

THE FEATURES & FINISHES

A. EXTERIOR CONSTRUCTION DETAILS:

1. Exterior walls to be brick clad, with accent details in other materials, as per Vendor's predetermined architectural colour schemes.
2. Exterior paint colour as per Vendor's predetermined colour schemes.
3. Self-sealing roof shingles and/or metal roof, as per model type, from Vendor's predetermined colour schemes.
4. Maintenance free aluminum and/or vinyl soffits, fascia, eavestroughs and downspouts.
5. Exterior light fixtures on front elevation, as per model type.
6. Professionally graded and sodded lot.
7. Poured-in-place concrete steps, as required by grade.
8. Asphalt paved driveway (Vendor not responsible for future settlement).
9. Continuous exterior wall insulation, basement wall insulation and R-60 attic insulation, to meet or exceed Ontario Building Code requirements.
10. Cold cellar and poured concrete porch, as per model type.
11. Reinforced poured concrete garage floor.
12. One (1) cold water hose bib provided in garage and one (1) cold water hose bib on exterior.
13. 9'0" high, 10" wide poured concrete basement walls with damp proofing and foundation collector drains. Drainage layer provided on exterior of basement walls to enhance overall water resistance.
14. "Finish Ready" basement, including underslab rigid insulation, sewage backflow preventer, framed insulated 2x4 stud walls with vapour barrier and continuous insulated sheathing.

B. INTERIOR FINISHES:

1. Ceiling height 10'0" on main floor and 9'0" on second floor.
2. Stained oak main staircase (veneer risers and stringers) with "Upgrade 3-level" handrails and metal spindles. Stairway railings to be mounted on oak nosings in platformed area(s), as per model type. Platform(s) and landing(s) to be completed with stained, pre-finished engineered oak flooring

(approximately 7" wide) chosen from Vendor's selected samples, as per model type.

3. Stained oak stairs (veneer risers and stringers) from finished basement area to main floor, chosen from Vendor's selected samples.
4. Paint grade stairs to unfinished basement, with painted handrail as required, as per model type.
5. Choice of "Upgrade 2-level" interior doors throughout.
6. All main floor archways to be trimmed.
7. 8'0" semi-solid wood interior doors on main floor and 7'0" high hollow core wood interior doors on 2nd floor.
8. "Upgrade 4-level" 4" casing and 9" baseboard throughout all finished areas.
9. All interior walls to be finished with premium acrylic latex paint. Wood trim and doors painted with semi-gloss white paint. Purchaser to have choice of one (1) wall colour throughout chosen from Vendor's selected samples.
10. Quiet comfort walls to noise sensitive areas, as per model type.
11. Smooth ceilings throughout all finished areas.
12. Coffered ceilings, where shown, as per model type.
13. All interior door hardware to be "Upgrade 3-level" lever type in satin nickel colour finish with matching hinges.
14. All Dressing Room/Walk-in closets complete with predetermined pre-finished melamine closet organizer(s) and metal hanging rod(s).
15. Laundry area and/or Mudroom complete with "Upgrade 3-level" quartz countertop, "Upgrade 3-level" cabinet(s) and stainless steel sink and connections for water and drain, as per model type and chosen from Vendor's selected samples.
16. Direct vent natural gas fireplace with stone cast mantel, as per model type.

C. KITCHEN SPECIFICATIONS:

1. Custom quality "Upgrade 5-level" cabinetry with extended height upper cabinets, chosen from Vendor's selected samples.
2. "Upgrade 6-level" quartz countertops complete with undermount double bowl 18 gauge stainless

steel sink with pull-out washerless single lever faucet, chosen from Vendor's selected samples.

3. Fully integrated appliance package including 36" 'Sub-Zero' fridge, 24" 'Asko' dishwasher, 36" 'Wolf' 6-burner natural gas range with 30" 'Wolf' microwave with matching trim kit chosen from Vendor's predetermined package.
4. "Upgrade 3-level" ceramic tile backsplash, chosen from Vendor's selected samples.
5. 'Wolf' Stainless Steel 36" exhaust hood fan over range with 8" ducting to exterior chosen from Vendor's predetermined package.

D. BATHROOM FINISHES:

1. Custom quality "Upgrade 5-level" extended height vanity cabinetry chosen from Vendor's selected samples in all Bathrooms and Powder Room.
2. "Upgrade 2-level" granite countertops, chosen from Vendor's selected samples.
3. Wall mirrors in all Bathrooms.
4. All bathroom plumbing fixtures to be white.
5. All toilets to be white, one-piece "right height" elongated.
6. "Upgrade 3-level" designer ceramic wall tiles, chosen from Vendor's selected samples, installed in tub and shower enclosures up to and including ceiling, as per model type, excluding freestanding tubs.
7. Single lever faucets on all bathroom and powder room sinks.
8. Temperature and pressure control single lever faucet on all showers, as per model type.
9. Frameless clear glass door/enclosure and recessed shower light in separate shower stall, as per model type.

