROOM

- Flat panel white laundry cabinet with solid surface countertops.
- Stainless steel utility sink with single lever pull-out faucet. *Inspiration found on page 12 of "Meet The Elmers"*
- Samsung Washer & Dryer



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MECHANICAL, ELECTRICAL AND NATURAL GAS COMPONENTS

- Two high efficiency heating systems for improved comfort and control.
- Heat Recovery Ventilator (HRV).
- Energy saving thermostat.
- Air conditioning unit.
- Humidifier.
- High efficiency tankless boiler for hydronic radiant in slab heating – basement and domestic hot water needs
- 200-amp electrical service.
- Thirty (30) low-voltage LED recessed pot-lights from vendor's standard sample.
- Light fixtures provided throughout. *Inspiration found on pages 2 & 3 of "The Elmers"*
- Smoke and carbon monoxide detectors.
- Electronic door chimes at front entry door and basement entry door.
- 1" City water connection
- Pex water pipes and ABS drains.
- Security system.
- Complete central vacuum.
- White Decora light switches and electrical outlets throughout.
- Weatherproof exterior outlets, as per building code.
- Ground fault interceptor protection in all bathrooms and powder room.
- Two exterior (frost free) hose bibs, one at front wall of house and one at rear.
- Pre-wiring for CAT5 (4 outlets).
- Pre-wiring for television cable (3 outlets).
- Pre-wiring for telephone jacks (2 outlets).

LANDSCAPE PLAN

- Interlock driveway and walkway, including rear yard pathway from patio to shed. *Inspiration found on Schedule "D"*
- Irrigation system (front & back yards)
- Pressure Treated fencing (rear)
- Rear yard shed built on poured concrete pad, with power & light built within code requirements
- Sod rear yard



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GENERAL FEATURES AND WARRANTIES

- The Tarion Warranty Program offers:
 - i. Seven (7) Year protection on structural defects*
 - ii. Two (2) Year protection on mechanical and materials including electrical, plumbing, heating and distribution systems, all exterior cladding, windows, and doors*
 - iii. One (1) Year protection on workmanship and material defects*
- Gabriele Homes Ltd shall provide all warranties offered by its reputable component suppliers for roofing, hardware, electrical, plumbing, heating, cooling, and mechanical systems, including other key elements, as applicable.
- The Purchaser acknowledges that any features, materials, or decorations contained in The Elmer's sales office, marketing materials, artist renderings or model homes may include features, decorations, fixtures and chattels that are not intended to be included in the dwelling and such features, decorations, fixtures and chattels shall not be included in the dwelling or under this Agreement unless expressly provided for herein or in any schedules forming part of the Agreement.
- The Purchaser acknowledges that wood grain, stone, porcelain, or marble finishes and other natural materials to be installed within the Dwelling may vary from Vendor's samples selected in texture, finish appearance and consistency due to the natural composition of these products and therefore agrees to accept all inherent cosmetic variations of such natural products. Should substitution of any colour or material selections specifically chosen by the Purchaser become necessary, the Purchaser will re-select such substitute material from Vendor's standard samples.
- Vendor reserves the right to substitute materials with that of equal or better quality (at vendor's discretion)
- All interior selections have been made by East Design House, should the buyer request any changes, they can be made through East Design House during business hours from Monday – Friday by private appointment at an additional cost. East Design House is pleased to offer a comprehensive décor service program to assist Purchasers with any changes to the interior finishes.
- All references to sizes, measurements, materials, construction styles, trade/brand/industry names or terms may be subject to change or variation within generally accepted industry standards and tolerances. Measurements may be converted from imperial to metric or vice versa and actual product size may vary slightly as a result. All references to features and finishes are as per applicable plan, model type or elevation, and each item may not be applicable to every home. Locations of features and finishes are as per plan or at Vendor's sole discretion.
- Ceiling height may not be as outlined in the features and finishes list in some areas due to mechanical, electrical, plumbing, or structural requirements. As a result, some ceiling areas on each level may be lowered to accommodate those requirements. Some areas may be subjected to the use of bulkheads, boxes, archways or beams and Purchaser agrees to unconditionally accept any and all of the required bulkheads, boxes, archways or beams wheresoever situated.



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- Selection of all features and finishes where the purchaser is given the option to select the style and/or colour, shall be made from the Vendor's predetermined standard selections.

FEATURES & FINISHES

*As stated by the Tarion Warranty's Construction Performance Guidelines.

All specifications, dimensions and materials are subject to change without notice, as set out by the Tarion Warranty Corporation regulations and the Purchase and Sale Agreement. E. & O.E



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