

JCM 3601

ELEVATION A 2746 SQ.FT. OPT. FINISHED BASEMENT 936 SQ.FT.
4 BEDROOMS | 4.5 BATHS

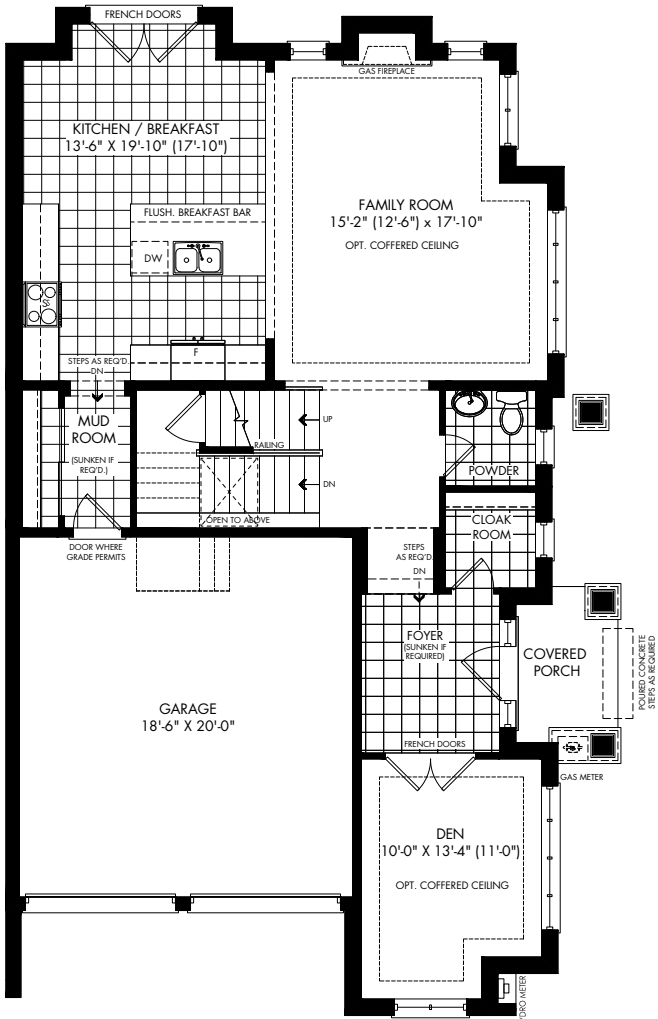


ELEVATION B 2767 SQ.FT. OPT. FINISHED BASEMENT 936 SQ.FT.

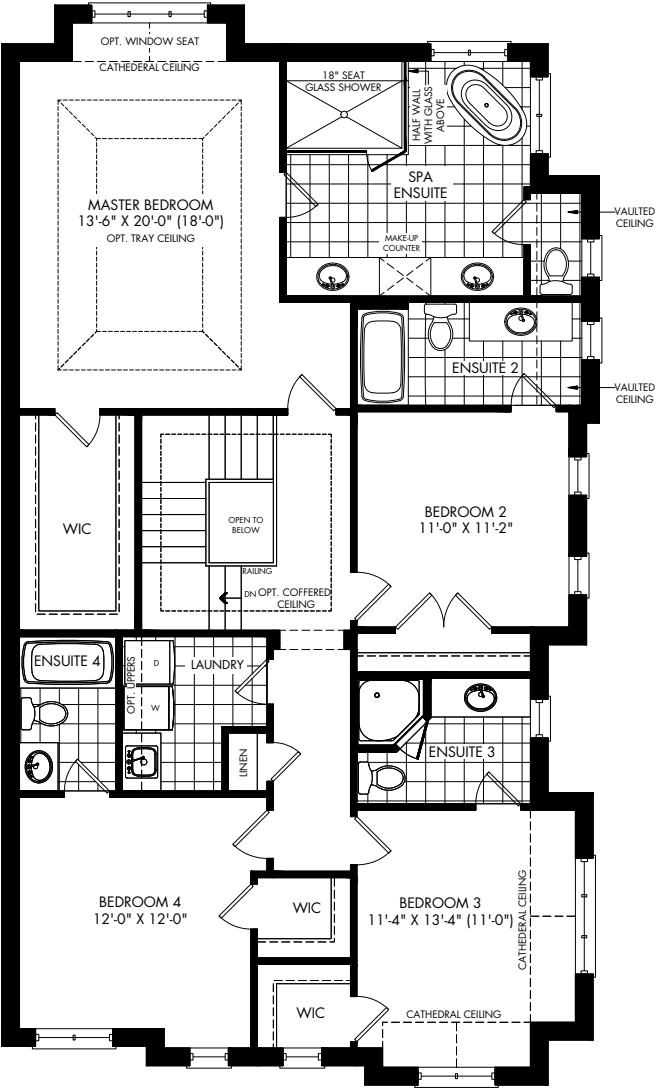


ELEVATION C 2755 SQ.FT. OPT. FINISHED BASEMENT 934 SQ.FT.

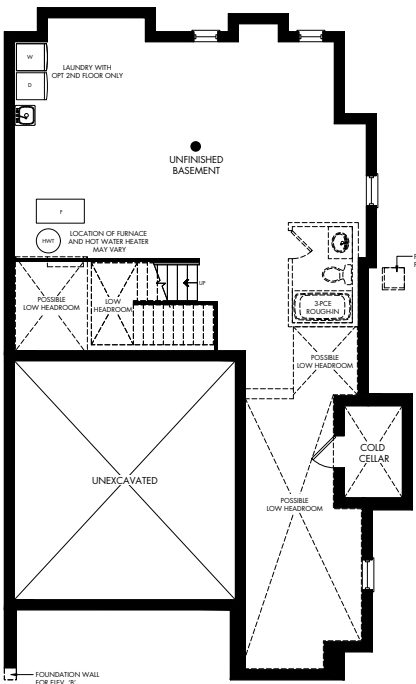
GROUND FLOOR A



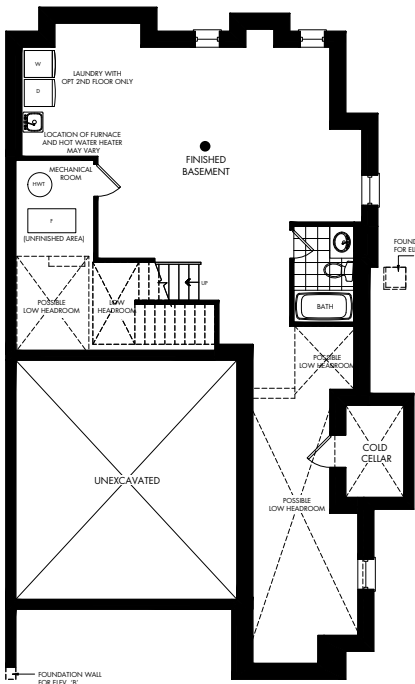
SECOND FLOOR A



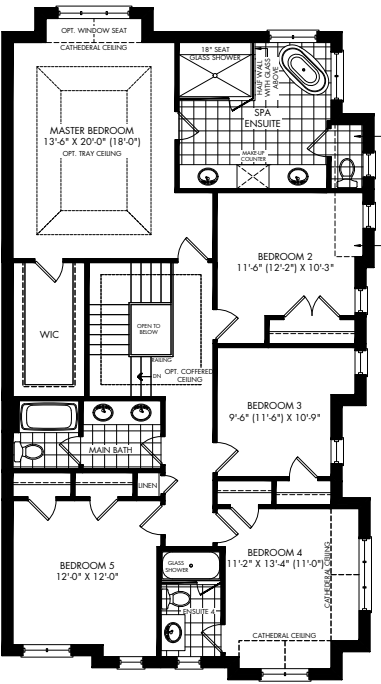
BASEMENT A & B



FINISHED BASEMENT A & B (OPTIONAL)



5 BED SECOND FLOOR A (OPTIONAL)



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JCM 3602

ELEVATION A 2268 SQ.FT. OPT. FINISHED BASEMENT 792 SQ.FT.
4 BEDROOMS | 2.5 BATHS



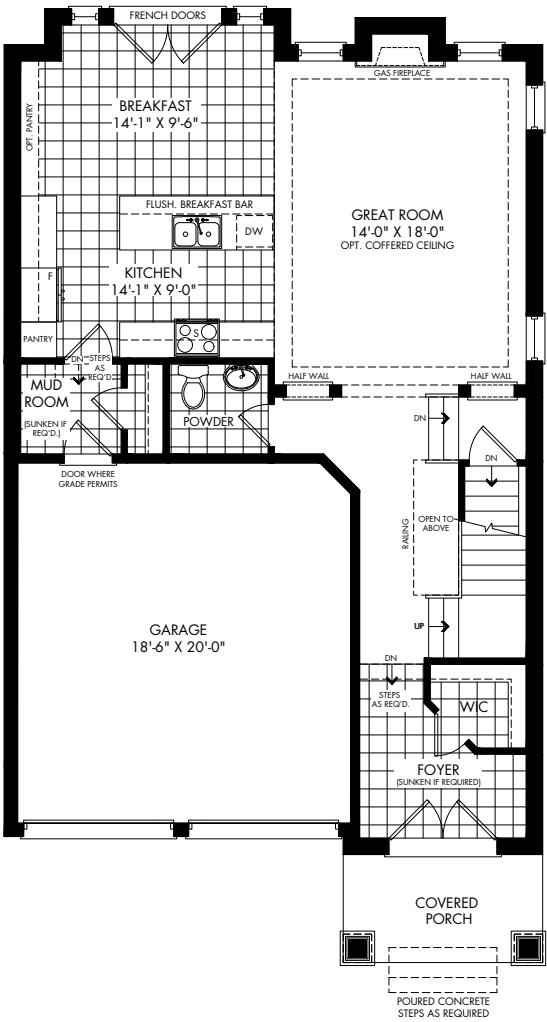
ELEVATION B 2272 SQ.FT. OPT. FINISHED BASEMENT 792 SQ.FT.



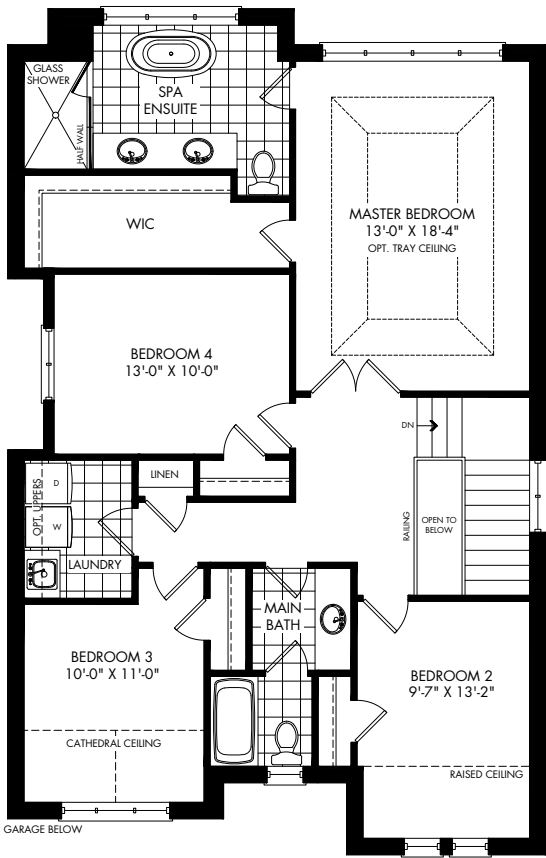
ELEVATION C 2268 SQ.FT. OPT. FINISHED BASEMENT 792 SQ.FT.

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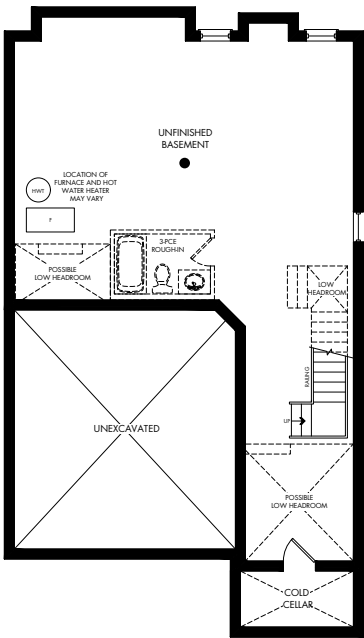
GROUND FLOOR A



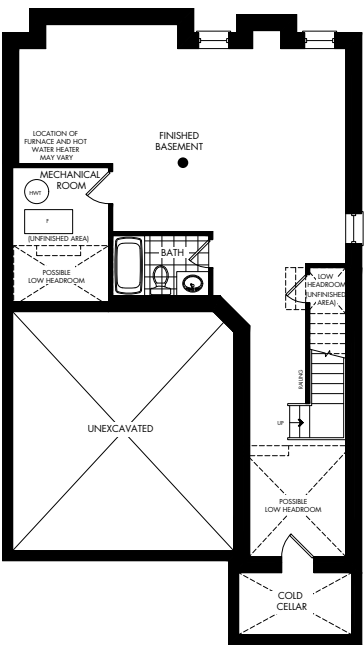
SECOND FLOOR A



BASEMENT A & B



FINISHED BASEMENT A & B (OPTIONAL)



JCM 3603

ELEVATION A 2606 SQ.FT. OPT. FINISHED BASEMENT 902 SQ.FT.
4 BEDROOMS | 2.5 BATHS



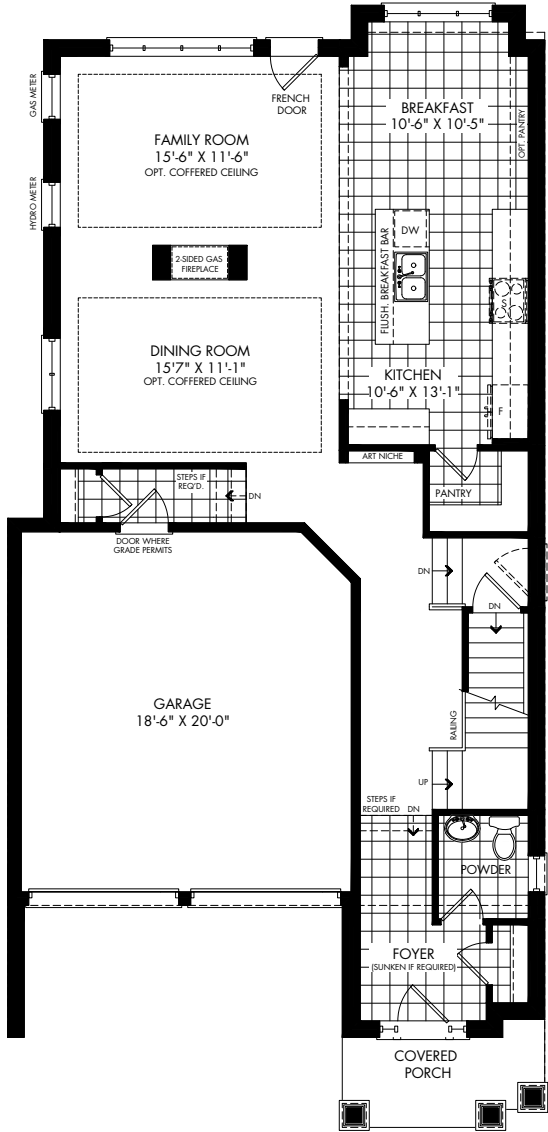
ELEVATION B 2615 SQ.FT. OPT. FINISHED BASEMENT 952 SQ.FT.



