

JOSHUA CREEK
MONTAGE



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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

DISTINCTIVE EXTERIOR/CONSTRUCTION FEATURES

- Elegant architectural upgraded exteriors surpassing community architectural guidelines.
- Genuine clay brick elevations with precast window sills, exquisite brick detailing, soldier coursing and other masonry, stone detailing together with maintenance free modern metal siding and panels (as per plan).
- Pre-selected exterior colour package.
- Metal faced and insulated roll-up garage door with decorative lite inserts (as per plan). Garage door installed with heavy-duty springs and long life rust resistant hardware.
- Stained eight (8') foot high woodgrain fiberglass front entry door(s) with weather stripping.
- Vinyl casement double glazed windows and doors with Low-E glass, argon filled space and screened opening windows.
- Heavy-duty 2-ply flat roofing systems.
- Energy conserving insulation to all exterior walls and ceilings to meet or surpass Ontario Building Code requirements.
- 3/8" plywood roof sheathing and 5/8" OSB sheathing for terrace and balcony areas, as per plan. Terrace and balcony areas to receive durable exterior outdoor terrace decking.
- Pre-finished maintenance free aluminum, soffits, fascia, eavestrough and downspouts.
- Walkways, precast slabs and steps at main entrance where applicable. Number of steps may vary from that shown according to grading conditions and municipal requirements and cannot be guaranteed.
- One exterior hose bib plus one in garage area. Builder to determine location.
- Dead bolts on main entry door and garage access door where applicable, as per plan.
- Yard to be sodded.
- Asphalt driveways (as per Schedule "I").
- 2" x 6" exterior wall construction for extra rigidity factor.
- Modern black coach lamps at terrace and balconies and recessed pot light at main entrance and at garage door.
- Satin nickel finish grip set to main entrance only.
- Primont municipal address plaque provided.
- Metal insulated garage access door into home if grade permits.
- Aluminum framed exterior glass railings.

BASEMENT FEATURES

- Poured concrete foundation walls and steel beam support as required by plan.
- Heavy-duty damp proofing on all exterior foundation walls including a drainage layer.

INTERIOR FEATURES

- All models to have approximately nine (9') foot ceilings on ground floor, ten (10') foot ceilings on main floor and nine (9') foot ceilings on third floor, excluding any dropped areas due to low headroom, mechanical and structural requirements as per model type.
- 8' arches on main floor, 6'-8" arches on ground and third floor, as per plan.
- Purchaser's selection of one paint colour throughout from Builder's standard samples.
- 2-panel "Cambridge Series" doors to be painted white. Main floor to have 8' doors and 6' 8" doors on ground and third floors.
- Interior doors to include satin nickel finish levers.
- Smooth finish ceilings throughout.
- Modern trim package including 4-1/2" flat stock baseboards and 2-1/2" flat stock casings, to be painted white.
- Luxury oak staircase with oak veneered risers and stringers throughout finished areas, with closed risers, in natural finish.
- Solid oak railings and nosings with 1-5/16" square pickets in natural finish throughout finished areas.

FLOORING FEATURES

- All tongue and groove 5/8" sub-floors to be sanded and fastened with nails and screws.
- Purchaser's selection of imported ceramic floor tiles (12" x 12" or 13" x 13") in foyer, laundry, mud room and

powder room, as per plan, from Builder's standard samples.

- 3" x 3/4" natural finish oak hardwood flooring throughout all non-tiled areas on main floor and stair landings, as per plan.
- Purchaser's selection of quality 40 oz broadloom with 11mm/7lb density under pad, throughout all non-tiled areas on ground floor and third floor bedrooms, third floor hallway and closets (one colour throughout) from Builder's standard samples.

LAUNDRY FEATURES

- Single white laundry tub set in a white melamine base cabinet with laminate countertop and chrome two handle faucet. Washing machine hookups and drain.
- Venting and heavy-duty wiring and receptacle for dryer.

GOURMET KITCHEN FEATURES

- Double stainless steel undermount Blanco sink with chrome finish pullout faucet.
- Stainless steel exhaust fan over stove area vented to the exterior.
- Heavy-duty wiring and receptacle for stove.
- Purchaser's selection of premium kitchen cabinets and granite countertops from Builder's standard samples.
- Extended upper cabinets in kitchen (approx. 50" in height).
- Extended breakfast bar(s), as per plan.

LUXURY BATHROOM FEATURES

- White plumbing fixtures in all bathrooms.
- Chrome faucets for all bathroom and powder room vanities. Chrome fittings in all showers with pressure balanced and temperature control valves.
- Master ensuite to include freestanding acrylic tub and separate framed glass shower enclosure with white mosaic tile base, as per plan.
- Deep acrylic tubs throughout, as per plan.
- Purchaser's selection of premium vanity cabinets and laminate countertops in all bathrooms and powder room, as per plan, from Builder's standard samples.
- Exhaust fans in all bathrooms.
- Privacy locks on all bathroom doors.
- Plate mirrors above vanities in all bathrooms.
- Purchaser's choice of 8" x 10" imported bathroom shower wall tiles, selected from Builder's standard samples.
- Purchaser's choice of 12" x 12" or 13" x 13" imported bathroom floor tiles, selected from Builder's standard samples.
- Pot light in master ensuite shower stall.

HEATING/INSULATION FEATURES

- Multiple zoned high velocity air distribution system, for a premium heating environment, with each zone to have a separate programmable thermostat, locations to be determined by the Builder.
- Line set and power provisions to be installed for future air conditioning unit (by others).
- Tankless water heating equipment (gas) for on-demand hot water supply, on a rental basis.
- Insulation to be as per Ontario Building Code at time of issuance of building permits.
- Spray foam insulation over garage ceilings, with habitable space above and top floor ceilings. (Top floor ceilings can be batt)

ELECTRICAL FEATURES

- All homes with 100-amp breaker panel service.
- One ceiling mounted receptacle for future electric garage door opener.
- White Decora switches and receptacles.
- All wiring in accordance with the Ontario Hydro Standards.
- Ceiling or wall mounted light fixtures throughout, locations to be determined by the Builder.
- Smoke detectors with built in carbon monoxide detector as per Ontario Building code.
- One exterior receptacle in garage wall area and one at all exterior door(s), locations to be determined by Builder.
- Complete electrical door chime.

FEATURES & FINISHES

TOWNHOUSE

- Two rough-in RG-6 TV cable outlets (one in family room and one in master bedroom), locations to be determined by Builder.
- Two rough-in CAT-5e telephone outlets (one in kitchen and one in master bedroom), locations to be determined by Builder.

BUILDER'S WARRANTY/COVERAGE

- Primont is backed by the Tarion Warranty Corporation and has attained the Customer Service Excellence Rating.
- Seven (7) years – major structural defects.
- Two (2) years – plumbing, heating and electrical systems.
- As per Tarion 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 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 selections 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 items 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 Tarion 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 Tarion 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. House types, streetscapes and final house sitings are subject to final approval by the applicable Municipality and Design Control Architect. E. & O.E. June 15, 2021.

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.

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