Purchaser Initials

KITCHEN FEATURES

BATHROOM AND LAUNDRY FEATURES

Builder's standard samples.

5-76. Make-up counters, as per plan.

samples.

light and switch.

ELECTRICAL FEATURES

6.93.Ho

10.97.

32.99.

WARRANTY

WARRANTY¥

plan.

plan.

Laundry room to feature base

the home, one at the rear of the home.

GFI – Ground fault interrupter

13.102. Electrical door chime installed.

with wall switch control.

compliment cabinets.

18.56. Choice of quality designed cabinets, 57. Extended upper cabinets, as per plan.

_Choice of quality designed cabinets, with a bank of drawers, from Builder's standard samples

4.<u>59.</u> Kitchen pantry, as per plan. 20.60. Kitchen islands with extended breakfast counter, as per plan. Colour coordinated kick plates to

2-61. Granife countertop with square eased edge, from Builder's standard samples.

2+-62. Double bowl stainless steel undermount sink with chrome pull down faucet.

3-63. Rough—In electrical and plumbing_from_for_future automatic dishwasher, with open space in-

23.70. Vanities to have a top drawer or bank of drawers on double sink vanities, where size permits.

2-72 Colour coordinated kick plates to compliment cabinets.

3-73 Ensuite bath off Master Bedroom with elegant soaker, or comer oval, or freestanding tub and

1-7.8. Single lever Moer Chrome faucets with pop-up drains in all Bathroom and powder room vanities.

8-79. Porcelain tile floors in Master Ensuite Tub Apron and Deck, as per plan, from Builder's standard

omplete with quartz sill in Master_Ensuite, asa_-As_ per plan

_All shower enclosures complete with tiles on walls, separate light and switch, as per plan.

<mark>dry tub, as per applicable model.</mark> _Drain and water connections, with dedicated electrical outlet for future automatic washer⊲

Included 3 piece plumbing rough-in for future bathroom in the Basement, location as per

5.92.Two (2) exterior weatherproof electrical outlets with GFI ground fault interrupter, one at the front of

7-94. Light fixture provided adjacent to or above exterior door, excluding Juliet door, as per plan.
30-95. Three (3) electrical outlets in garage, two in the celling, for future garage door openers, as per

11-100. RG6 high speed cable TV / internet rough-in outlets in Family room. Master bedroom and Den. CAT5 wiring for telephone rough-in outlets in Kitchen, Family room and all bedrooms, as per

33. Interconnected electrical smoke detectors hard wired into the electrical system, one (1) on each floor including basement and one (1) in each bedroom, one on each flooras per O.B.C.

105 Rough-in security wiring, to all basement, main, ground floor doors and windows, includes rough-in wiring for future 1 motion detector and 1 future keypad, locations to be determined by the Builder.

wer Potlight in all enclosed snower areas.

<u>Chrome "Hollywood"Elegant</u> lighting in all bathrooms and powder room above basin(s), as per

ceptacle in exterior soffit above garage area complete

conditions, larger vinyl

9.82 All shower areas to receive pressure balance temperature control valves.
28.83. Exhaust fans vented to exterior in all Bathrooms and laundry room, complete with separate

Powder rooms to feature choice of quality cabinetry and elegant sileston nder-mount china sink as per applicable plan

4-74 Energy efficient water saver shower heads and toilet tanks.
25-75. Mirror installed over length of vanities in bathrooms and powder rooms

4-64_Deluxe stainless steel kitchen exhaust fan over stove vented to exterior. (stainle 5-65_Heavy-duty receptacle for future stove. 6-66_Dedicated electrical outlet for future refrigerator.

7...67. Split electrical outlets at counter level for small appliances.

1.68. Denshield Board used on tub and shower enclosure walls.

separate shower, where indicated, as per plan.

White bathroom fixtures from Builder's standard samples

Heavy Duty electrical outlet and outside vent for future dryer.

8-96. Electrical outlet in unfinished area of basement by electrical panel.