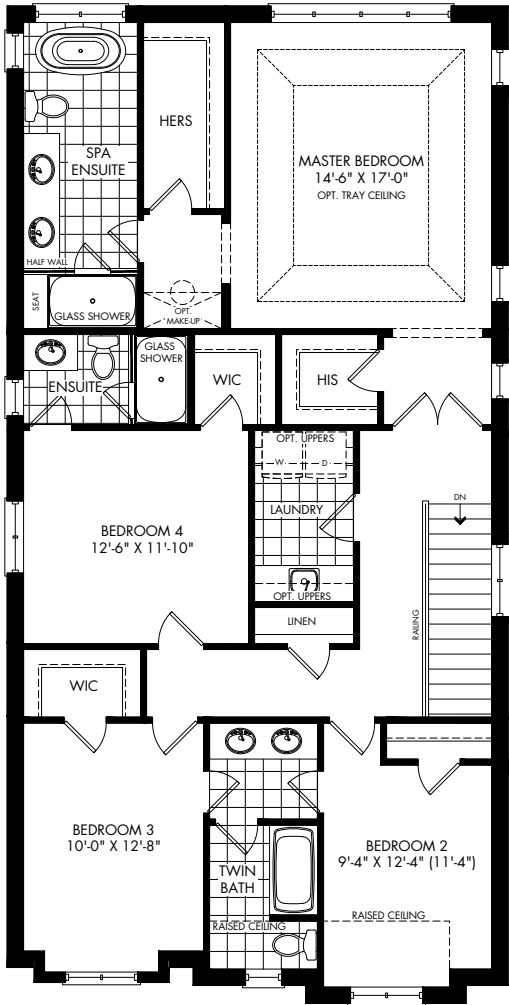
ELEVATION C 2622 SQ.FT. OPT. FINISHED BASEMENT 952 SQ.FT.

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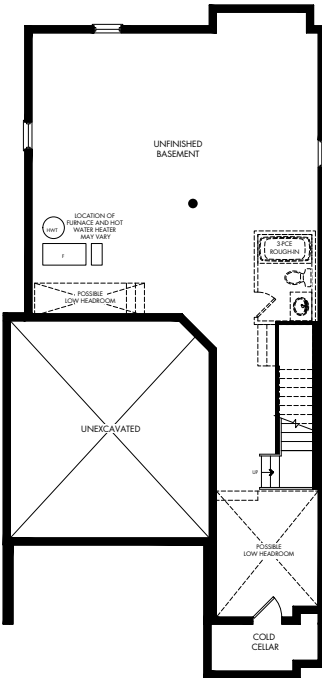
GROUND FLOOR A



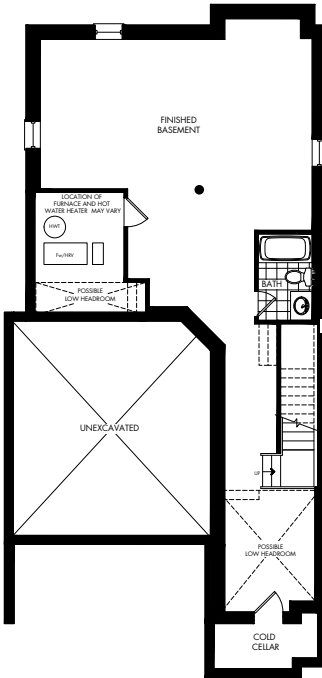
SECOND FLOOR A



BASEMENT A & B



FINISHED BASEMENT A (OPTIONAL)



JOSHUA CREEK

JOSHUA CREEK

JCM 3604

ELEVATION A 2767 SQ.FT. OPT. FINISHED BASEMENT 928 SQ.FT. SQ.FT.
4 BEDROOMS | 3.5 BATHS



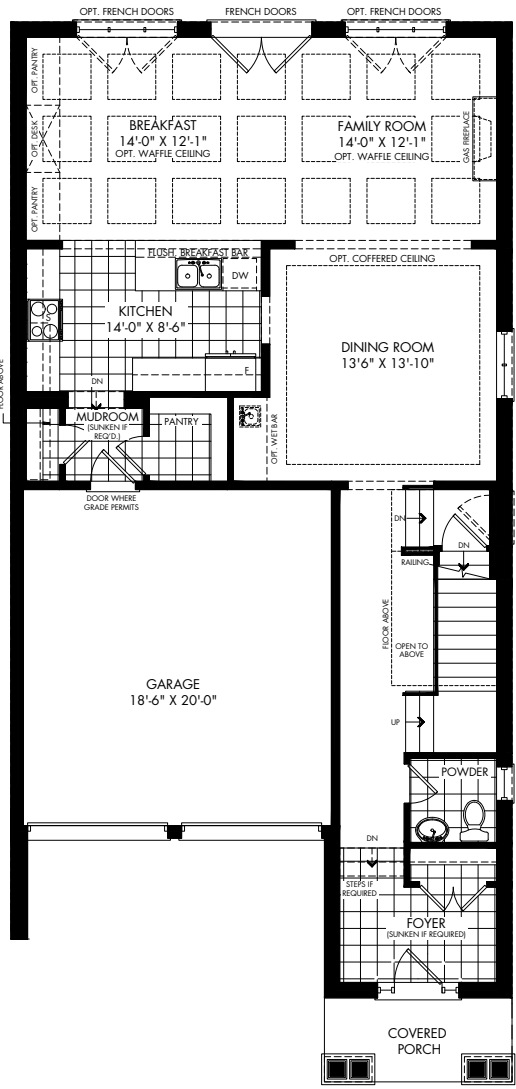
ELEVATION B 2761 SQ.FT. OPT. FINISHED BASEMENT 928 SQ.FT.



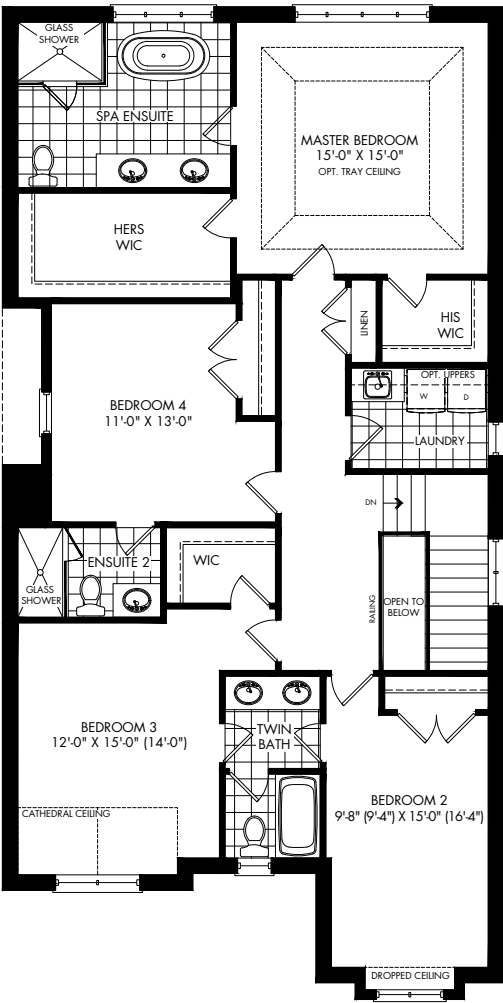
ELEVATION C 2756 SQ.FT. OPT. FINISHED BASEMENT 928 SQ.FT.

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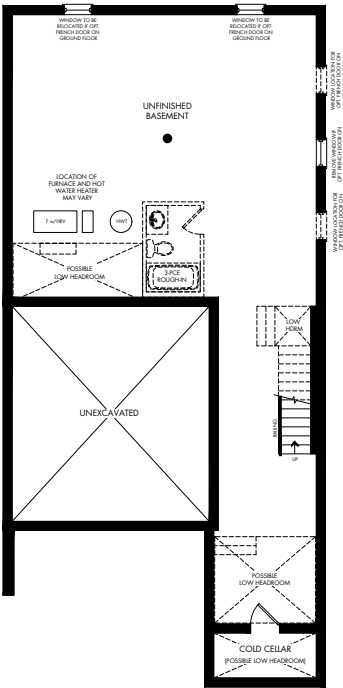
GROUND FLOOR A



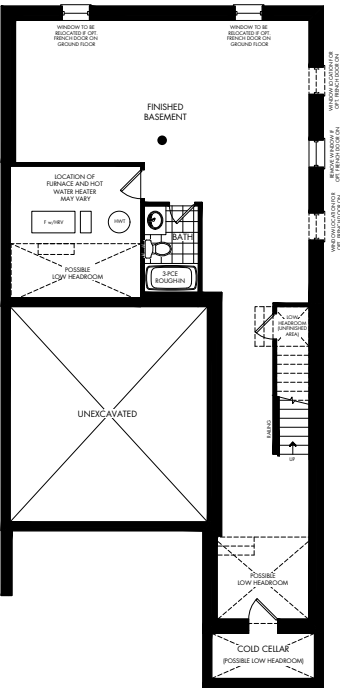
SECOND FLOOR A



BASEMENT A, B & C



FINISHED BASEMENT A, B & C (OPTIONAL)

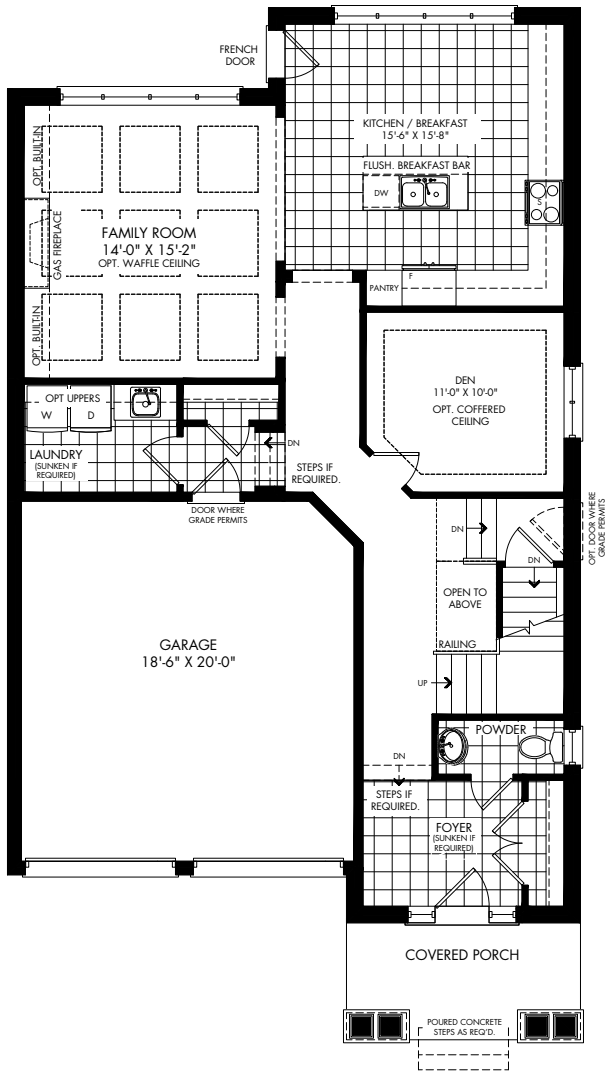


JCM 3801

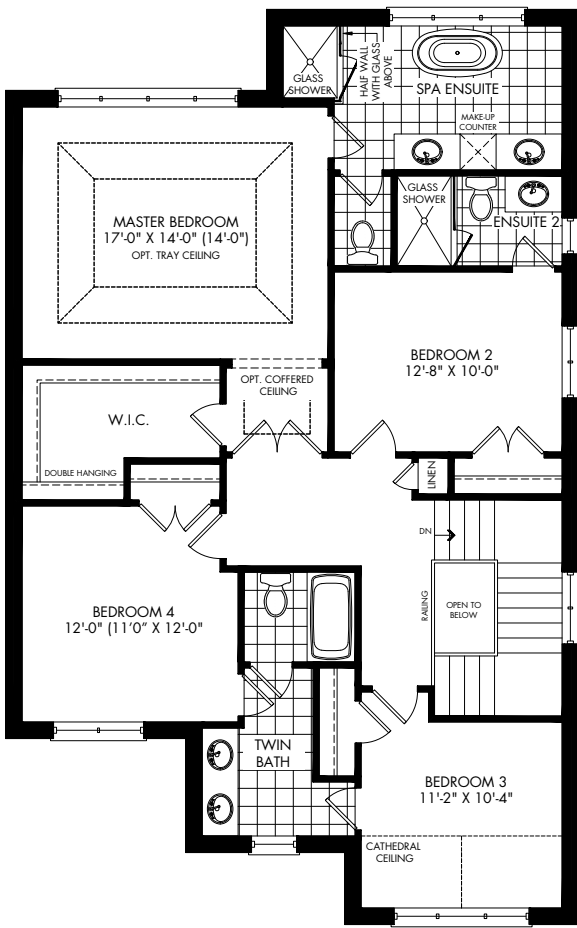
ELEVATION A 2521 SQ.FT. OPT. FINISHED BASEMENT 854 SQ.FT.
4 BEDROOMS | 3.5 BATHS



GROUND FLOOR A



SECOND FLOOR A

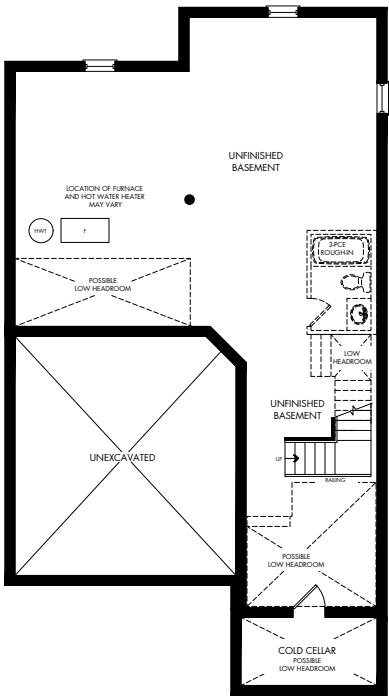


ELEVATION B 2519 SQ.FT. OPT. FINISHED BASEMENT 854 SQ.FT.

