

SCHEDULE “B”

FEATURES AND FINISHES

BLOCK NINE – SOUTH AND NORTH TOWERS

The follow are included in the purchase price:

SUITE FEATURES

- Smooth paneled solid core entry door with deadbolt lock and viewer and brushed chrome hardware
- Laminate hardwood flooring in main living areas; living room, dining room, kitchen, entry and hallway as per plans from Vendor’s standard sample packages
- Exterior swing door(s) and/or glass sliding door(s) to balcony as per plans, where applicable
- Carpet with foam underpad in bedroom(s), den and family room as per plans and from Vendor’s standard sample package
- Bi-pass closet doors as per plans, where applicable
- Interior walls primed and painted in latex flat finish off-white paint; kitchen, bathrooms and laundry to be painted in latex semi-gloss off white paint as per plans where applicable
- White textured ceiling in entry, kitchen, living room, dining room, bedroom(s) and den; smooth painted ceilings in bathroom(s) and individual laundry closets as per plans, where applicable

KITCHEN

- Cabinets from Vendor’s standard sample packages
- Granite countertop from Vendor’s standard sample packages
- Tile backsplash between upper cabinets and counter from Vendor’s standard sample packages
- Undermount stainless steel kitchen sink with chrome pullout spray faucet
- Standard appliances consisting of self-cleaning range with microwave hood fan combination located above range vented to exterior, free standing refrigerator and dishwasher, as per floorplan
- Linear kitchen appliances consisting of self-cleaning range with microwave hood fan combination located above range vented to exterior, free standing paneled refrigerator and paneled dishwasher, as per floor plan
- Track lighting with 3 lamps

BATHROOMS

- Porcelain\ceramic bathroom floor tile from Vendor’s standard sample packages
- Cabinets from Vendor’s standard sample packages
- Porcelain vanity basin with chrome faucet
- Marble vanity countertop from Vendor’s standard sample packages
- Vanity mirror with cosmetic light bar where applicable as per plans
- Soaker tub with chrome single lever pressure-balancing valves
- Full-height ceramic tile bathtub/shower surround as per plans where applicable
- White plumbing fixtures (toilet, tub and vanity sink)
- Chrome accessories consisting of tissue holder and towel bar
- Entry privacy lock
- Exhaust fan vented to exterior

LAUNDRY

- In-suite stacked washer and dryer
- Porcelain/ceramic floor tile as per plans

MECHANICAL

- Individual unit control of centralized heating and air conditioning

ELECTRICAL

- Individual service panel with circuit breakers
- Ceiling light fixtures provided in entry, kitchen, den and walk-in closet(s) as per plan
- Capped ceiling outlet in dining room, bedroom(s) and breakfast area as per plan
- Cable receptacle pre-wired in living room, bedroom(s) and den as per plan
- Pre-wired telephone outlet in living room, bedroom(s) and den as per plans
- Voice data wiring and coaxial cable wiring to accommodate telephone, television and for high-speed internet access (services are not included)
- All appliances connected and ready to use

Notes:

1. Laminate/hardwood flooring, where applicable, is subject to natural variations in colour and grain. Ceramic and porcelain tile are subject to pattern, shade and colour variations.
2. Pursuant to the Agreement and upon request by the Vendor, the Purchaser shall make colour and material choices from the Vendor’s standard selections, by the date designated by the Vendor (of which the Purchaser shall be given at least 5 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 exercise all of the

Initials: Vendor: _____ Purchaser: 

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 and materials so selected by the Vendor, except that the Vendor shall have the right at any time and without prior notice to the Purchaser 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.

3. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard features listed herein which are omitted at the Purchaser's request.
4. 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.
5. All dimensions, if any, are approximate.
6. All specifications and materials are subject to change without notice.
7. Pursuant to the Agreement, this Schedule or amendment or change 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. 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, 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 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, with time of the essence.
8. Flooring and specific features will depend on the Vendor's package as selected.

E. & O. E

Initials: Vendor: _____ Purchaser: 