12. Optional 3 PIECE PLUMBING ROUGH IN for future bathroom in the Baser (Standard on Inventor) Unite

1.88.200 AMP electrical service with circuit breaker panel (labeled) and all copper wiring. 2.89. White decor-Decora switches and plugs throughout.
3-90. Interior Light Fixtures throughout, excluding living room (to have controlled wall outlets).
1-91. Modern BRASS-light fixtures in upper and main hall areas.

GFI - Ground fault interrupter protection in all bathrooms and powder room.

15.104. Direct wired carbon monoxide smoke detector located in the upper hall, as per O.B.

where a 'Walk-Out Deck' is required due to grade

Choice of quality cabinetry and elegant silestor

with larger gable end(s), as per p

EXTERIOR FEATURES

- Gold Park's executive custom elevations, both traditional and contemporary, feature architecturally inspired exteriors which include genuine clay brick, stone hardie board & trim SIDINGaccents, decorative columns, pre-cast detailing such as: keystones, banding, sills, as per plan and elevation
- Pre-Packaged Professionally Selected, exterior colour schemes from Builder's selection to ensure an aesthetically pleasing streetscape and distinction within this master planned
- Covered front entries and porches & portico, as per plan.

 Laminated asphalt shingles with TWENTY FIVEthirty (30)(25) year manufacturer's warranty and accenting metal roof detail, as per elevation.
- Pre-finished maintenance-free, eavestrough, fascia, downspouts and siding, as per plan and elevation.
- Superior thermal insulated fiberglass front entry doors, approx. 8 foot tall with sidelites and transoms, as per elevation.
- Oversized ground floor windows, as per applicable plan.

 BRASS Satin finish grip set with deadbolt lock as per elevation.
- 3.9. Exterior cast aluminum coach lights on front elevation, as per applicable plan. 7-10. Maintenance-free WHIFTE-colour-coordinated vinyl casement (low-e) or SINGLE HUNG windows (fixed/operators) throughout (with the exception of basement windows). All operating windows have screens. All basement windows are vinyl sliders.
 8-11. Patio Doors or Garden door in breakfast area/ family room/ morning room/ dining room/
- cabana/ or master bedroom, as per plan.

 9.12 Premium quality insulated, roll-up garage doors equipped with decorative glass inserts, as
- per plan and elevation. 40-13. Two (2) hose bibs (one in garage, one at the rear of the home).
- 14-14 Fully sodded front, rear and side yards. As per approved grading plans.

 12-15. Patterned pre-cast patio slab walkway to front door and patio walkout at rear.
- 13.16. Poured concrete front porch, as per applicable plan.
- 14-17. Poured concrete garage floor with reinforced grade beams.
 15-18. Vendor to provide a two (2) coat asphalt paved driveway (base and finish coat). Base coat asphalt surface to be paved within eighteen (18) months of closing and the top coat to be completed within the next calendar year. Vendor not responsible for minor
- Optional Insulated steel clad DOOR FROM THE GARAGE into the premises complete with deadbolt lock and safety door closure, as per plan who its (2 Risers or Less)
- 17.19. Tandem garage, or extra deep garage, asa. As per plan.

INTERIOR FEATURES

- Carpeted Stairs (Oak Stairs on 42' and 50' Models), Oak stairs, handrails, and choice of metal or oak pickets from main floor to basement and from main to second floor as per model. Includes sunken areas as per plan and grade.
- 1-21. Coffered ceilings, open to below areas and finished lower landings, as per plan.
 1-22. Two-paneled flat Carrara molded interior passage doors with lever handles nickel finishBrass finishes interior door hardware.
- 5.23. Fully trimmed painted flat arches on the ground floor, as per plan.
- 2.24. Trimmed painted half walls, as per plan.
- 3-25. 5-1/4" Colonial baseboards in finished areas with shoe-mold in all tiled and standard hardwood floor areas.
- 3º Colonial casing on doors, and windows throughout all finished areas, asa—As per plan.