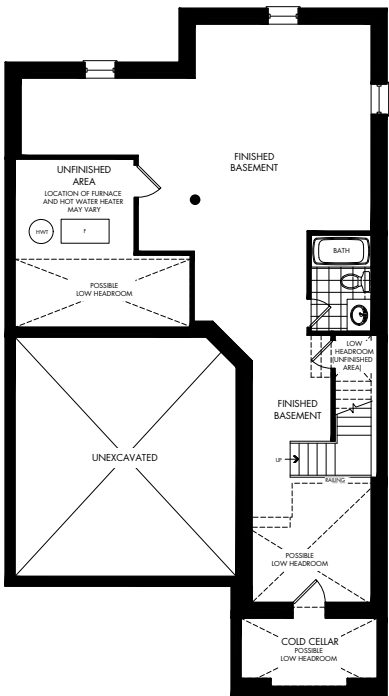


ELEVATION C 2521 SQ.FT. OPT. FINISHED BASEMENT 854 SQ.FT.

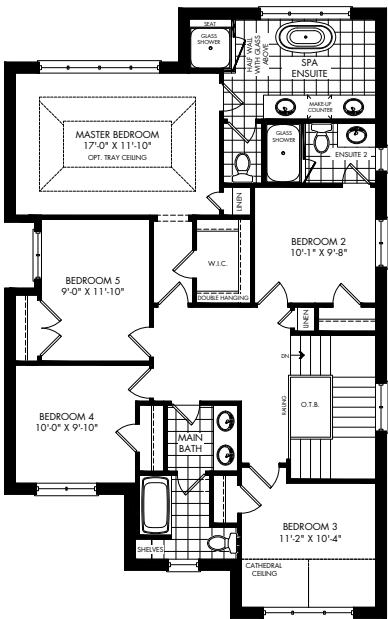
BASEMENT A & B



FINISHED BASEMENT A & B (OPTIONAL)



5 BED SECOND FLOOR A (OPTIONAL)



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JCM 3802

ELEVATION A 2745 SQ.FT. OPT. FINISHED BASEMENT 994 SQ.FT.
4 BEDROOMS | 3.5 BATHS



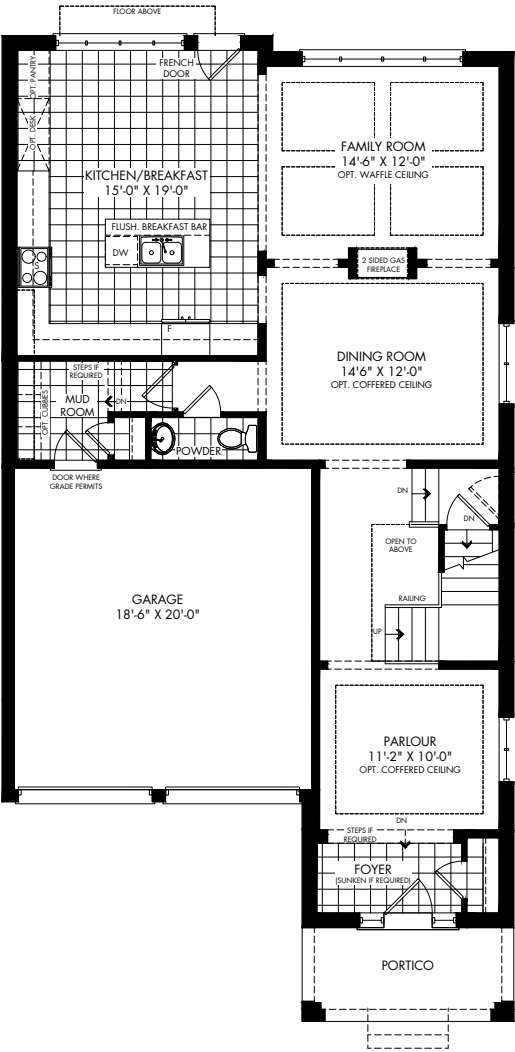
ELEVATION B 2745 SQ.FT. OPT. FINISHED BASEMENT 994 SQ.FT.



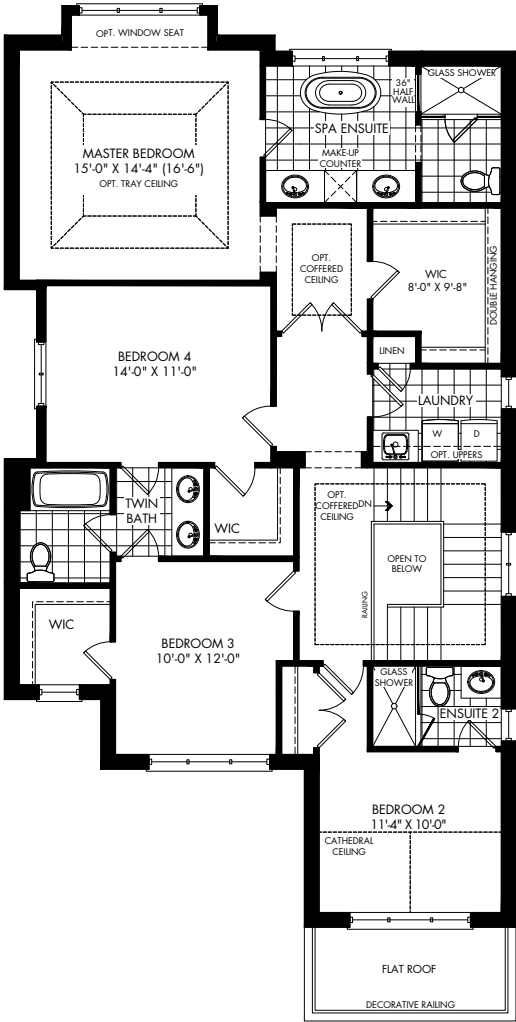
ELEVATION C 2740 SQ.FT. OPT. FINISHED BASEMENT 994 SQ.FT.

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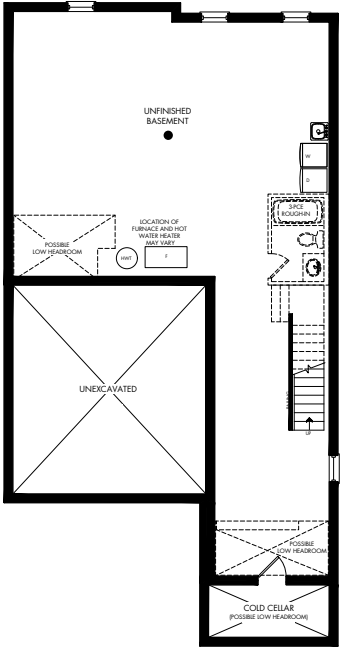
GROUND FLOOR A



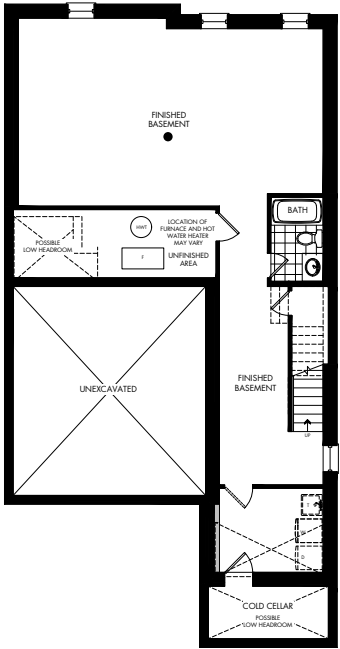
SECOND FLOOR A



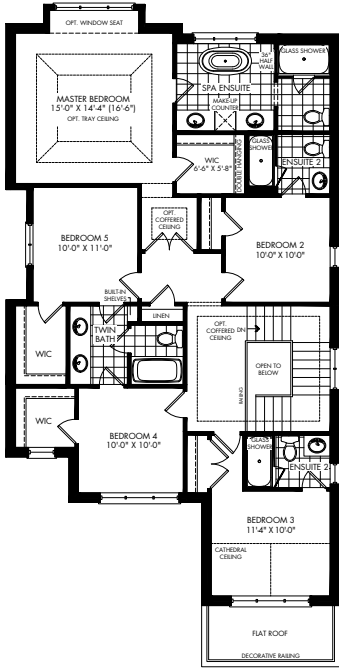
BASEMENT A



FINISHED BASEMENT A & C (OPTIONAL)



5 BED SECOND FLOOR A (OPTIONAL)



JCM 3803

ELEVATION A 2869 SQ.FT. OPT. FINISHED BASEMENT 1050 SQ.FT.
4 BEDROOMS | 3.5 BATHS



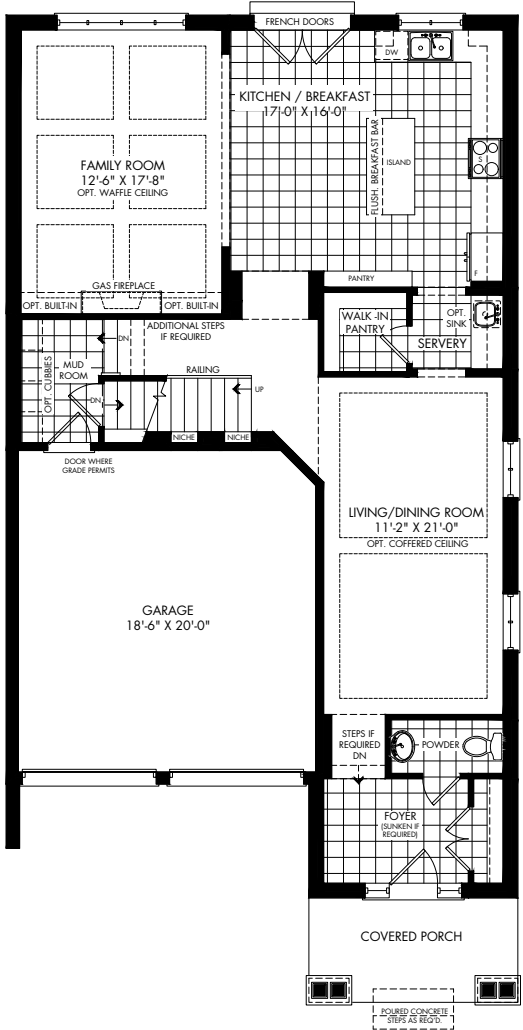
ELEVATION B 2864 SQ.FT. OPT. FINISHED BASEMENT 1050 SQ.FT.



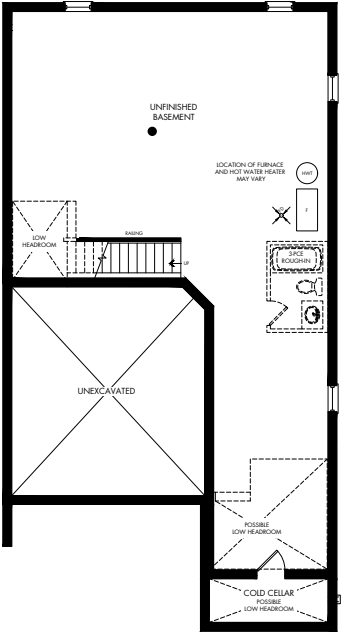
ELEVATION C 2863 SQ.FT. OPT. FINISHED BASEMENT 1050 SQ.FT.

