



EAGLE'S VIEW

— BOUTIQUE TOWNS —

SCHEDULE "A"

DISTINCTIVE FEATURES

- **Models From 1,600 sq. ft To Over 2,700 sq. ft.**
- **Walkout Basements and Air Conditioning On All Lots.**
- **Humber Ravine Lots Available.**
- **10' Ceilings on Main Floor With 8' Doors and Concrete Block Party Wall**
- **9' Ceilings In Second Floor with Concrete Block Party Wall into Roof.**
- **Basement 9' Ceilings Drywalled and Taped.**
- **5" Stained Hardwood Oak Flooring.**
- **7 ¼" baseboard and 3 ½" casing on Main Floor.**
- **Quartz Countertops in Kitchen and Primary Ensuite.**
- **Spa Inspired Primary Ensuite: Including Frameless Clear Glass Shower Enclosure & Free Standing Soaker Tub.**
- **Smooth Ceilings on Main and Second Floor.**
- **Raised Tray Ceilings in Primary Bedrooms.**
- **Stained Finish Oak Veneer Stairs with Black Metal Pickets to Finished Foyers in all Basements.**
- **All Interior Trim and Walls Primed and Painted with Two Coats of Benjamin Moore Paint in Vendor's Standard White Colour.**

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INITIALS

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TOWNS STANDARD FEATURES AND FINISHES LIST

IMPRESSIVE EXTERIORS

1. Traditional architectural design featuring brick and stone as per elevation.
2. Custom window headers, arches and sills as per plan.
3. Decorative stucco mouldings as per plan.
4. Premium Roll Up Garage Door with heavy duty springs.
5. Prefinished Aluminum low maintenance Soffit, Eavestrough and Downspouts.
6. Prefinished Aluminum Railings as per elevation.
7. 40 Year self-sealing shingles with Accenting Raised Metal Roof Details as per plan.
8. Poured in Place Concrete Front Porch and Steps as required by Grade.
9. Patterned Precast Concrete Slab Walkway from Driveway to Front Entrance.
10. Decorative Coach Lights at all exterior entrance doorways.
11. Base and Topcoat Asphalt Paved Driveway.
12. Entire Lot Sodded except for paved areas (some side yards may require Gravel).
13. Window mullions on all models as per elevation.
14. Architecturally coordinated coloured vinyl casement windows with low-E and argon gas throughout, basement to be low-E windows. Some larger windows in basements as per plan.
15. All operating windows to be screened.
16. Sliding Patio doors at rear as per plan.
17. Metal Insulated front entry door as per plan.
18. Insulated metal entry door from garage to house, grade permitting.
20. Front entry doors with black finish grip set.

ELEGANT INTERIOR FEATURES & TRIM

21. 10' Ceilings on Main Floor.
22. 9' Ceilings on Second Floor.
23. 9' Ceilings in Basement (excluding areas due to mechanical or structural requirements).
24. All Ceiling Heights are approximate and may vary.
25. Smooth ceilings throughout the entire main and second floors.
26. Raised Tray Ceiling in all Primary Bedrooms.
27. Designer Trim Package with 7 1/4" Baseboard and 3 1/2" Casing main floor; 5 1/4" Baseboard and 3 1/2" Casing 2nd floor.
28. Two Panel Smooth Finish 8' high interior doors on Main floor and 7' high doors on Second floor.
29. Trimmed Flat Archways on Ground Floor as per plan.
30. Satin Nickel Finish Door Levers and Hinges.
31. Stained finish oak veneer stairs with Vendor's standard black metal pickets, including stairs to basement.
32. Stained finish oak railings with 2" round handrails as per Vendor's standard samples, including railings to basement.

SUPERIOR FLOORING FINISHES

33. 13" x 13" tile flooring in tiled areas, including finished basement in Lots 13, 14 and 15 as per plan.
34. 5" wide stained hardwood flooring on Main, including Kitchen and Second floor plus stair landings, excluding tiled areas as per plan.
35. All tiled areas and hardwood flooring as per Vendor's standard samples.
36. Shoe Mould added on all Tiled and Hardwood Areas.
37. Any finished basements (as per plan) will have vinyl flooring as per Vendors Standard Samples (Lots 13, 14 and 15).

DESIGNER KITCHENS

38. Quality kitchen cabinets with extended height uppers from Vendor's standard samples.
39. Matching crown moulding on upper cabinets.
40. Bulkhead constructed above kitchen cabinetry due to mechanical requirements.
41. Islands and pantries as per plan.
42. Quartz countertops in kitchen including island where applicable (Vendor's standard samples and edge).
43. Undermount double bowl stainless steel sink with chrome single handle pull out faucet.
44. Rough-in dishwasher space with electrical hard wire and plumbing accommodations (connection not included).
45. Stainless Steel Hood Exhaust fan over stove location with a 6" Duct vented to exterior.
46. Capped water line behind fridge.