 SOARING 10 FT. CEILINGS on ground floor and 9 ft. ceilings on 2nd floor or lofts,

 EXCEPT WHERE PRECLUDED BY BULKHEADS. 1-28. Master bedrooms complete with ensuite & walk-in closets, as per plan.
- 29 Direct vent gas fireplace with Mediterranean inspired design single sided precast limestone type mantel, as per plan (from builder's standard selection)- 42' and 50' Models
- 6-30. All drywall applied with screws, using minimum number of nails.
- and rough sanded only. Entire garage to be drywalled, taped and prime painted including the ceiling, excluding exposed concrete wa Interior walls to be painted with 2 coats of premium quality latex paint for ground, main and second floors. Purchaser's Choice of one colour throughout, from builder's samples.
- Interior Doors and Trim to be painted white. Smooth ceilings in kitchen, powder room, and all bathroomsSmooth ceilings throughout ground floor, all bathrooms, powder room and laundry,_—Ssprayed stippled ceiling with 4" borders in all other rooms.throughout second.

QUALITY CONSTRUCTION AND ENERGY SAVINGS FEATURES

- 1.34. Structurally sound 2" x 6" exterior wall construction.
- 9.35. 3/4 tongue and grove sub-floor, bonded, screwed with joints sanded.

 2.36. High performance Engineered *I* joist flooring system, or to O.B.C. specifications.
- -37. 3/8° Roof plywood sheathing.
 -38. SPRAYED FOAM INSULATION to garage ceilings and overhangs with livable areas above.R31 sprayed foam insulation to garage ceilings & overhangs with livable areas above
- 10.40. Attic insulation to be R60.
- 11.41. R20 insulation to be installed within 8" above basement slab in the basement area. Note: Basement walls are not strapped.

 5.42. All window and entry door frames are caulked with premium polyurethane sealant or
- equivalent. 12.43. Aluminum railings for both porches and balconies (where required by Building Code) and
- decorative applications, and as per plan.

 6.44. Poured concrete basement walls with heavy duty damp proofing, DRAINAGE
- MEMBRANE SYSTEM and weeping tile.

 7-45. Direct vent Gas high-efficiency forced air furnace complete with electronically commutated motor (ecM) installed, power vented to exterior, ducting sized for future air conditioning. Note: furnACE LOCATION MAY VARY FROM PLAN.
- 13.46. All homes are equipped with an (HRV) heat recovery ventilator (simplified installation).

 47. High-efficiency gas fired hot water heater on a rental basis power vented to exterior.
- (Purchaser must execute Rental Agreement with natural gas/tank provider).
- 8.48. Cold cellar in basement, comple with floor drain, door, light a
- al COLD CELLAR IN BASEMENT, con
- Professional duct cleaning before occupancy.

 <u>Energy saving programmable thermostat cent</u> tat centrally located on ground floor.
- 10-51. Barbeque gas line to rear of home complete with shut-off and quick connect, location

-FLOORING FEATURES

- 4-1/8" x 3/4" wide plank pre-finished engine red oak hardwood flooring throughout ground floor including standard-oak-stair landings and upper hall, excluding all tiled areas vendors standard selections, as per applicable plan.
- Choice of imported porcelain floor tile in foyer, laundry, breakfast area, powder n Floorand shower areas from builder's standard samples, as room, all bathrooms, Ma per model and as per plan.

 40 oz. qQuality broadloom with ½" chip foam under pad -in all bedrooms and non-tilled second
- micareas (2-storey models and bungalow lofts), as per model, as per applicable plan. floor e
- Metal Transition Lip where ceramic floor abuts other flooring.

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Styles, materials, location of features, grade heights, door swings and specifications are subject to site, industry and Municipal conditions and may vary. The Vendor reserves the right to substitute materials,

Magaterials with that of equal or better quality and make modifications with respect to such conditions.

Dimensions and measurements are approximate and may vary within industry accepted tolerances from the actual.

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Concept. Plans, dimensions are subject to change at the discretion of the Vendor. All dimensions are approximate.

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A. Identification of the Vendor. All dimensions are approximate.

ar patio and or garden door of the