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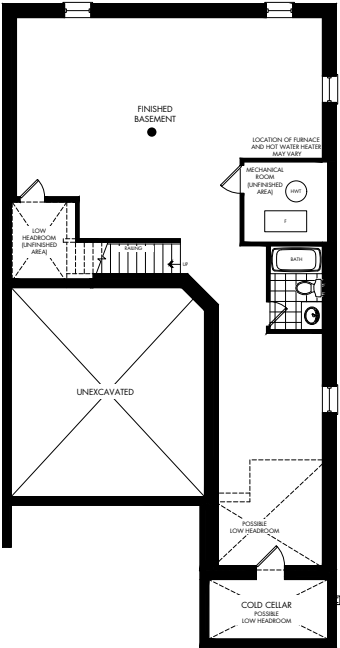
GROUND FLOOR A



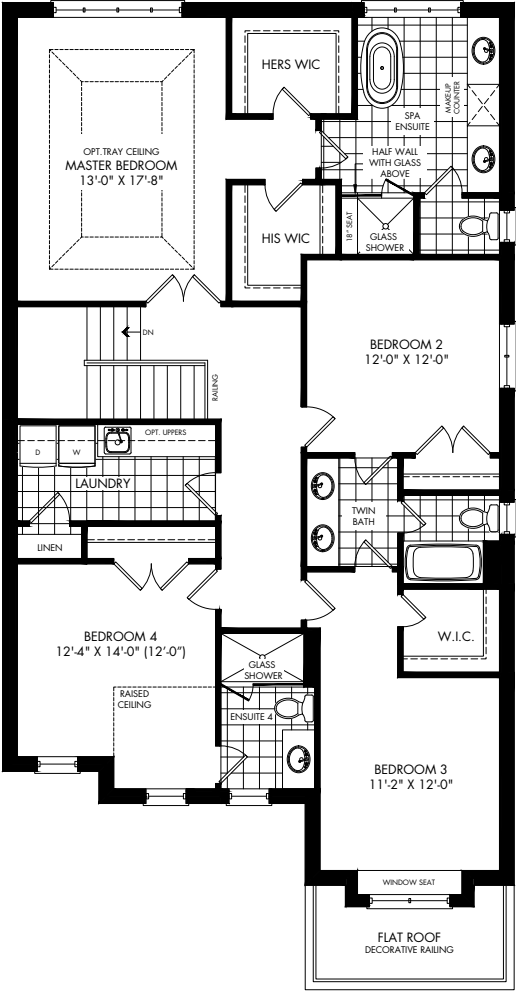
BASEMENT A, B & C



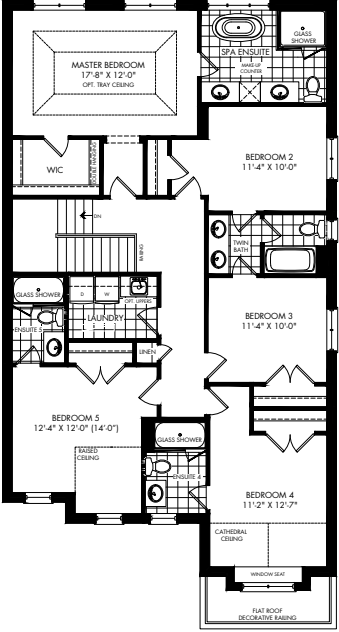
FINISHED BASEMENT A & B (OPTIONAL)



SECOND FLOOR A



5 BED SECOND FLOOR A (OPTIONAL)



JCM 3805

ELEVATION A 2096 SQ.FT. OPT. FINISHED BASEMENT 1036 SQ.FT.
4 BEDROOMS | 4.5 BATHS



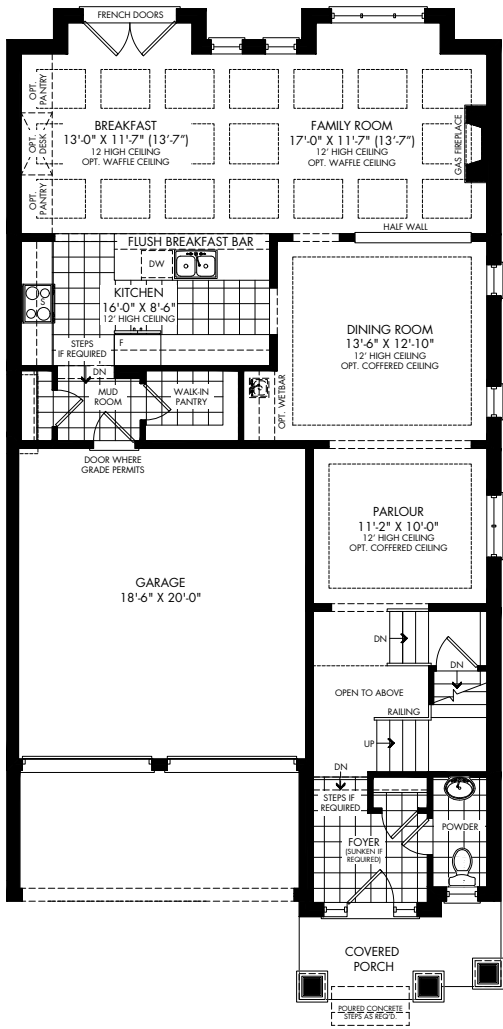
ELEVATION B 3053 SQ.FT. OPT. FINISHED BASEMENT 1036 SQ.FT.



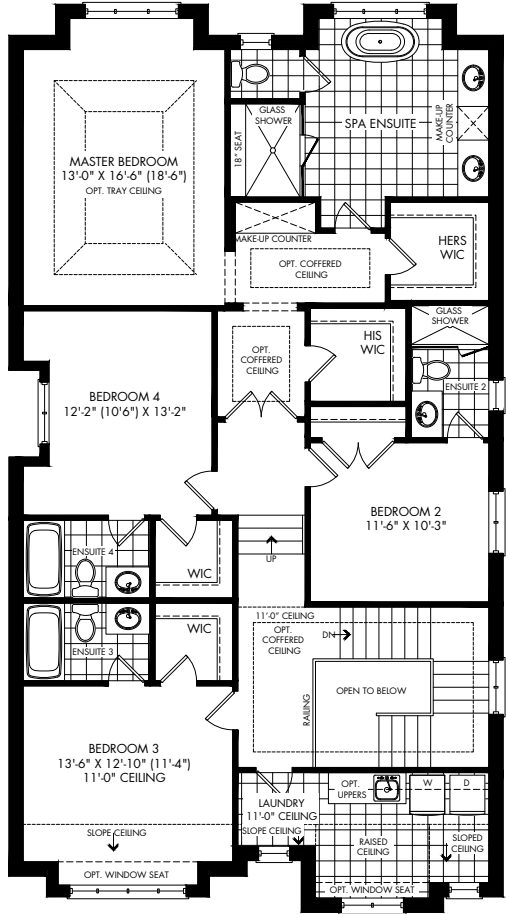
ELEVATION C 3061 SQ.FT. OPT. FINISHED BASEMENT 1039 SQ.FT.

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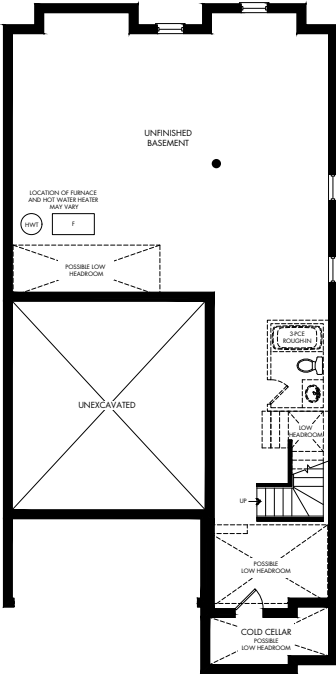
GROUND FLOOR A



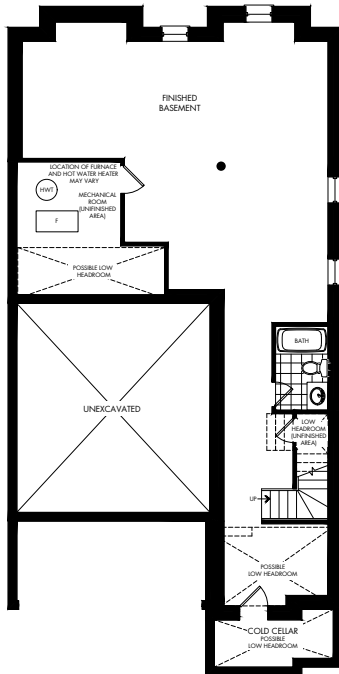
SECOND FLOOR A



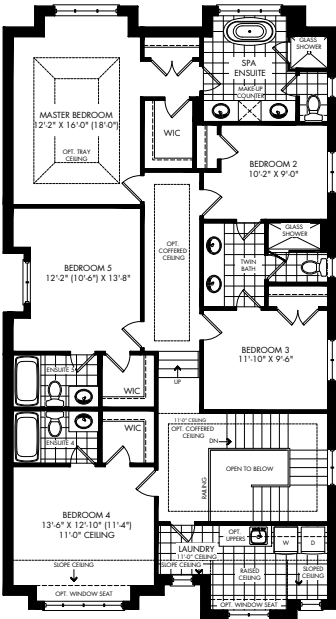
BASEMENT A



FINISHED BASEMENT A (OPTIONAL)



5 BED SECOND FLOOR A (OPTIONAL)



JCM 3806

ELEVATION A 2096 SQ.FT. OPT. FINISHED BASEMENT 696 SQ.FT.
4 BEDROOMS | 2.5 BATHS

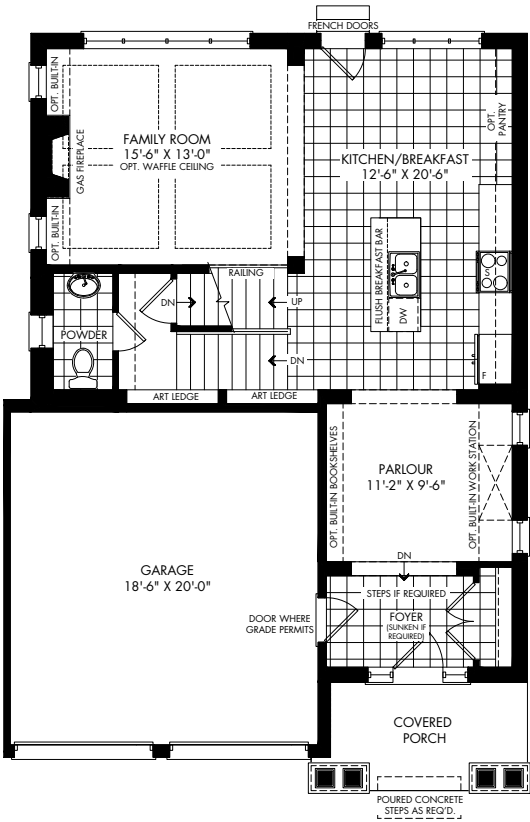


ELEVATION B 2085 SQ.FT. OPT. FINISHED BASEMENT 696 SQ.FT.

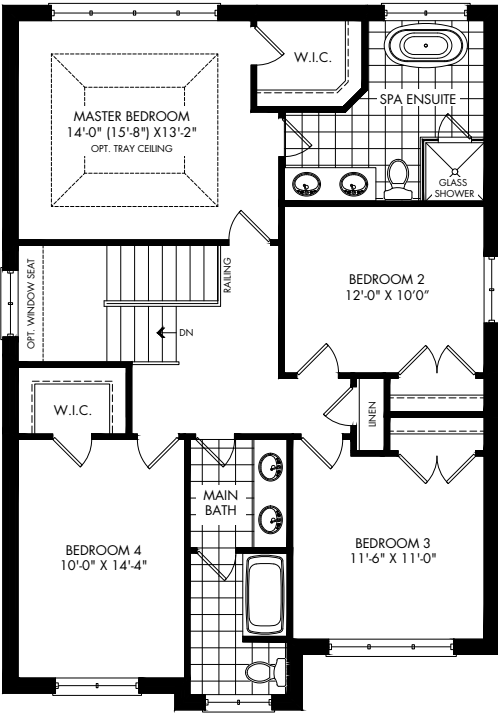


ELEVATION C 2090 SQ.FT. OPT. FINISHED BASEMENT 696 SQ.FT.

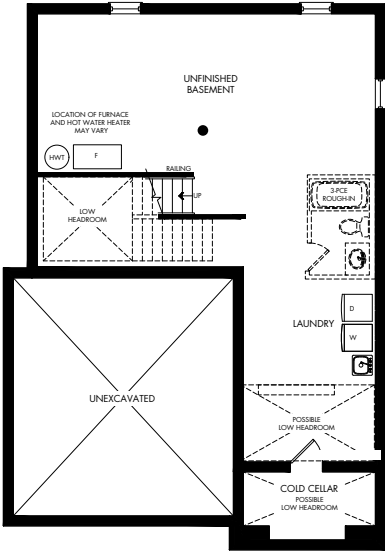
GROUND FLOOR A



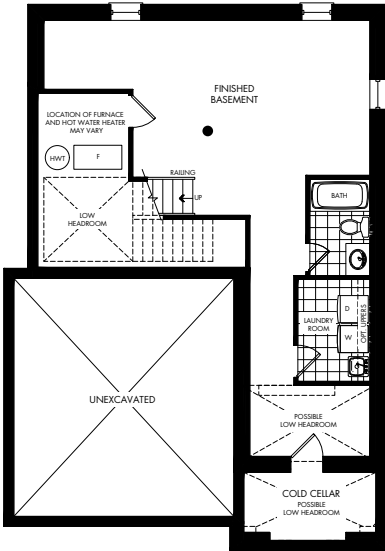
SECOND FLOOR A



BASEMENT A, B & C



FINISHED BASEMENT A, B & C (OPTIONAL)



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JCM 3807

ELEVATION A 2304 SQ.FT. OPT. FINISHED BASEMENT 766 SQ.FT.
4 BEDROOMS | 2.5 BATHS

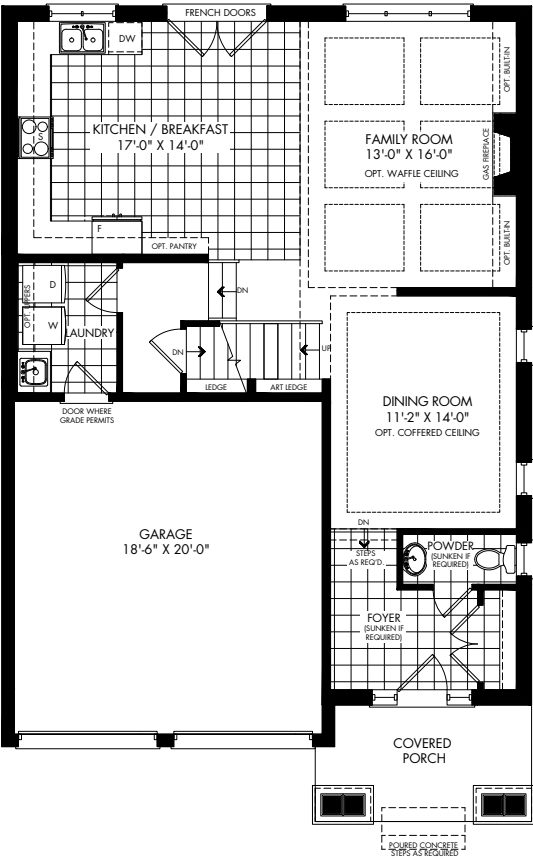


ELEVATION B 2304 SQ.FT. OPT. FINISHED BASEMENT 766 SQ.FT.

