

SCHEDULE A STANDARD FEATURES & FINISHES  
TOWNHOMES & SEMI DETACHED

EXTERIOR

- 1. Architecturally controlled exquisite exterior elevations consisting of clay brick, stone, stucco, soldier coursing, precast surrounds, arches and keystones as per applicable model.
- 2. Colour-coordinated maintenance-free Low E Argon vinyl casement windows, complete with screens on all operating windows throughout except the basement as per the plan chosen.
- 3. 8’ entry door.
- 4. White Basement slider windows.
- 5. Secure self-sealing asphalt shingles on the roof.
- 6. Reinforced poured concrete porch, where applicable.
- 7. Premium aluminum railings at the front porch, where required.
- 8. Premium sectional roll-up garage door with heavy-duty springs and decorative glazing as per plan.
- 9. Pre-finished aluminum soffit, eavestrough, fascia and downspouts.
- 10. Poured concrete basement walls with membrane waterproofing protection system and weeping tiles. With poured concrete basement floor slab.
- 11. Lot to be graded and sodded (Side yards: where continued growth permits, otherwise gravel will be installed at Indesign Homes’ sole discretion).
- 12. Front and side entry door (as per plan) with satin nickel grip set, and all other entry doors with passage and deadbolts.
- 13. All windows and outside door frames caulked.
- 14. Two (2) coat paved driveways. Base and top coat.

INTERIOR

- 15. **Semi-detached** homes to have soaring 10’ high ceilings on the main floor with grand 8’ door openings and 9’ high ceilings on the 2nd floor with 7’ door openings (excluding areas due to mechanical system and/or structural requirements).
- 16. **Town Homes** to have soaring 10’ high ceilings on the main floor with grand 8’ door openings and 9’ high ceilings on the 2nd floor with 7’ door openings (excluding areas due to mechanical system and/or structural requirements).
- 17. Classic Oak staircase with Oak treads, risers, stringers, nosings and Handrails, with a natural finish. Classic wrought iron pickets. (Main to the upper level as per plan).
- 18. Smooth ceilings on the main floor with stipple sprayed ceilings with a 4” border to all second floor ceilings, excluding laundry rooms and washrooms.
- 19. Colonial styled baseboards throughout include 4” on the main floor and 4” on the second floor with 2 ¾” casing on all main and second-floor windows, and doorways.
- 20. All closets have premium wire shelving including line closets.
- 21. Two (2) Panel smooth doors with satin finish lever hardware and matching hinges.

- 22. One (1) washable quality paint colour (Low VOC) throughout the house from Indesign Homes standard selection in a flat finish.
- 23. All woodwork doors, casing and baseboards are to be painted satin white.
- 24. Tray ceiling in the master bedroom (as per applicable model).

KITCHEN

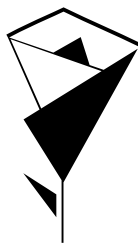
- 25. Kitchen cabinetry from Indesign Homes standard selection including extended 39 1/2” uppers cabinetry.
- 26. Double under-mounted stainless steel sink and modern chrome single lever faucet with pull-out spray.
- 27. Purchaser’s choice of stone countertops from Indesign Homes Standard collection.
- 28. Electric Range, Dishwasher, Fridge/Freezer, washer and dryer included.

LIGHTING AND ELECTRICAL

- 29. Indesign Homes standard light fixtures and door chimes.
- 30. 200 amp electrical service with circuit breakers.
- 31. Two (2) exterior weatherproof electrical outlets. At the front and rear of the home. One (1) at the front and one (1) at the rear of the home.
- 32. White Decora type designer switches and plugs in all finished areas.
- 33. Receptacles in the garage for the future garage door opener (as per plan).
- 34. Electronic combination smoke detector/carbon monoxide detector hardwired into the electrical system as per Ontario Building Code.
- 35. Electronic smoke detectors are hardwired into the electrical system. One (1) on each floor (including the basement) and one in each bedroom.
- 36. Pre-wiring for cable T.V. and telephone in eleven (11) locations as per plan (CAT 6).
- 37. Rough-in to the garage for future Central Vacuum system.
- 38. Smart Home Automation included
  - One (1) video doorbell at front door locations determined by Indesign Homes.
  - One (1) smart lock from the main door from the garage to the house.
  - Two (2) programmable smart light switches
  - Two (2) flood sensors. One (1) smart flood sensor located by the washing machine area, and one (1) flood sensor shall be located by the water heater.
  - One (1) smart thermostat.
  - One (1) M4 panel as required for the adequate functioning of the technology package system.
- 39. Standard hood fan located in the kitchen as per plan.



Specifications are subject to change without notice. Vendor may substitute materials for those shown in the Plans and Specifications, provided such materials in the sole opinion of the Vendor’s consultant are of at least comparable quality. Model homes, displays, marketing materials and Schedule “B”s may include finishes that are upgrades and are not included in the purchase price. These upgrades may be offered at extra cost at time of colour selection or may not be made available. Where brand names are specified, the Vendor, in its sole discretion, may substitute with similar product of at least equal quality from another manufacturer. Colour, texture, appearance, etc. of features and finishes installed in the house may vary from Vendor’s samples as a result of normal manufacturing and installation processes. Appliance locations shown on Schedule “B”s may vary. All dimensions stated herein are nominal and approximate only, including ceiling heights. Presentation Centre display furnishings and decorations are not included. All images are Artist’s concept only. E. & O. E © 2025 Indesign Homes. All rights reserved.



# ROSA BELLA

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### BATHROOMS/LAUNDRY

- 40. Luxurious, free-standing soaker tub in the master ensuite bathroom.
- 41. Whisper-quiet fans in all bathrooms and laundry room.
- 42. Modern 4X16 Ceramic tiles in all bathtub enclosures & non-glass walls in shower stalls up to the ceiling only.
- 43. Frameless clear glass shower in the master ensuite bathroom.
- 44. Vanity mirrors in all bathrooms.
- 45. Vanity cabinets in all bathrooms with laminate countertops from Indesign Homes standard collection. With drop-in sink.
- 46. Laundry Room to have floor-mounted utility sink.

### PLUMBING AND HEATING

- 47. Single lever chrome finished faucets on all bathroom basins and tubs.
- 48. Temperature balancing controls in all tubs and showers.
- 49. Two (2) exterior water taps (one at the rear of the home and one in the garage) locations to be determined by Indesign Homes.
- 50. Shut off valves under each sink and toilet.

### FLOORS

- 51. Engineered floor joist for main and upper-level floor assemblies, glued, joints sanded and screwed before installation of the finished floor.
- 52. 12X24 porcelain floor tile in foyer, all bathrooms, mudroom, and laundry, where applicable, as per the plan from Indesign Homes' standard collection.
- 53. 7" wide durable laminate plank flooring on the ground floor throughout finished areas on the main floor, excluding tiled areas and the basement. Including the kitchen floor. Choices from Indesign Homes standard collection.
- 54. Premium quality 35 oz polyester broadloom carpet with underpad in second-floor bedroom, hallways, and closet areas.



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