



URBAN TOWNHOMES | GUELPH

PURCHASE PRICE INCLUDES THE FOLLOWING:

WARRANTY

- All Homes are warranted by Tarion with 7-year coverage against major structural defects in accordance with the "Ontario New Home Warranties Plan Act" specifications.

DOORS AND WINDOWS

- Low maintenance vinyl clad exterior windows with low E argon double-glazed glass
- Screens on all operating windows and sliding doors
- Steel insulated front entry door and garage entry door as per plan
- Overhead garage door as per plan, where applicable

MECHANICAL

- Vendor's line stainless steel appliance package including fridge, OTR microwave, stove and dishwasher
- Washer and Dryer in White as per plan
- Central Air Conditioning Unit
- High efficiency forced air heating and cooling system
- Programmable thermostat
- Exhaust fans in Baths vented to exterior as per plan

PLUMBING

- Posi-temp pressure/temperature control valve in tub/shower units
- 5' acrylic bathtub with tiled walls in Main Bath from Vendor samples as per plan
- Acrylic shower base with tiled walls, shower door with clear glass from Vendor samples as per plan
- Single lever vanity faucet from Vendor samples
- Undermount white oval china basin in Bathrooms
- Powder room to be equipped with pedestal sink as per plan
- Stainless-steel undermount sink in Kitchen with single lever faucet with pull out spout

MILLWORK

- Contemporary Kitchen Cabinetry and complimentary Bathroom vanities as per plan
- Solid surface quartz countertops in Kitchens to be selected from Vendor's standard samples
- Solid surface quartz countertops on Bathroom vanities to receive 3-1/2" back and side splash as standard.

PAINTING

- All finished trim and doors to be painted
- Walls to be painted white (1 coat primer, 2 finish coats)

FLOORING

- Tongue and groove subfloors, nailed and screwed to floor joists
- Laminate flooring in Foyer, Bathrooms, Great Room, Dining and Kitchen (as per plan) from Vendor samples
- Plush carpet in Bedrooms as per plan
- All stairs in finished areas to be carpet

ELECTRICAL

- LED light bulbs in all compatible fixtures
- Quality electrical light fixtures, Decora light switches and receptacles
- Electrical panel as per Ontario Building code
- Smoke detectors and carbon monoxide detectors (as per Ontario Building Code)

ROUGH-INS

- Rough-in for CAT 6E telephone line to a maximum of 2 locations
- Rough in for future garage door opener as per plan

INSULATION AND DRYWALL

- House fully insulated to building code standards

INTERIOR TRIM/HARDWARE

- Vanity mirrors in all Bathrooms
- Brushed Nickel interior door levers, privacy sets on Bathrooms
- Grip set on front exterior door
- Flat stock 4-inch base board and 2 3/4-inch casing
- Wire shelving in all closets

EXTERIOR

- Architecturally designed shingles
- Low maintenance aluminum soffits, fascia, eavestrough and downspouts
- All windows and exterior door frames caulked
- Low maintenance exterior materials as per architectural drawings.
- All materials as per architectural guidelines and Vendor specifications
- Architecturally controlled and coordinated exterior colour packages pre-selected by Vendor's community design team

RENTAL EQUIPMENT

- The water heater is not included in the purchase price, shall not be owned by the Purchaser, and shall not become a fixture or part of the Unit. The Purchaser will be provided with further terms of the rental prior to Closing.
- By signing the Agreement to which this is a Schedule, the Purchaser acknowledges and agrees that the water heater to be installed in the Unit will be a rental unit, rented by the Purchaser from Enercare Home and Commercial Services Limited Partnership ("Enercare") pursuant to a rental contract with Enercare. The Purchaser shall enter into a rental agreement with Enercare on the terms and conditions set out by Enercare prior to occupancy of the Unit. It is anticipated that such terms and conditions will provide that the Purchaser can purchase the rental unit at any time.

Purchaser Signature

All plans and specifications are subject to reasonable modification, as necessary, at the discretion of the Vendor.

NOTICE TO PURCHASERS: Due to increasing construction cost, the Vendor commits orders to its suppliers on the date of the Offer to Purchase. Therefore, in some cases the Vendor cannot alter, change or add to the specifications, details or field notes. In order for any change to be implemented, all requests, after the offer becomes firm, must be in writing and accepted by the Vendor.

September 12, 2024