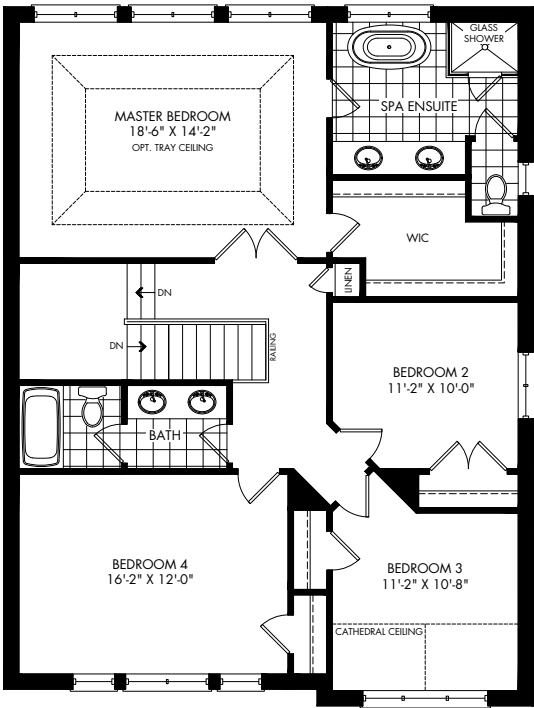


ELEVATION C 2316 SQ.FT. OPT. FINISHED BASEMENT 766 SQ.FT.

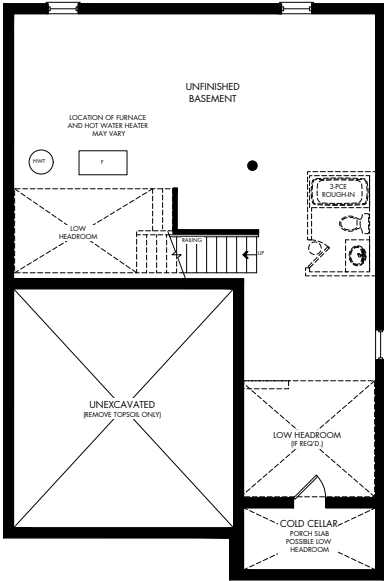
GROUND FLOOR A



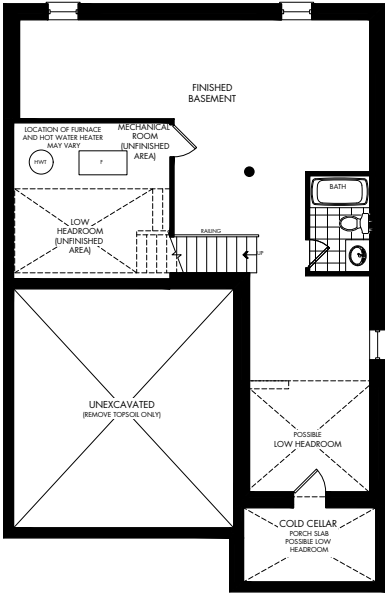
SECOND FLOOR A



BASEMENT A, B & C



FINISHED BASEMENT A, B & C (OPTIONAL)



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JCM 4501

ELEVATION A 3412 SQ.FT. OPT. FINISHED BASEMENT 1269 SQ.FT.
4 BEDROOMS + DEN | 4.5 BATHS



ELEVATION B 3417 SQ.FT.

JOSHUA CREEK
MONTAGE

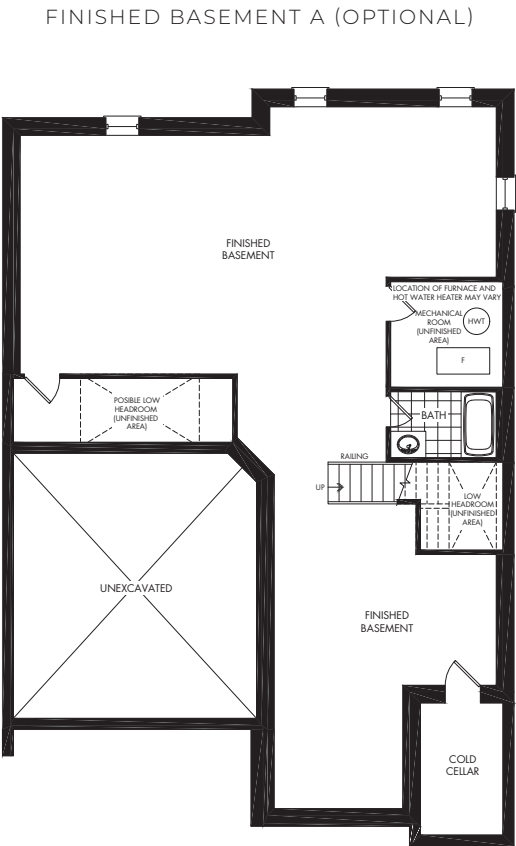
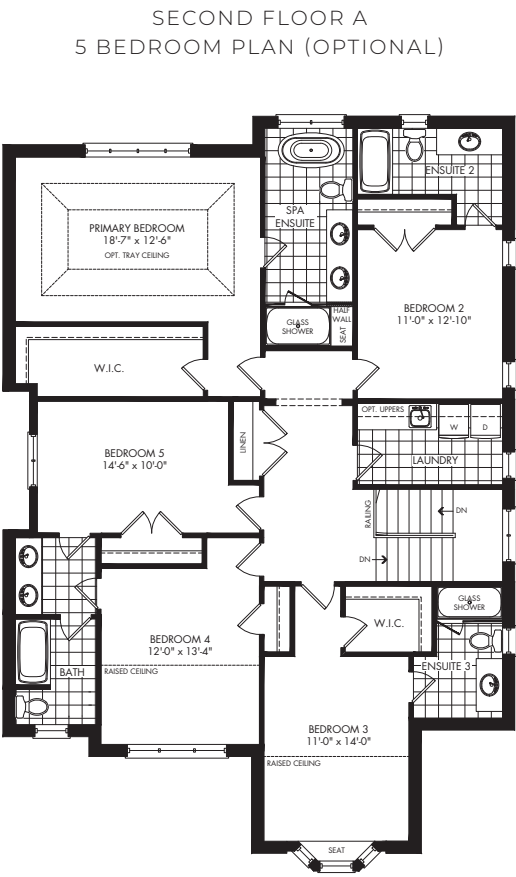
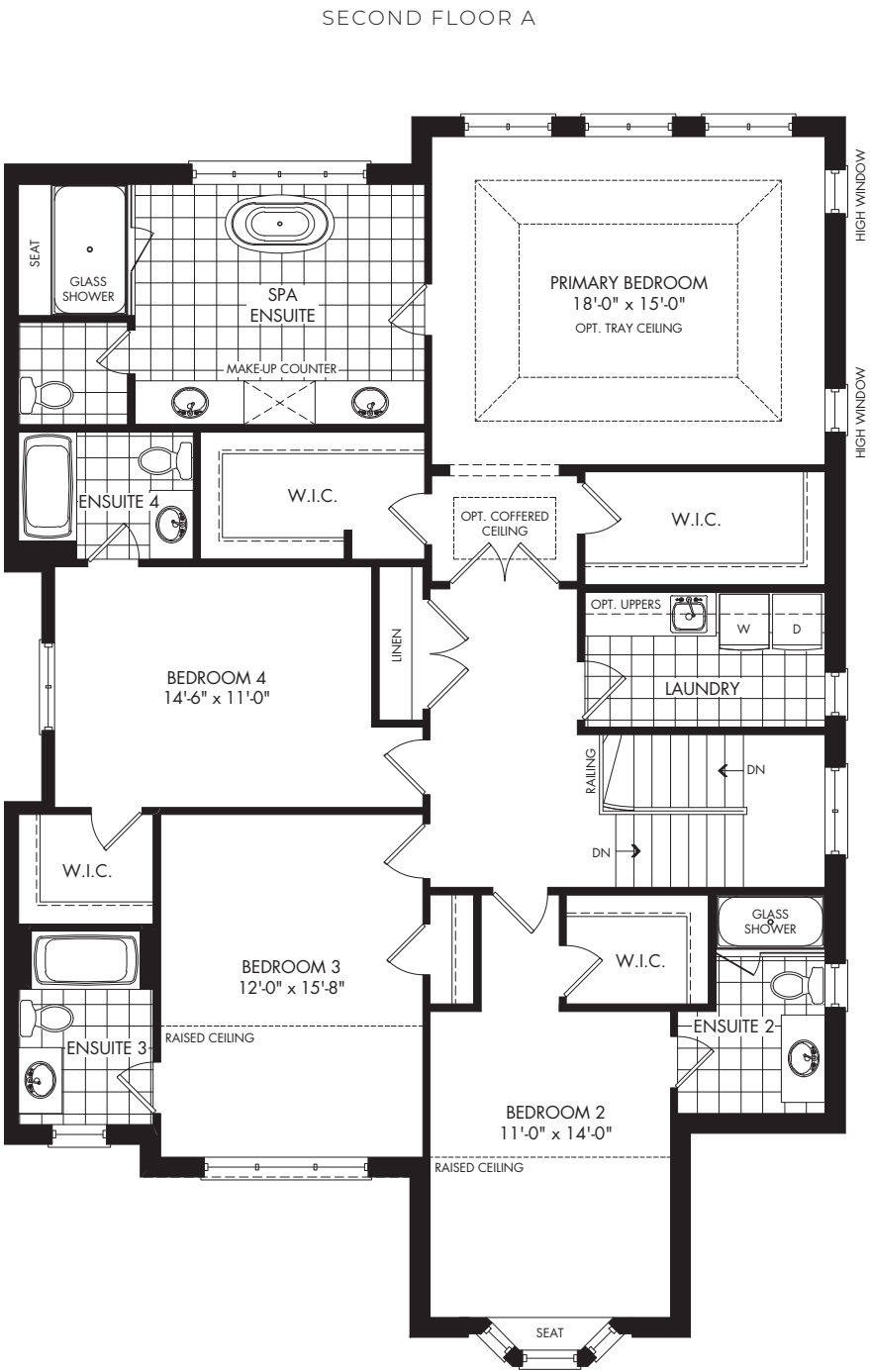
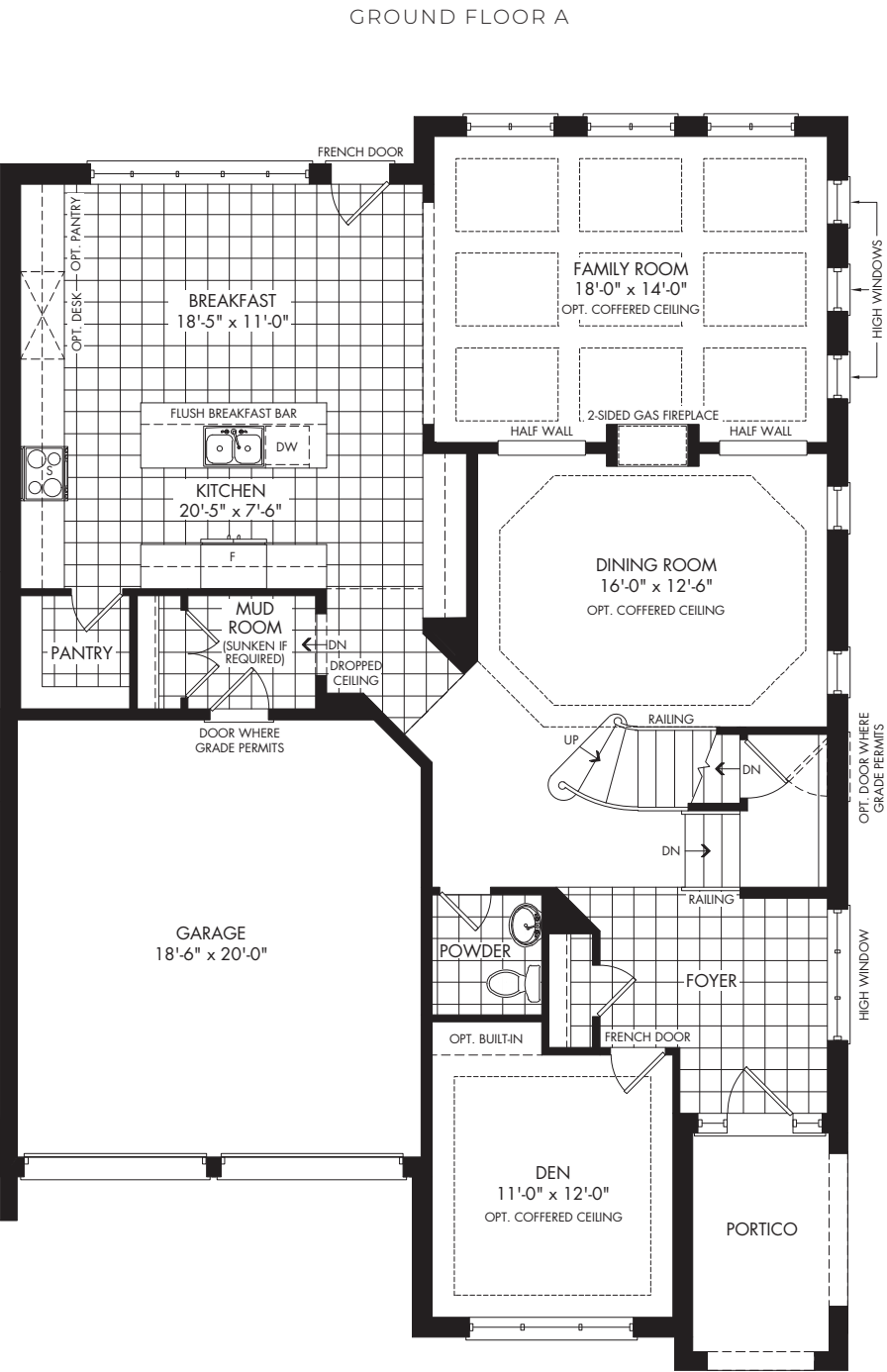
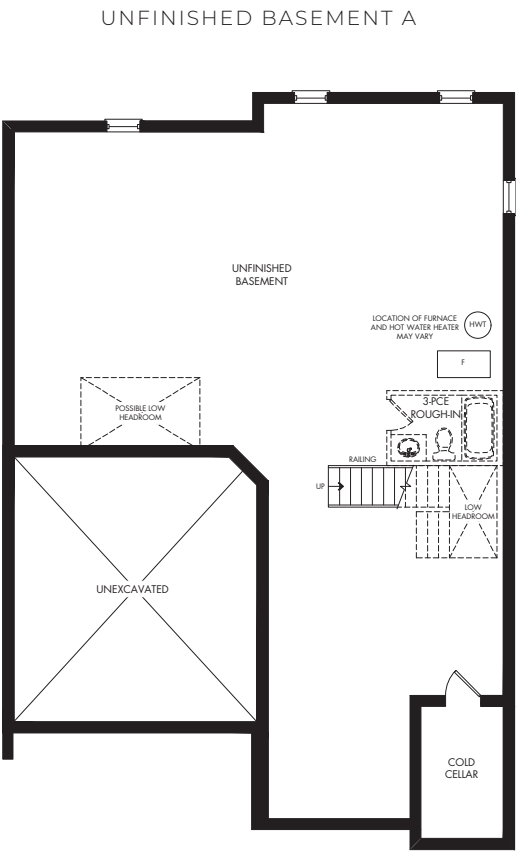
pri
mont