E. MASTER ENSUITE ADDITIONAL FINISHES:

1. "Upgrade 3-level" granite or quartz countertops, chosen from Vendor's selected samples.
2. In-floor radiant heating with thermostat control.
3. Shower fitted with 36" linear floor drain, 8" rain showerhead, hand shower, and thermostatic valve for temperature control with diverters.
4. Free standing white acrylic tub with floor mounted plumbing fixtures.

F. FLOORING FEATURES:

1. Stained, pre-finished engineered oak flooring (approximately 7" wide) on main and second floor non-tiled areas chosen from Vendor's selected samples.
2. "Upgrade 3-level" tile floor in designated areas chosen from Vendor's selected samples.
3. Luxury vinyl flooring in finished lower foyer, as per model type.
4. Engineered floor joist system with tongue and groove sub-flooring.
5. All sub-floors will be glued and fastened with screws.

G. DOORS AND WINDOWS:

1. Vinyl casement and/or vinyl awning or thermos-fixed glass windows with LOW-E glass throughout main and upper floors.
2. High quality vinyl basement windows, with LOW-E glass.
3. 8' high fibreglass insulated exterior front entry door(s) with "Upgrade 3-level" grip set and weather stripping.
4. Metal insulated roll up garage door(s).
5. Metal insulated door from garage to house, as per model type, where permitted.
6. Extra wide sliding doors provided at rear of home on the main floor, as per model type.

H. ELECTRICAL AND LIGHTING DETAILS:

1. "200-amp" electrical service with breaker panel and copper wiring throughout.
2. Quality light fixtures provided throughout, including ceiling light fixtures in all bedrooms, family room/ great room, and decorative wall mounted fixture in powder room.
3. Twelve (12) pot lights throughout main floor, with three (3) dimmer switches, as per purchaser selected locations.
4. Electrical outlet(s) provided in garage along with waterproof exterior outlets near all exterior doors, excluding door from house to garage.
5. Rough-in RG6, or equivalent, cable T.V. to three (3) locations as per purchaser selection.

6. Rough-in for category 5, or equivalent, voice/data wiring to three (3) locations as per purchaser selection.
7. Door chime provided.
8. Interconnected carbon monoxide detectors as per Ontario Building Code.
9. Electronic interconnected, visual smoke detectors installed in basement, on main and upper floor, including all bedrooms, as per Ontario Building Code.
10. Rough-in for central vacuum with termination to garage.
11. 'Decora' switches and plugs throughout finished areas.
12. One (1) garage door opener per roll-up door, as per model type.
13. Rough-in electric car charger conduit in garage.

I. MECHANICAL SPECIFICATIONS:

1. Natural gas forced air "High Efficiency" furnace with ECM motor controlled by "Smart" thermostat.
2. Installed energy recovery ventilator (ERV) with separate wall control for improved indoor air quality.
3. Installed rental gas hot water heater.
4. Gas line for the stove.
5. Barbecue gas line to rear of home with disconnect and valve, ready to use, location determined by Vendor.
6. Central Air Conditioner Unit.
7. Rough-in drains for future three-piece bathroom in basement, as per model type.

J. ROYAL HILL "GREEN", and "SMART" CHARACTER FEATURES:

1. All paints to be low VOC.
2. All bathroom exhaust fans to be energy efficient low sone for quiet operation.
3. Shut-off valves on all hot and cold water lines on sinks and toilets.
4. 2 x 6 wall construction with R22 batt insulation – plus R5 continuous rigid insulation.
5. One electronic smoke detector installed in garage.
6. Water-efficient toilets, vanity faucets and shower heads.

7. Framed mechanical room in basement.
8. Finished electrical closet to house water meter and electrical panel.
9. Ducts professionally cleaned prior to closing.
11. One (1) "Smart" Lock on door from garage to house.
12. Two (2) "Smart" Light wall switches. One for front outside porch and one for main floor room facing roadway.
13. One (1) "Smart" Thermostat.
14. One (1) "Smart" Flood sensor in mechanical room in basement.
15. "Smart" Home Hub app to control all "Smart" features.

At Royal Hill, all model designs have been reviewed and assessed by an independent certified Energy Evaluator who has been certified and registered through NRCan (National Resources Canada). Each home will be built to exceed current Ontario Building Code requirements. Once the dwelling is completed and just prior to closing, the same certified Energy Evaluator will return to the dwelling to verify the air tightness thereof.

Quality Features correct at time of printing. Materials may be altered or substituted at the Vendor's sole discretion without notice. E.&O.E. O.D.P. December 1, 2020