



**Appointed Luxury Features List
Schedule "A"**

Detailed Exterior Features

1. Front Elevation: includes exteriors consisting of Mansor, Bell Roof, French Provincial, stone, stucco, and clay brick.
2. Front covered entry consists of architectural precast arch transom with impost., surround, and arch.
3. Exterior to include soffits, fascia, downspouts (as per drawing).
4. Attractive maintenance free low"e" argon gas, double-glazed vinyl casement windows – Energy Star – colour coordinated frame.
5. Maintenance free garage doors (insulated).
6. Exterior water taps (location from inside garage and rear of home).
7. Self-sealing asphalt roof shingles, which include a manufacturer's 40-year warranty.
8. All exterior doors and windows are caulked and completed with weather stripping.
9. 1 or 2 gas forced air high efficiency furnaces(s), as per Ontario building code and HVAC calculation.
10. R40 ceiling insulation, foam insulation in designated areas, R20 exterior wall insulation and R20 basement insulation to meet or exceed Ontario Building Code ratings.
11. Over-sized Coach Exterior light fixtures (as per drawing).
12. Exterior concrete sills (as per drawing).
13. Copper and black or brown metal flashing over front exterior entrance, over front living room window, over front roof and sitting area (as per drawing).
14. Maintenance free exterior French Doors and Front exterior Mahogany doors (as per drawing).
15. Hardware package includes brushed nickel grip set, dead bolt lock on front door, exterior French door and door from garage to laundry (as per drawing).

Detailed Interior Features

16. Poured 10" by approximately 9" exterior basement concrete walls with heavy duty damp proofing and waterproof membrane.
17. 10'0" ceilings on main floor and 9'0" 2nd floor c/w 2"x6" exterior walls featuring R20 insulation, R-20 basement insulation and R-20 ceiling insulation.
18. 5" ¼" pre-finished (maple, oak or exotic) hardwood flooring throughout second floor, living room, family, den and dining room.
19. Engineered floor joist system throughout (as per drawing). Silent floor system.
20. Plywood sub floors throughout sanded and screwed (as per drawing).
21. Stained oak staircase and handrails from main floor to second floor and from main floor to basement finished area.
22. Upgraded wrought iron spindles to staircase from main floor to second floor and main floor to finished basement landing.
23. Carpeted stairs to service stairs from laundry to basement.
24. Upgraded European brushed nickel lever interior door hardware throughout.
25. Elegant profiled popular wood 5" casing with back banding and 9 1/4" baseboard trim throughout. Doorstop trim to be all tiled and hardwood areas. All half walls to include trim capping (as per drawing).
26. Flat archways to be trimmed (as per drawing).
27. Solid popular upgraded interior doors throughout, 8 ft. on main floor, 6.8 ft. on second floor.
28. Waffle ceiling in den and formal rooms (as per drawing).
29. All archways to be trimmed with California round corners on main floor (as per drawing).
30. Quality Benjamin Moore paint. White accent paint to all interior trim and doors.
31. White decora style switches and receptacles throughout.
32. Imported porcelain tile 12" x 24" or 18" x 18" or 24" x 24" to be installed in powder room and all ensuite. Imported marble tile to be installed in foyer and main floor hallway.
33. Marble flooring and wall tiles to master bedroom ensuite. Marble countertops in master bedroom ensuite, powder room, and all other ensuite with under mount sink (as per drawing).
34. Luxury master ensuite bathrooms feature 6 ft. oval tub or 5 ft. corner tub with 12" wide marble step ups and frameless glass showers complete with glass doors, where applicable.
35. Upgraded Mirabelle toilet with skirt, single-piece in master ensuite & powder room.
36. Upgraded profiled vanities with mirrors in all washrooms complete with upgraded light fixtures.
37. Porcelain tiled areas, which meet hardwood flooring to include hardwood floor thresholds.
38. Quality porcelain wall tiles with decorative inserts with tub shower enclosures to ceiling height. Also, around oval tub (as per drawing)
39. Water-saving shower heads on all showers with temperature control valves.
40. Cement wonderboard (36" high) on shower enclosure walls.
41. Energy-efficient toilets placed in all washrooms.
42. All faucets and plumbing fixtures to be high-quality Hans Grohe, Kohler, Aquabraxx, Mirabelle, Rubinet and Riobel. Master Bath shower to include upgraded 17 pc. Thermostatic kit.
43. Luxury limestone gas fireplace in family room.
44. Smooth finished ceilings throughout.
45. Built-in closet organizer in master bedroom only.
46. Upgraded cornice moldings on main floor hall area, upper hallway area, and formal room (as per drawing).
47. 200 amp electrical service.
48. 10 ceiling speaker sound system.
49. 60 interior mini flush mount halogen pot lights and 16 exterior pot lights.
50. Five high-speed cable TV, digital, internet rough-in outlets.
51. Five CAT5 telephone/ DATA rough-in outlets, client to arrange finishing with service provider after closing.
52. Interconnected smoke detector one on main floor and one on second floor (as per building code).
53. Rough-in Central VAC to garage (complete).
54. Complete central air conditioning system.
55. Granite countertop to kitchen, server counter, desk area and including kitchen island with raised breakfast bar.
56. Under mount kitchen sink (Blanco) with polished granite cut out.
57. Gourmet designed kitchen with made to measure custom kitchen cabinets. Vendor to include slide in gas range, fridge, microwave and beverage center as per vendor sample.
58. Customized cabinetry also includes soft touch drawer system, crown upper molding and lower valance board with lighting, pots & pans drawers, pantry, base piece Lazy Susan, angled upper corner cabinet with glass door and matching interior, stacked cabinets (as per applicable plan).
59. Tumble marble and/or glass tiles to backsplash in kitchen.
60. Heavy duty receptacle for future stove & dryer.
61. Monitored security system consisting of master control key pad, motion detector, and magnetic contacts on all dwelling entry doors, main floor operating windows and basement operating windows with purchase.
62. Driveway asphalt (as per drawing)
63. Tarion Warranty Corporation coverage.
64. 7 years-major structural defects. 2 years plumbing, heating and electrical system. 1 year- all other items.
65. All drawings are subject to modifications, from time to time according to the Ontario Building Code, National Building Code and Architects.
66. Purchaser agrees to pay Tarion enrollment fee on closing as an adjustment on closing. Fee based on purchase price.
67. House to be built and finished in a good and workmanlike manner.
68. House to be left in a broom swept condition.
69. We will provide a décor consultant for all finishes, colour coordination, interior features and exterior features for the home, prior to the start of construction. Provided by Cindy LeVarno Design.
70. Steel Beam construction in basement (as per drawing).
71. Upgraded light fixtures provided throughout finished area.
72. Flush mount fireplace in the family room finished with detailed wall cabinetry.



73. Separate Basement Schedule "A" to be provided upon request.