LIVEATMONTAGE.CA

JCM 4501

ELEVATION A 3412 SQ.FT.
ELEVATION B 3417 SQ.FT.

OPT. FINISHED BASEMENT 1269 SQ.FT.
4 BEDROOMS + DEN | 4.5 BATHS



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JCM 4502

ELEVATION A 3811 SQ.FT. OPT. FINISHED BASEMENT 1409 SQ.FT.
4 BEDROOMS + DEN | 4.5 BATHS



**pri
mont**

LIVEATMONTAGE.CA



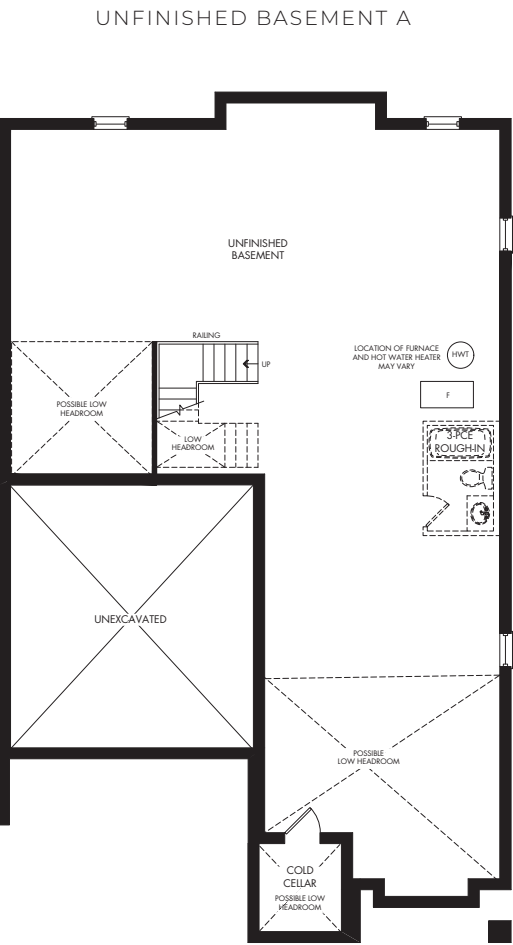
ELEVATION B 3806 SQ.FT.

JOSHUA CREEK
MONTAGE

JCM 4502

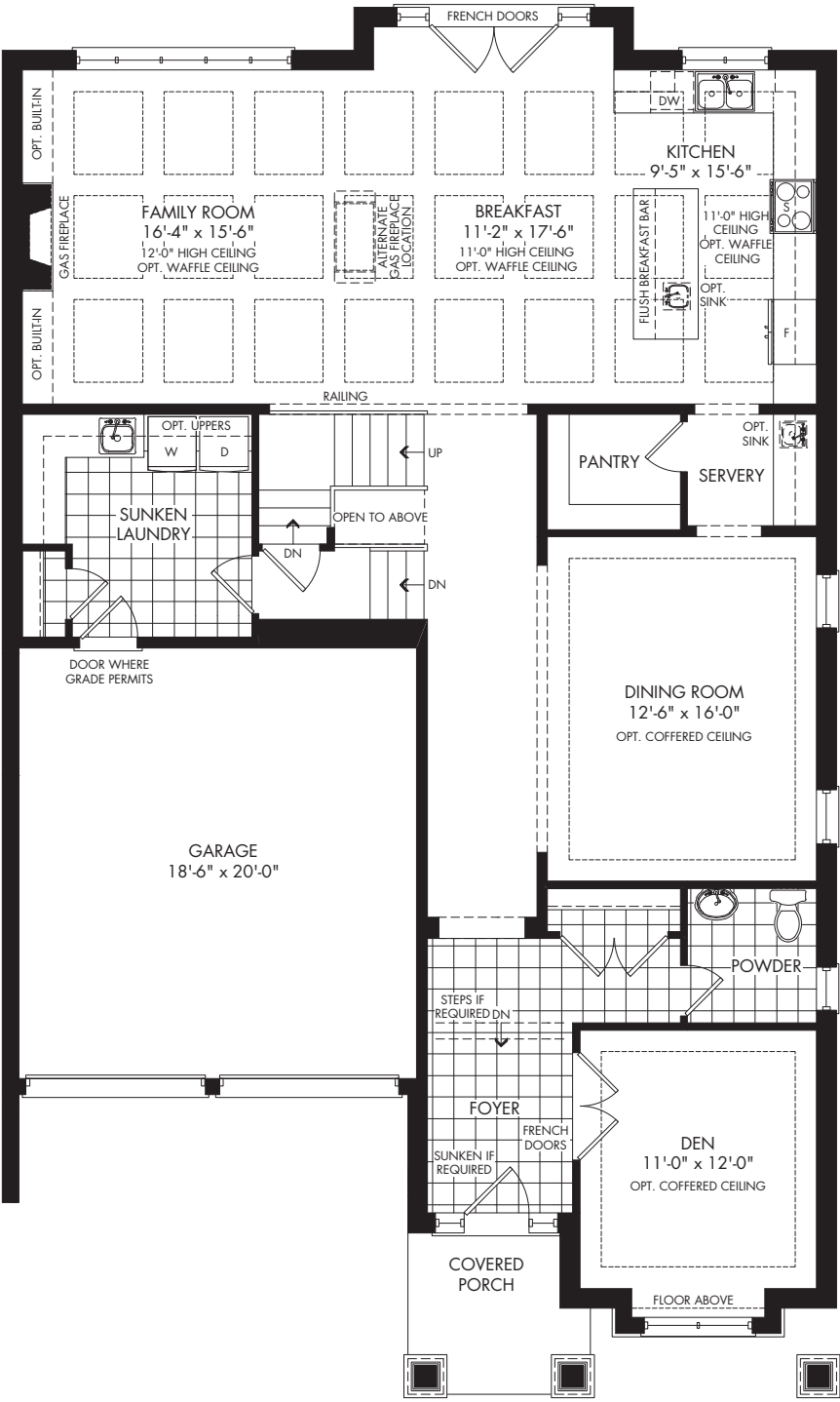
ELEVATION A 3811 SQ.FT.
ELEVATION B 3806 SQ.FT.

OPT. FINISHED BASEMENT 1409 SQ.FT.
4 BEDROOMS + DEN | 4.5 BATHS

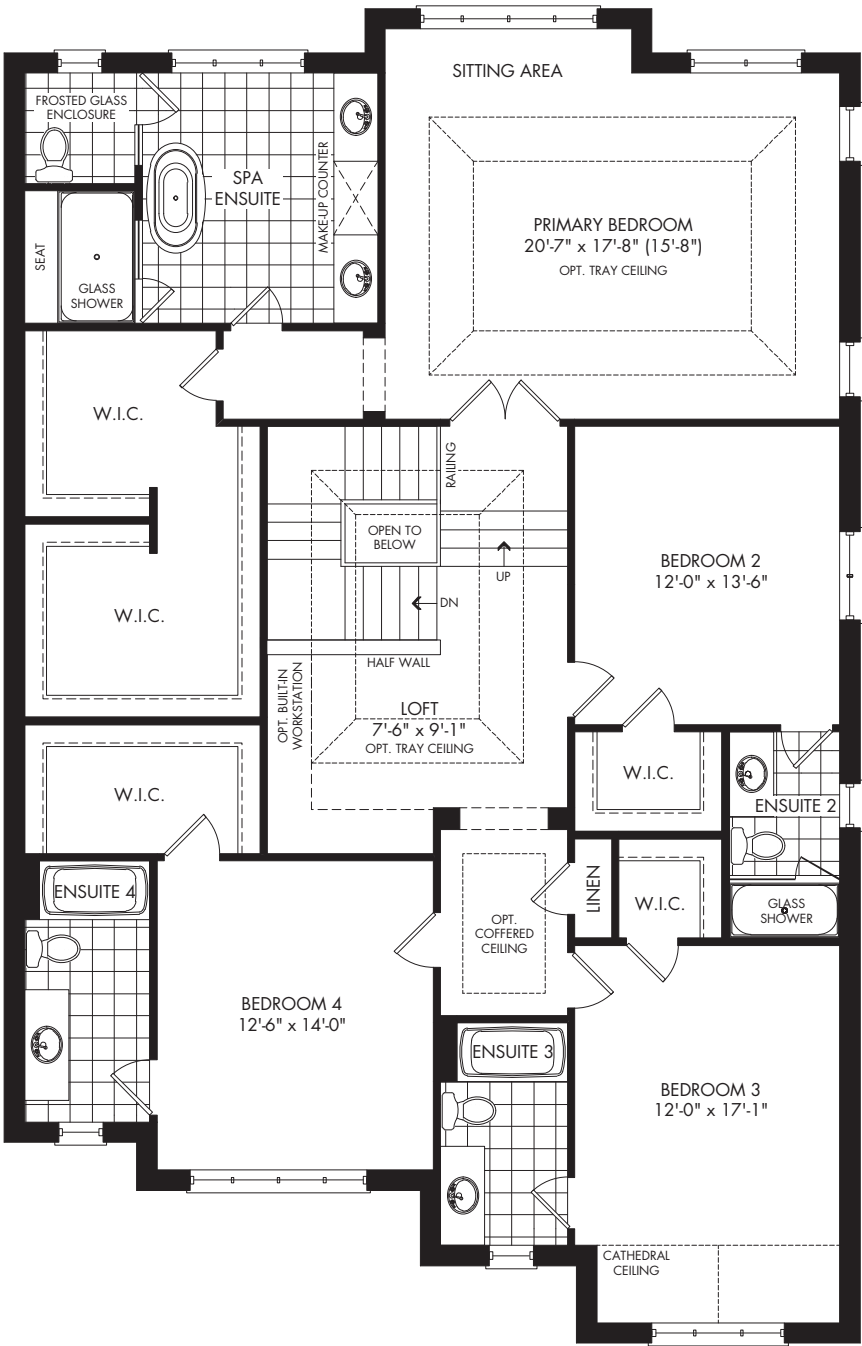


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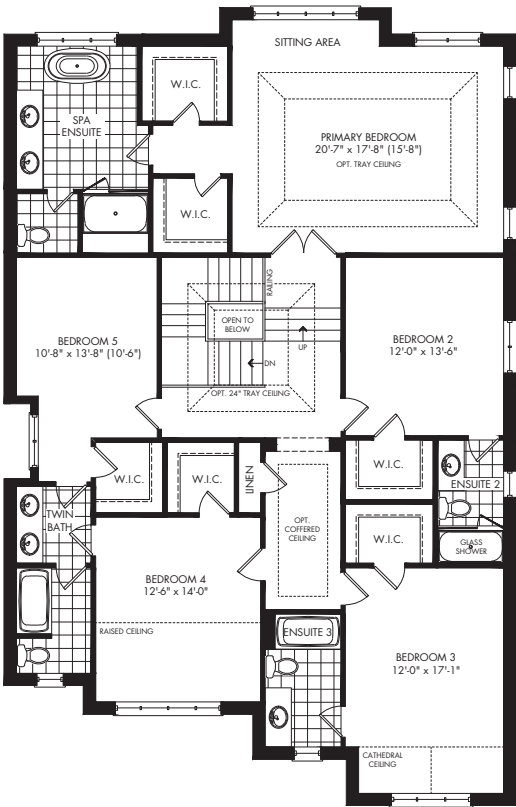
GROUND FLOOR A



