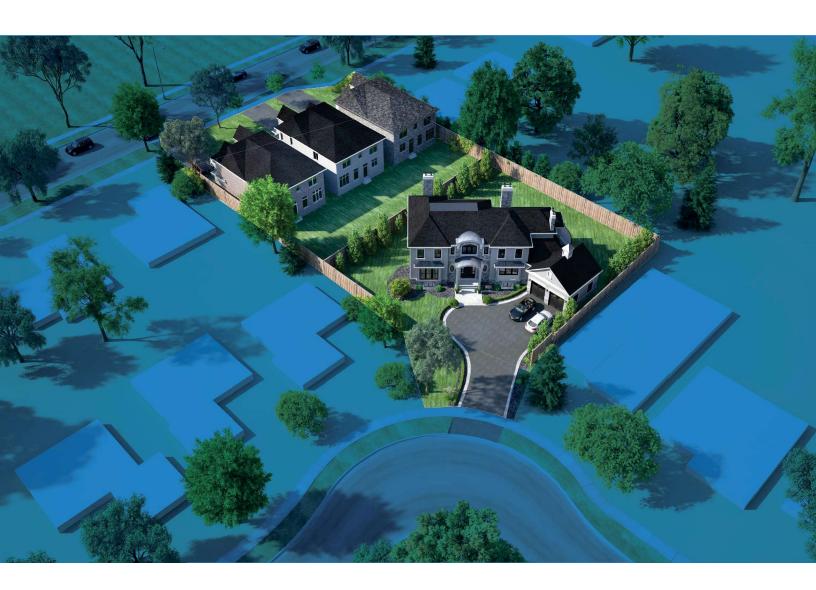


ffering style, comfort, and elegance, these exquisite homes are situated on huge pool sized lots in an exclusive tree lined neighbourhood on the border between Burlington and Oakville. Around the corner is Spruce Park where you will find miles of green space and trails, perfect for biking or just taking an evening stroll.

A short walk takes you to the shores of Lake Ontario where you can let the kids play or just relax and watch the boats from the maring duicting by as the supports over the water

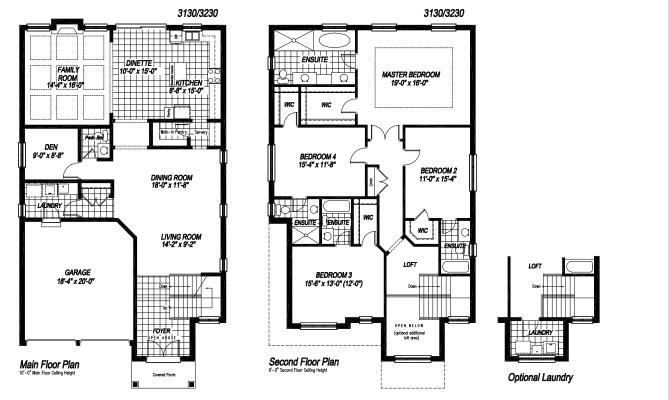
A short walk takes you to the shores of Lake Ontario where you can let the kids play or just relax and watch the boats from the marina drifting by as the sun sets over the water. Schools, shopping, restaurants, and other amenities are all just a few minutes away, and when you want to get out of town it's just a quick hop to the QEW or the nearest GO Transit station.









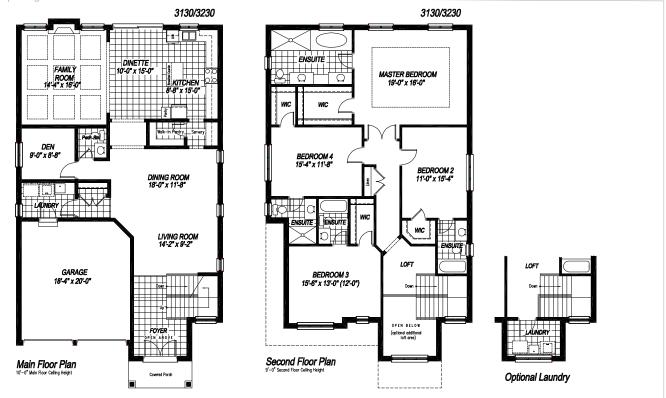


All house renderings and interior drawings are traited conception. All house renderings and interior drawings are artists conception. Motorial specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions Builder reserves the right to make changes as required. Any optional items shown on plans may be extra cost items. NOTE. Actual usable floor spece may vary from the stated floor are

