

JOSHUA CREEK  
MONTAGE



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# JOSHUA CREEK

## MONTAGE

This Schedule forms part of, and is to be read in conjunction with the attached Agreement of Purchase and Sale.

The following quality features are included in the purchase price at no extra cost to the purchaser(s) and to be attached to the Agreement of Purchase and Sale. Selection only of interior colours are applicable and are to be made from the Vendor's range of quality samples. Exterior colours are to be chosen by the Purchaser with the Vendor's approval.

### DISTINCTIVE EXTERIOR/CONSTRUCTION FEATURES

1. Elegant architectural upgraded exteriors surpassing community architectural guidelines.
2. Genuine clay brick elevations with stone window sills, exquisite brick detailing, soldier coursing, brick archways, keystones and other masonry and stone detailing, siding and ornamental details (as per plan).
3. Metal insulated sectional roll-up garage door(s) with decorative lite inserts where applicable, as per plans. Garage door(s) installed with heavy-duty springs and long life rust resistant hardware.
4. 8 ft. Metal insulated front entry door(s) with weather stripping on elevation A and C models.
5. 8 ft Fiberglass front entry door(s) with weather stripping and multi point hardware on elevation B models.
6. Energy Star qualified windows and doors with Low-E glass and argon filled space. Opening windows are screened with internal grills on all front elevations A and B, where applicable, as per plans. Vinyl thermopane sliders in basement including screens.
7. Self-sealed asphalt shingles with a 25 year limited manufacture's warranty.
8. Energy conserving insulation to all exterior walls and ceilings to meet Ontario Building Code requirements.
9. 3/8" plywood roof sheathing.
10. Pre-finished low maintenance aluminum soffits, fascia, eavestrough and down spouts.
11. Walkways, precast slabs and steps at front and patio rear area where applicable. Number of steps at front and rear patio may vary from that shown according to grading conditions and municipal requirements, and cannot be guaranteed.
12. One exterior hose bib plus one in garage area. Builder to determine locations.
13. Dead bolts on all exterior swing doors where applicable, as per plan.
14. Yard to be sodded.
15. Paved driveways.
16. 2" x 6" exterior wall construction with structural sheathing for extra rigidity factor.
17. Decorative black cast aluminum coach lamps and satin nickel entry hardware to exterior front elevation only.
18. Municipal address plaque provided.
19. Metal insulated garage access door into home if grade permits (maximum 2 risers).
20. Optional metal insulated side entrance door into home, where grade permits, as per plan.

### BASEMENT FEATURES

21. Poured concrete basement walls & steel beam support as required by plan. Heavy-duty damp proofing on all exterior foundation walls including drainage layer.
22. Rough in drain for 3 piece bathroom in basement (rough in area is a proposed location only and is subject to change due to drainage requirements).
23. Cold storage room, as per plan.

### INTERIOR FEATURES

24. All models are to have approximately ten (10') foot ceilings on main floor and nine foot (9') ceilings in basement and second floor.
25. Purchaser's selection of one paint colour throughout from Builder's standard samples.
26. 2-panel "Cambridge Series" doors and trim work to be painted white. Main floor to have 8'doors and 6'8" doors on second floor.
27. Interior doors to include satin nickel levers as per Builder's standard samples.
28. Smooth finish ceilings throughout main floor, bathroom(s) and laundry room and stippled ceilings (white) with smooth border throughout second floor
29. Luxurious trim package including 5 1/4" colonial baseboards and 3" casings with backband to be painted white.
30. Luxury oak staircase from main floor to second floor and main to lower landing (closed risers), in natural finish, as per plan.
31. Solid oak railings and nosings with wrought iron pickets (from Builder's standard samples).
32. Direct vent gas fireplace with ornamental wood mantel painted white, as per plan.

**NOTES:** All illustrations & photos are artist's concepts, and the purchaser acknowledges that the floor plan may be reversed. The purchaser acknowledges that the specifications, landscaping, finishes and furnishings etc. in the model home(s) or sales office may be for display purposes only and may not be of the similar grade or type or not necessarily included in the purchase of the home. The purchaser acknowledges that variations in colour and shade uniformity may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to normal production processes. Some windows and doors shown may be optional. The Vendor reserves the right to substitute materials that are of equal or better quality. E.& O.E.

# FEATURES & FINISHES

## 36 & 38 SERIES

### FLOORING FEATURES

33. All tongue and groove 5/8" sub-floors to be sanded and fastened with nails and screws on an Engineered Sub-Flooring System.
34. Purchaser's selection of imported porcelain or ceramic floor tiles (12" x 12" or 13" x 13") in foyer, kitchen, breakfast area, laundry room and powder room (as per plan) from Builder's standard samples.
35. 3" x 3/4" natural oak finish hardwood flooring throughout all non-tiled areas of main floor and upper hallway.
36. Purchaser's selection of quality 40oz broadloom with 11mm/7lb density under pad throughout second floor from Builder's standard samples (one colour throughout).

### LAUNDRY FEATURES

37. Single laundry tub set in white melamine base cabinet with laminate countertop, faucet and drain. Washing machine hookups, as per plan (cabinet base not included if laundry in basement).
38. Dryer vent and electrical plug.