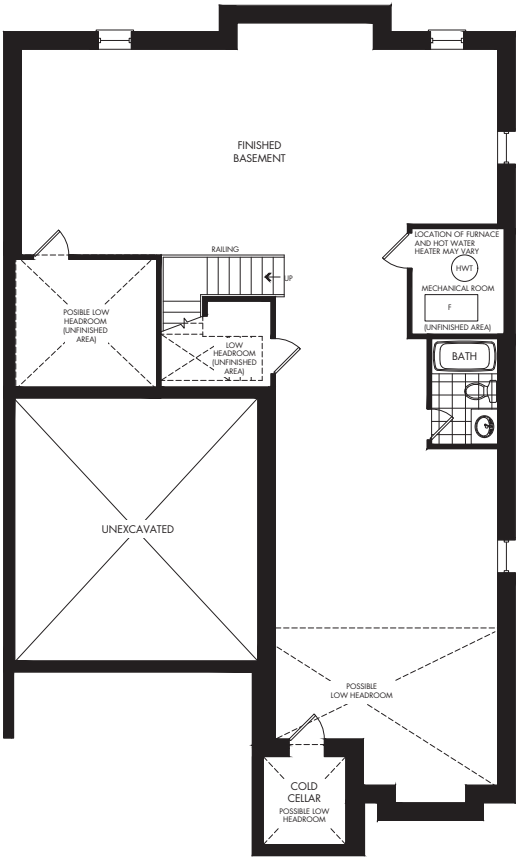
SECOND FLOOR A



SECOND FLOOR A
5 BEDROOM PLAN (OPTIONAL)



FINISHED BASEMENT A (OPTIONAL)



JCM 4503

ELEVATION A 3306 SQ.FT. OPT. FINISHED BASEMENT 973 SQ.FT.
4 BEDROOMS | 4.5 BATHS



JOSHUA CREEK
MONTAGE

ELEVATION B 3315 SQ.FT.

pri
mont

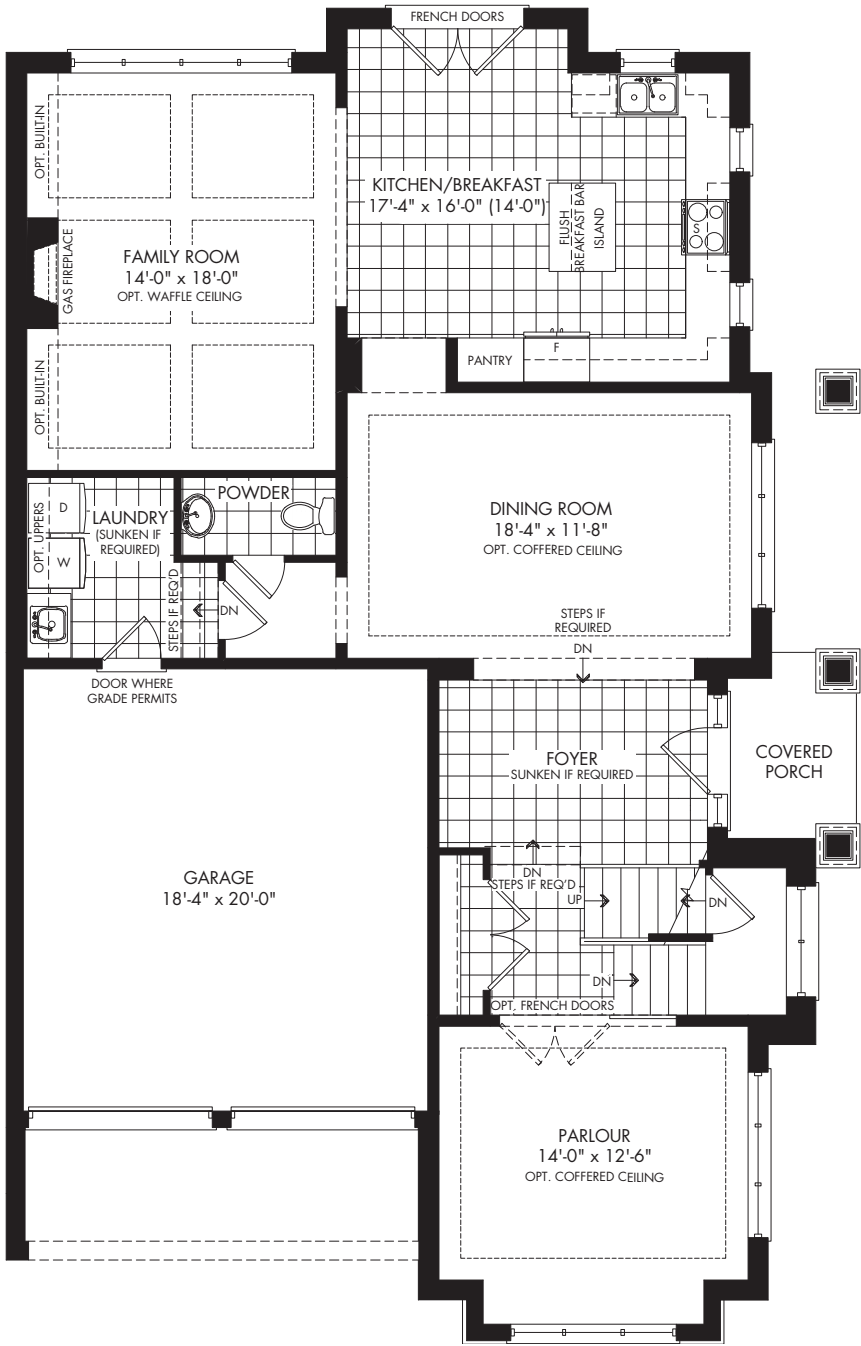
LIVEATMONTAGE.CA

JCM 4503

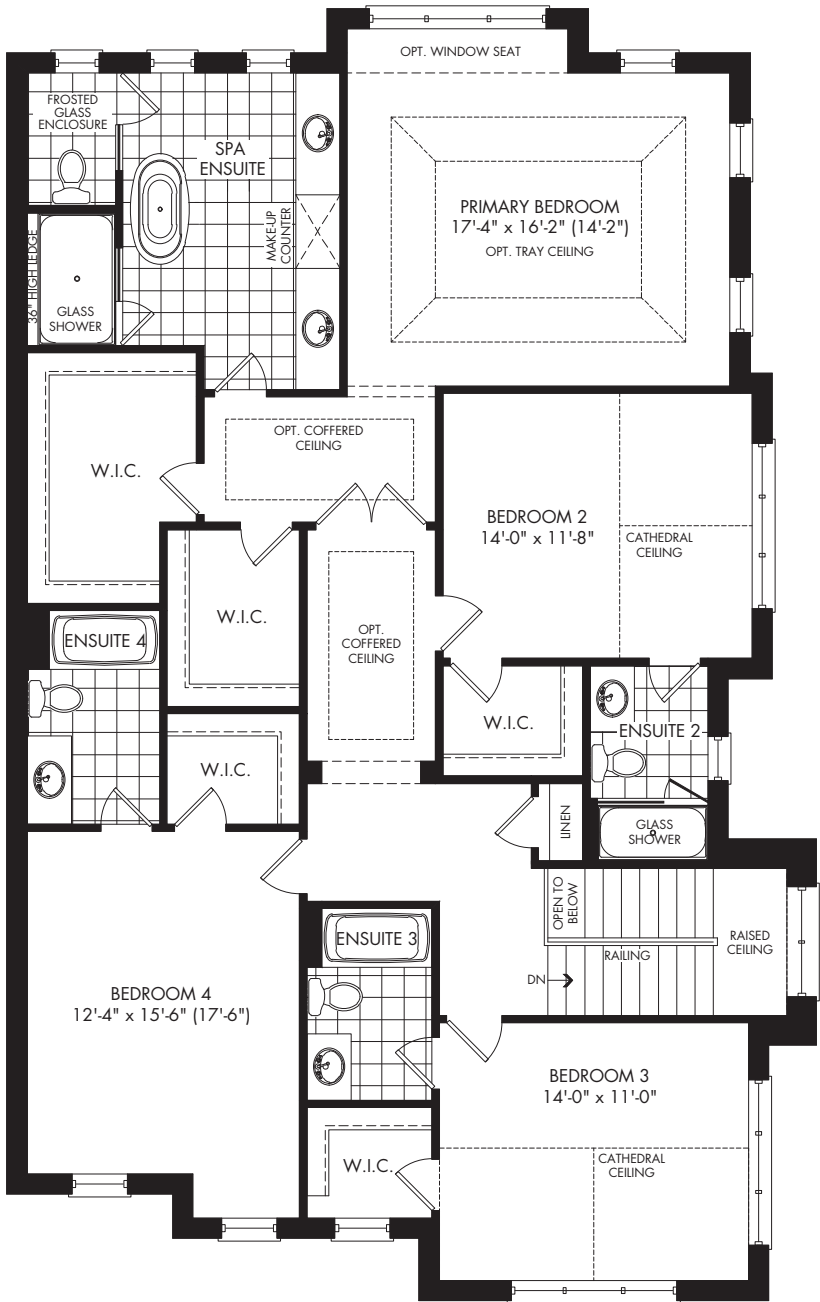
ELEVATION A 3306 SQ.FT.
ELEVATION B 3315 SQ.FT.

OPT. FINISHED BASEMENT 973 SQ.FT.
4 BEDROOMS | 4.5 BATHS

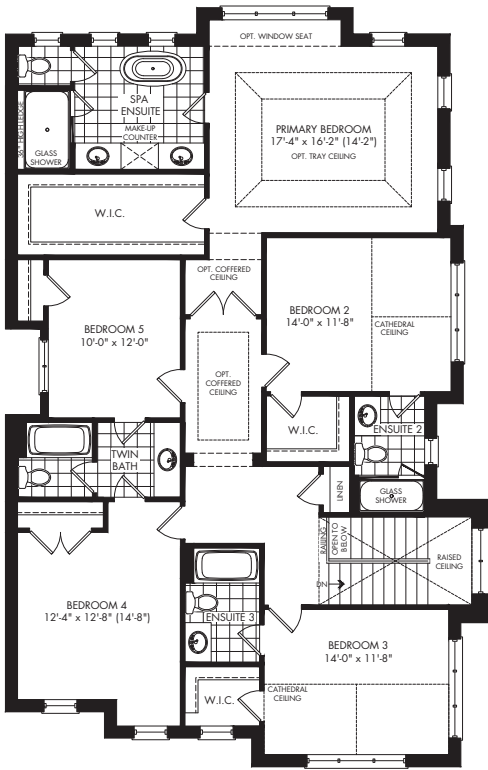
GROUND FLOOR A



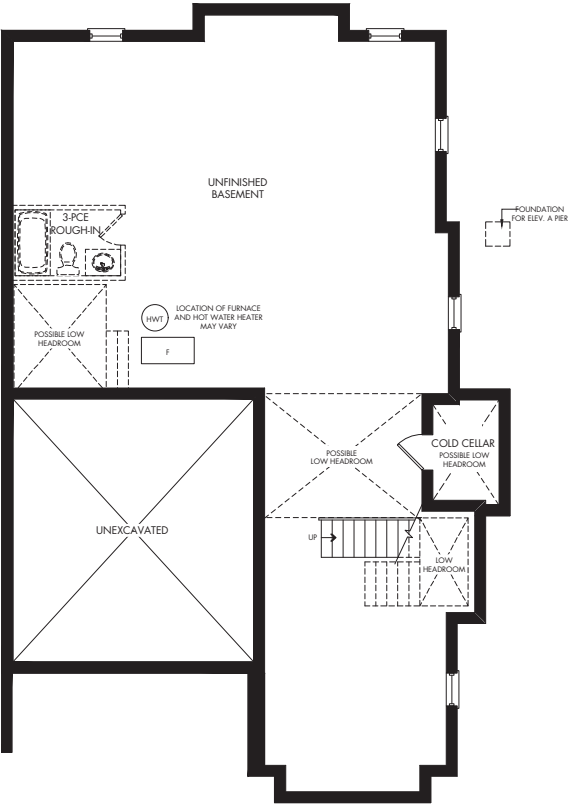
SECOND FLOOR A



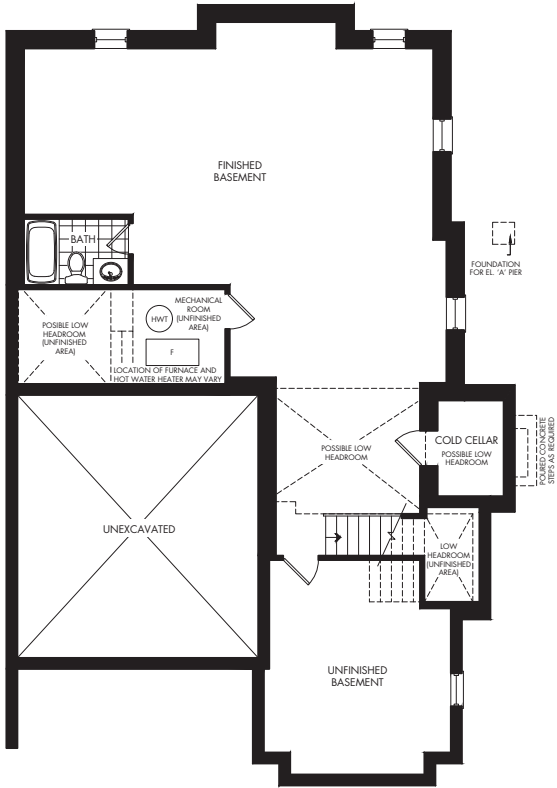
SECOND FLOOR A
5 BEDROOM PLAN (OPTIONAL)



UNFINISHED BASEMENT A



FINISHED BASEMENT A (OPTIONAL)



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RLT 01

ELEVATION A 1,911 SQ.FT. | ELEVATION A END 1,956 SQ.FT.