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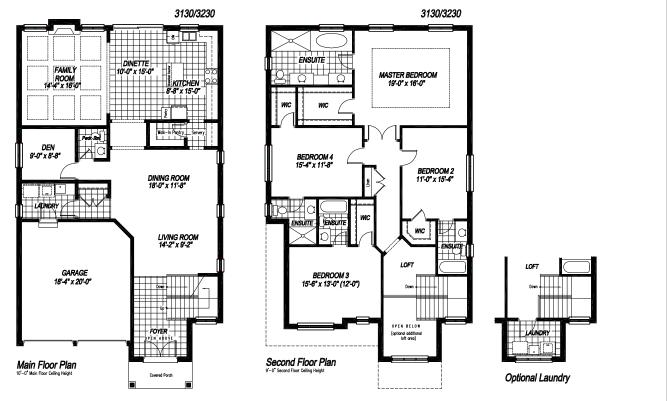
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Mal house renderings and interior drawings are original conception.

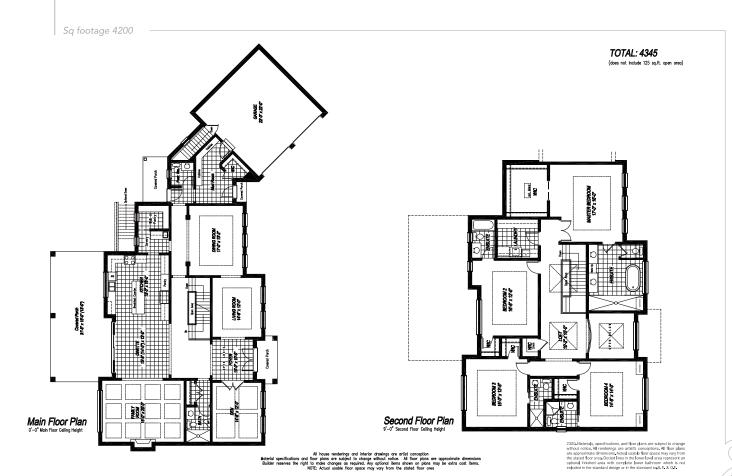
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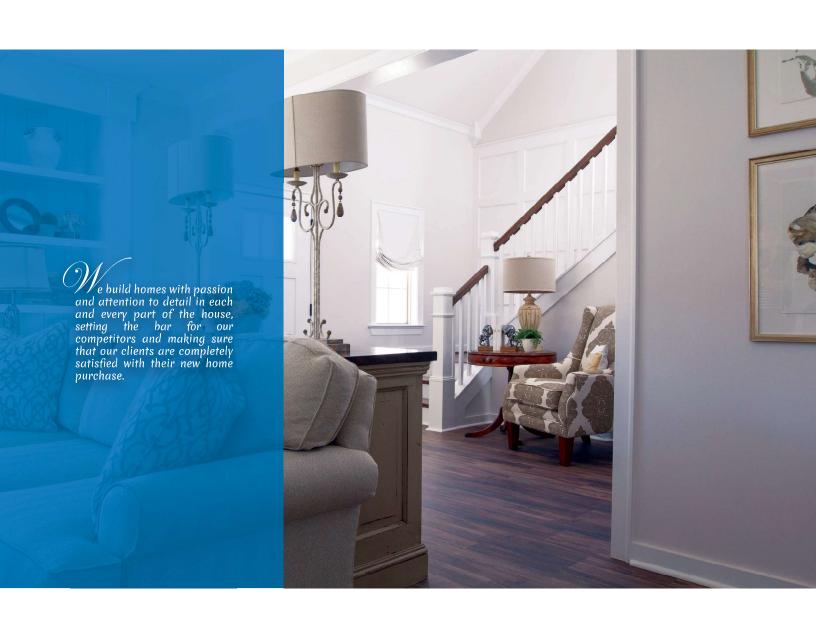
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2000. Materials, specifications, and floor plans are subject to change without notice, Alf renderings are artists conceptions. All floor plans are approximate dimensions, Actual scale floor space may vary from the stated floor size. Dotted frees in the lower feel area represent an optional finished area with complete flower baltmoon which is not included in the standard design or in the standard sout 6.5.8 O.E.









# Schedule A

### Architectural Features

- Architecturally Designed and controlled streetscape with City approved exterior colour charts
   Upgraded Windows with fully caulked and installed with vapour barrier. Screens on all
- Upgraded Windows with fully caulked and installed with vapour barrier. Screen operating windows
   Build In Concrete steps with the foundation
   Durable Eaves trough, down pipes, vinyl soffits as per the colour coordination.
   Upgraded Double Door Front Entrance as per drawings
   Upgraded Standard exterior lights on front and rear end of the house
   Metal Railing for the Front Entrance
   Limited Life Shingles (Colours as per colour chart) Manufactures Warranty
   2.2 or Grance Dears or so colon.