SOOTHING BATHROOM RETREATS

47. Ceramic wall tile (8" x 10") in all baths to ceiling height.
48. Separate shower stalls to include ceramic tiles on ceiling.
49. All bathrooms to include upgraded elongated toilet bowl.
50. Separate shower stalls in Spa inspired Primary ensuite, including frameless clear glass Shower Enclosure as per plan.
51. Primary Ensuite shower to include mosaic floor tile and an integrated shower kit with slide bar and shower head.
52. Powder Room to receive mirror, upgraded pedestal sink, and upgraded elongated toilet.
53. White porcelain sinks in all bathrooms (undermount sinks in Primary Ensuite). Main Bath to include laminate countertop and drop in sink as per vendor's standard samples. No bathroom accessories provided.
54. Quality chrome faucet package and mechanical pop-up drain.
55. Free standing tub in Primary Ensuite as per plan; Deep acrylic soaker tubs throughout balance of home as per plan.
56. Quality cabinetry from Vendor's standard samples with laminate counters including finished basements as per plan (quartz in Primary Ensuite).
57. Upgraded vanity light fixtures in all bathrooms.
58. 42" tall mirrors above all bathroom vanities (widths will vary as per plan).
59. All bathroom tiled areas from Vendor's standard tile samples.

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LAUNDRY ROOM

61. Base cabinet with drop-in stainless-steel sink and chrome pull out faucet.
62. Standard white laminate countertops.
63. Standard Upper cabinets above washer and dryer as per plan.
64. Heavy Duty outlet for Dryer vented to exterior and electrical outlet for washer.
65. Rough-in plumbing and shut off valves for washer.

COMFORT AND PEACE OF MIND FEATURES

66. Capped gas line at rear of home for future BBQ hookup.
67. Rough in central vac system dropped to garage includes 1 outlet per floor on all models.
68. Smoke and Carbon monoxide detectors installed and hard wired as per Ontario Building Code.
69. Programmable “Energy Star” thermostat.
70. Door chimes at front entry door.
71. House professionally cleaned including Ductwork.
72. Legal Survey provided on closing.

LIGHTING, ELECTRICAL AND TECHNOLOGY

73. 200-amp service panel with circuit breakers.
74. One exterior seasonal electrical outlet mounted on portico ceiling operated on a separate switch.
75. White Decora plugs and switches with screwless faceplates throughout as per Vendor’s standard specifications.
76. Light fixtures in all bedrooms, kitchen, great room, dining room, breakfast area, halls and laundry.
77. Weatherproof exterior outlets—one at front, one at rear, and one exterior plug at main floor deck as per plan.
78. Electrical outlet in garage plus electrical outlet in the garage ceiling for future garage door opener.
79. Family room and each bedroom to have one cat6.
80. Kitchen to have one cat6 for phone and USB charging station outlet.
81. Fibre optic services to be available according to Bell with one cat6 to be placed on each floor for Wireless access points.
82. Electrical outlet provided near the electrical panel in basement.
83. Exhaust fans vented to exterior in all bathrooms.
84. Heavy Duty 40 Amp 240-volt Receptacle for Stove.
85. Split Electrical Outlets at Counter level for small appliances in kitchen.
86. Electrical outlets in all bathrooms, powder room and kitchen connected to ground fault circuit interrupters.
87. Rough-in wiring from garage to electrical panel for future electrical vehicle charging station.

SUPERIOR CONSTRUCTION

88. Poured concrete walls with heavy duty damp proofing, drainage board, weeping tiles and full height blanket insulation.
89. 3/4" Plywood on main floor and 5/8" Plywood subfloor on second floor to be glued, screwed and sanded.
90. 2" x 6" exterior wall construction as per OBC requirements.
91. Poured concrete porch and steps as per approved grading plans.
92. Steel post and wood beam construction with pre-engineered floor system (excluding some areas due to structural design).
93. Rough-in 3-piece plumbing in basement for future bathroom and kitchen as per Vendor’s standard location.
94. Flexible, durable PEX hot and cold-water piping for reduced noise and condensation.
95. All garage walls (excluding concrete walls) to be fully drywalled, taped and primed.
96. Staircase configurations may vary as per Vendor’s final drawings.
97. Window elevations may vary as per Vendor’s final drawings.
98. All Drywall fastened with Screws.
99. Basement ceiling to be drywalled and taped.
100. All Interior Trim and Walls to be Primed and Painted with two coats Benjamin Moore paint in Vendor’s Standard White Colour Throughout.
101. Cold cellar with solid core door six panel weather stripping, light and floor drain as per plan.
102. Two exterior water taps with interior shut off valves—one in garage and one at rear of home.

ENERGY EFFICIENCY PACKAGE

103. High Efficiency Two Stage Gas Furnace with ECM Motor.
104. Conventional air circulating system (HRV).
105. Energy saving Programmable Thermostat centrally located on ground floor.
106. Air Conditioner to be installed by Builder.
107. Taped heating/cooling ducts in basement and garage ceiling.
108. Spray Foam R31 insulation over garage ceilings below livable areas as well as all cantilevered areas.
109. Flow through Humidifier to assist with balancing humidity levels.
110. Insulation to be as per Ontario Building Code at time of issuance of building permits.
111. Wastewater energy recovery piping.
112. Energy Star qualified or equivalent Rental Hot Water Tank.
113. Purchaser to execute agreement with designated supplier.

TARION WARRANTY CORPORATION COVERAGE

The Tarion Warranty Program offers:

- 7 years—major structural defects.
- 2 years—plumbing, heating and electrical systems and building envelope.
- 1 year—all other items.
- Backed by the Tarion Warranty program for a period of seven years after closing date.

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