### GOURMET KITCHEN FEATURES

39. Purchaser's selection of premium kitchen cabinets.
40. Professional stainless steel chimney style hood fan.
41. Meta- box drawer system with self close.
42. Heavy-duty wiring and receptacle for stove.
43. Rough-in plumbing and electrical for future dishwasher. (Space left open in kitchen cabinetry).
44. Granite countertops, from Builder's standard samples, with single basin stainless steel undermount sink and pull-out faucet.
45. Extended height upper cabinets in Kitchen.
46. Extended flush breakfast bars, as per plan.
47. Ceramic backsplash above kitchen and servery counters as per plan, from Builder's standard samples.

### LUXURY BATHROOM FEATURES

48. White plumbing fixtures in all bathrooms.
49. Chrome faucets for all bathroom vanities & showers as per Builder's samples. Showers with pressure balanced & temperature control valves.
50. Master ensuite bath to include separate shower with a tiled base and freestanding five (5') foot acrylic tub, according to plan.
51. Deep acrylic tubs throughout, as per plan.
52. Powder room includes square white pedestal sink, as per plan.
53. Purchaser's selection of premium vanity cabinets and laminate countertops in all bathrooms, from Builder's standard samples.
54. Granite countertop in master ensuite with square undermount basin from Builder's standard samples.
55. Exhaust fans in all bathrooms according to the current Ontario Building Code.
56. Privacy locks on all bathroom doors.
57. Plate mirrors above vanities in all bathrooms and makeup counters, as per plan.
58. Purchaser's choice of 8'x 10" imported bathroom wall tiles, from Builder's standard samples. Purchaser's choice of 13"x 13" imported bathroom floor tiles, from Builder's standard samples.
59. Frameless glass shower enclosure with recessed pot light in master ensuite, as per plan.
60. Framed glass shower enclosure with surface mounted light in secondary ensuite, as per Plan.

### HEATING/INSULATION FEATURES

61. Forced air high-efficiency gas furnace.
62. Ductwork sized for future air conditioning.
63. Rough in for future central vacuum to garage.
64. Hot water tank (gas) on a rental basis.
65. Digital programmable thermostat located in a central location on main floor.
66. Spray foam insulation over garage ceilings, with habitable space above.
67. Complete duct cleaning.

### ELECTRICAL FEATURES

68. LED lightbulbs throughout interior and exterior of home.
69. All homes with 200-amp breaker panel service.

70. White Decora switches and plugs throughout.
71. All wiring in accordance with the Ontario Hydro Standards.
72. Standard light fixtures throughout except living room. Model GAE 38-03 will have a ceiling light fixture in the living/dining room with location determined by the Builder.
73. Smoke detectors on all floors or as per current Ontario Building Code with built in Carbon Monoxide detector as per current Ontario Building Code.
74. One exterior electrical plug at rear elevation and one at front door. Location to be determined by the Builder.
75. Electrical door chime.
76. Two roughed- in TV Cable locations (one in Family Room and one in Master Bedroom), location to be determined by Builder.
77. Two roughed-In Telephone outlets locations, one in Kitchen, and one in master bedroom. Exact location to be determined by Builder.
78. Over-head garage door electrical ceiling plug for each separate door.
79. Rough in conduit for future electrical car charging station.

### BUILDER'S WARRANTY/COVERAGE

80. Primont Homes is backed by the Taron Warranty Corporation and has attained the Customer Service Excellence Rating.
81. Seven (7) years – major structural defects
82. Two (2) years – plumbing, heating and electrical systems
83. As per Taron Warranty Corporation program requirements

### DISCLAIMER:

All Purchaser's selections from Builder's standard samples. A wide variety of upgrades and options are available. Specifications, terms and conditions are subject to change without notice. The Purchaser acknowledges that the Vendor has the right to substitute materials and finishes of equal or better quality. All sketches are artist's renderings only and do not form part of this Agreement.

All interior and exterior colours and materials are to be selected from Builder's samples within 10 days of acceptance of offer, failing which, the Vendor may exercise all of the Purchaser's rights to colour selection herein. Such selections by the Vendor shall be binding as if the Purchaser would have made such selections. No changes whatsoever will be permitted in colours selected by the Purchaser, with the exception of a shortage or discontinuation of item(s) selected. Specifications can change without notice. All plans and specifications are subject to modification from time to time, according to Taron Warranty Program rules and regulations.

Number of steps at front and rear may vary from that shown according to grading conditions and Municipal requirements, and cannot be guaranteed. The Purchaser acknowledges that finishing materials contained in any model home may be upgraded for display purposes only and may not be of the same grade or type or may not necessarily be included in the dwelling unit purchased herein.

Variations in uniformity and colour from Vendor's samples may occur in finished materials, kitchen and vanity cabinets, floor and wall finishes due to normal production processes or discontinued production schedule. Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards. Actual square footage is measured per Taron requirements, and may vary slightly depending on elevation selected and construction variances.

Ceilings and walls may be modified to accommodate mechanical systems.

Features shown on the floor plans and drawings as optional are not standard and may be available as upgrades.

Asphalt driveways at Purchaser's expense (on closing).

The Vendor will not allow the Purchaser to do any work and/or supply any material to finish dwelling before the closing date.

Purchaser is notified that garage entry doors (where applicable) may be lowered or eliminated to accommodate grading if required by the Municipality's or Developer's engineering control. E. O.E. June 15, 2021