- 2 Car Garage Doors, as per plan
   Basement windows as per plan
   Access to house mud room through Garage
- Interior of the Garage to be Dry walled one coat taped for gas proofing
- Cold Cellar
  All Lots to be graded and sodded as per Town's requirements.

- 10" Ceiling main floor and 9" second floor
  Smooth Cielings in all Rooms, as per plan.
  Waffle Ceiling in Living/Family Room and Master bedroom
  Upgraded 7" baseboard and 3" Casing with Backbend to all doorways, arches with returns, windows and doors.

  • Poured Concrete Basement Walls

- Foured Confered basement Wails
   Exterior walls, ceiling, and basement to be insulated to Ontario Building Code standards.
   Oak staircase from Main to Second floor with metal spoon pickets, handrail in home buyers stain colour choice.
   Upgraded Chrome Hardware/locks to all doors.
- All walls to be pained in neutral colour as per builder's collection
  All interior Trims and Doors to be painted White.
  White Decora Light Switches and Receptacles throughout the house
  Modern Fire Place in living room and Master Bedroom

- . Thermostat for the Heat for all homes

- Rough-in for Security Alarm
   Furnace for Heating
   Pre Wired for Phone and Cable where applicable
- Double Bowl Laundry Sink and Rough for Laundry and Dryer

## Flooring

- Upgraded 24X24 Tiles from the builders collections for Kitchen/Breakfast, Foyer and
- 12X24 in Bathrooms and Laundry Room

   5 1/4 Engineered hardwood for living room, family room and all bedrooms

- Quality Designed Cabinetry in the Kitchen, with wide selection of Quartz Counter Tops
- Kitchen Island with over hang for stools
   Crown mouldings and wainscotting on the main floor—upgrade options available
   All cabinetry with soft dosing option and upper cabinets to ceiling
   Double Stainless Steel Sink with Single Lever Faucet and soap dispenser

- Quality Designed Vanity from the Builders Standard Collection with Quartz Countertop
   Frameless Glass Shower as per plan
   Upgraded 12x24 Wall Tiles for Tub and Standing Shower to ceiling.
   Upgraded mirrors over vanities In all washrooms
   Floating vanity in Powder Washroom

- Exhaust Fan in each washroom
- Oval Tub in master En-suite
   Chrome Accessories in all Bathroom

### **Electrical System Requirements**

- ullet 200 AMP electrical service with circuit breaker panel including heavy duty cable and outlet for stove and dryer.

  • High Efficiency Air Gas Furnace for Heating

- Potlights in Living room, Kitchen and Dining room along with Tear Drop light fixture over the Kitchen Island
  Pot lights on 2nd floor Hallway
  Light fixtures in all bedrooms and vanity lights in all washrooms

- Light ixtures in all bedrooms and vanity lights in all wasnrooms
   Ductwork sized for air-conditioning (AC as a standard)
   High Efficiency Rental Hot Water Heater. The Purchaser acknowledges that the tank is a rental and they agree to execute a rental agreement upon closing with the Gas Service Provider.
   Upgraded Air Vents throughout the house

- Rough-in for Dishwasher
   Smoke Detectors on all floors and bedrooms as per Electrical code

- The vendor will enroll the house in the Tarion New Home Warranty Program and the purchaser agrees to pay Tarion Enrollment Fee
  The purchaser agrees if the item selected in Colour Chart isn't available, they will have to change
- the product to an available one within 48 hours to avoid construction delays, failing to do will allow the vendor to make such choices on purchaser's behalf

   The vendor reserves the right to substitute material of equal or better quality and purchaser
- agrees to accept same.

  The purchaser confirms that Vendor will not allow the Purchaser to do any work or supply any material prior to closing of the unit.

  The purchaser acknowledges that it is at the vendor's discretion door swings may be different
- those indicated on the drawings, and agrees to accepts swings as adjusted at the vendor's discretion

  Number of steps may vary from shown according to grading condition and municipal
- requirements

   Variation in uniformity and colour form from vendor's sample may occur in finished material and purchaser's agrees to same.

## **Premium Warranty**

- Seven years' major structural defect
   Two years plumbing, heating, electrical system and building envelope
   One year on all other items