ELEVATION A

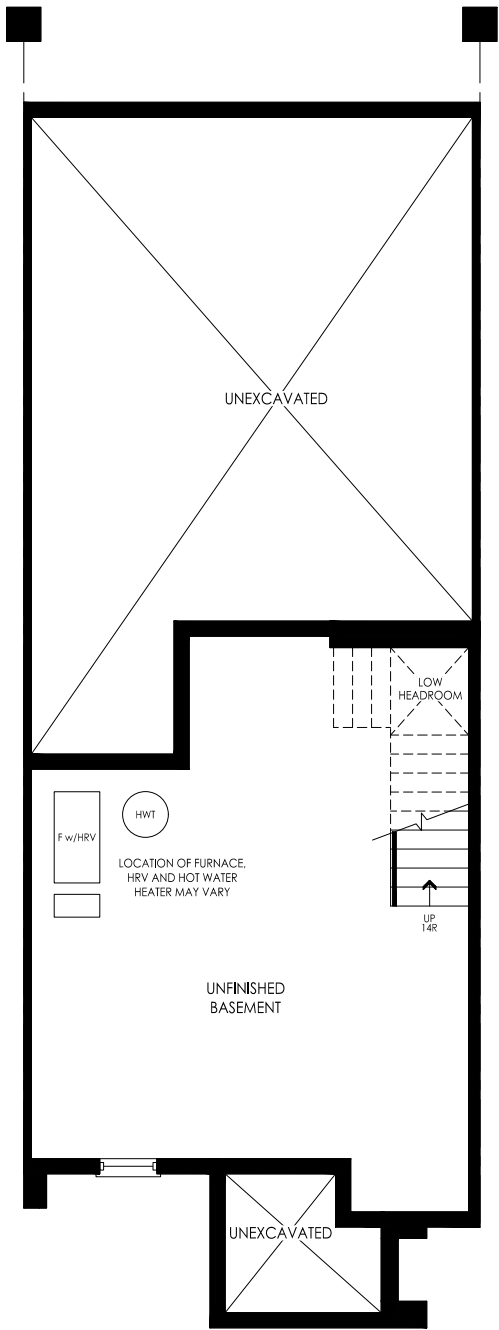
ELEVATION A END



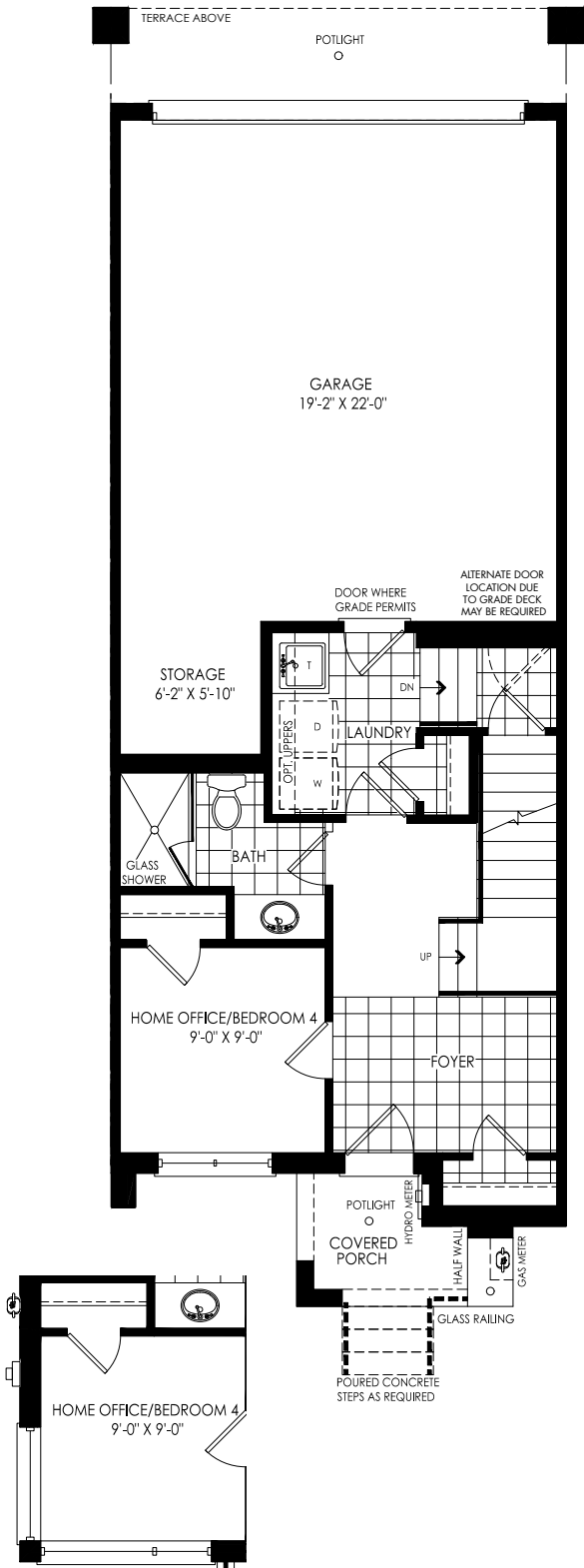
RLT 01

ELEVATION A 1,911 SQ.FT. | 4 BEDROOMS | 3 BATHS & 1 POWDER
ELEVATION A END 1,956 SQ.FT. | 4 BEDROOMS | 3 BATHS & 1 POWDER

BASEMENT A

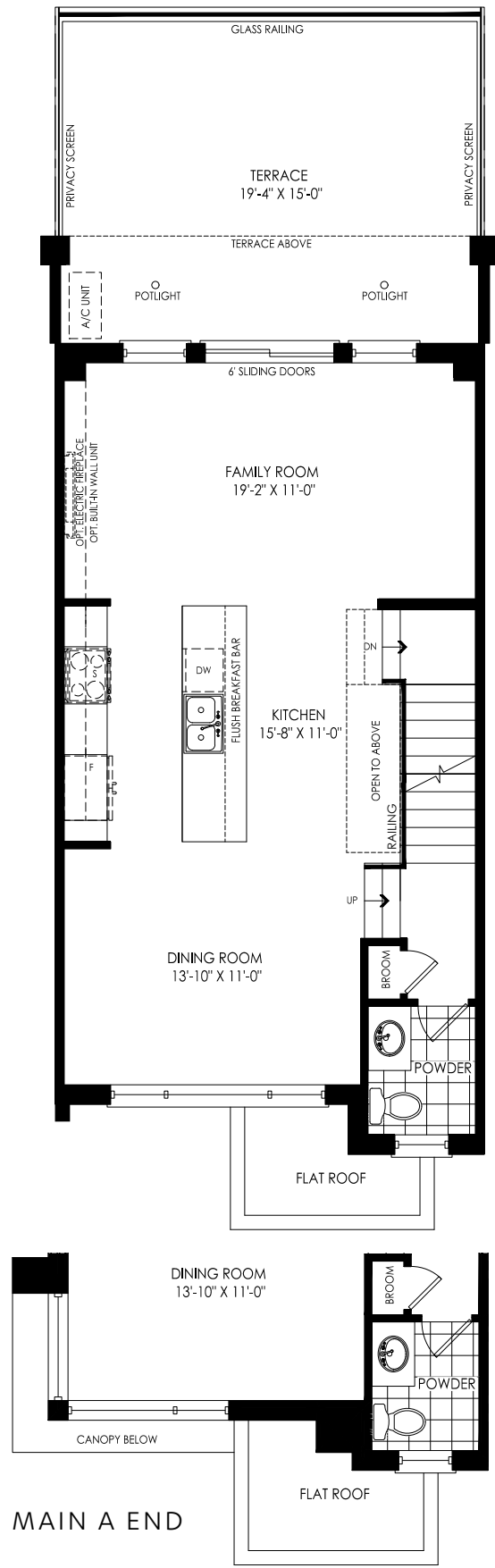


GROUND A



GROUND A
END

MAIN A



MAIN A
END

THIRD A



THIRD A
END

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RLT 02

ELEVATION A 2,104 SQ.FT. | ELEVATION A END 2,173 SQ.FT.

ELEVATION A END



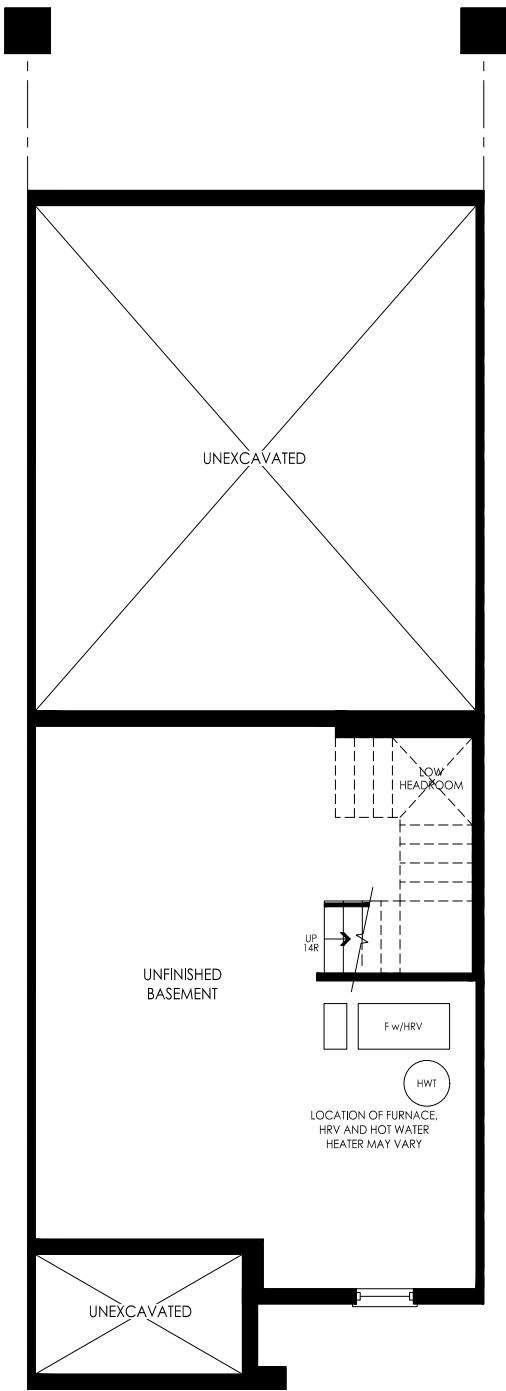
ELEVATION A



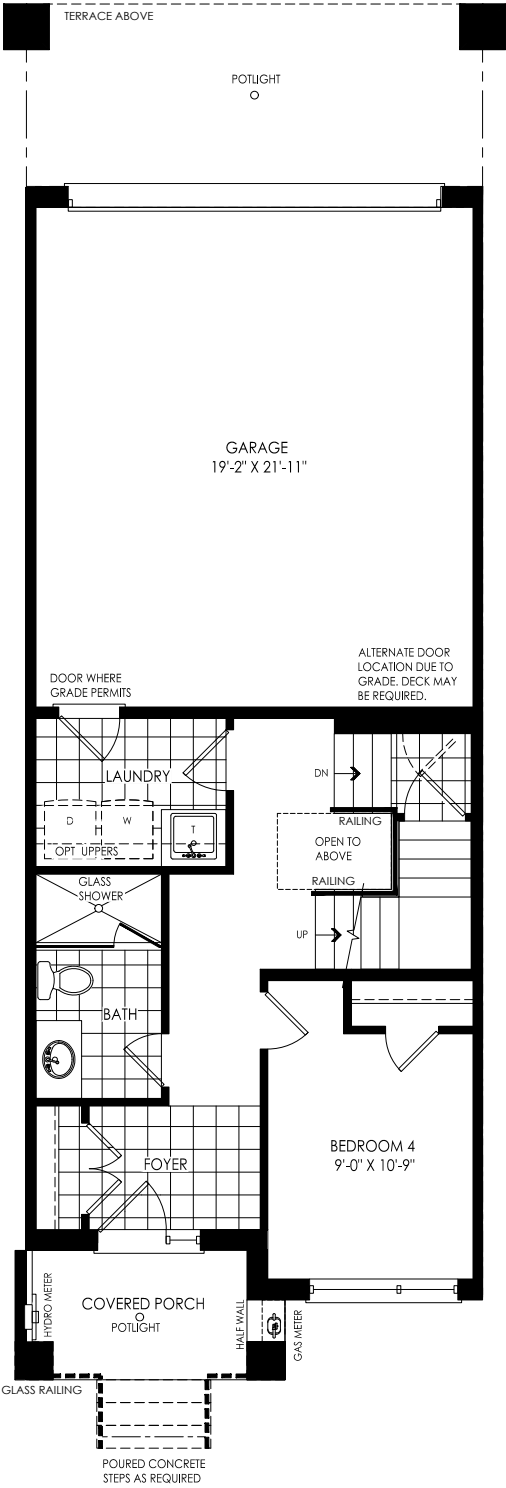
RLT 02

ELEVATION A 2,104 SQ.FT. | 4 BEDROOMS | 3 BATHS & 1 POWDER
ELEVATION A END 2,173 SQ.FT. | 4 BEDROOMS | 3 BATHS & 1 POWDER

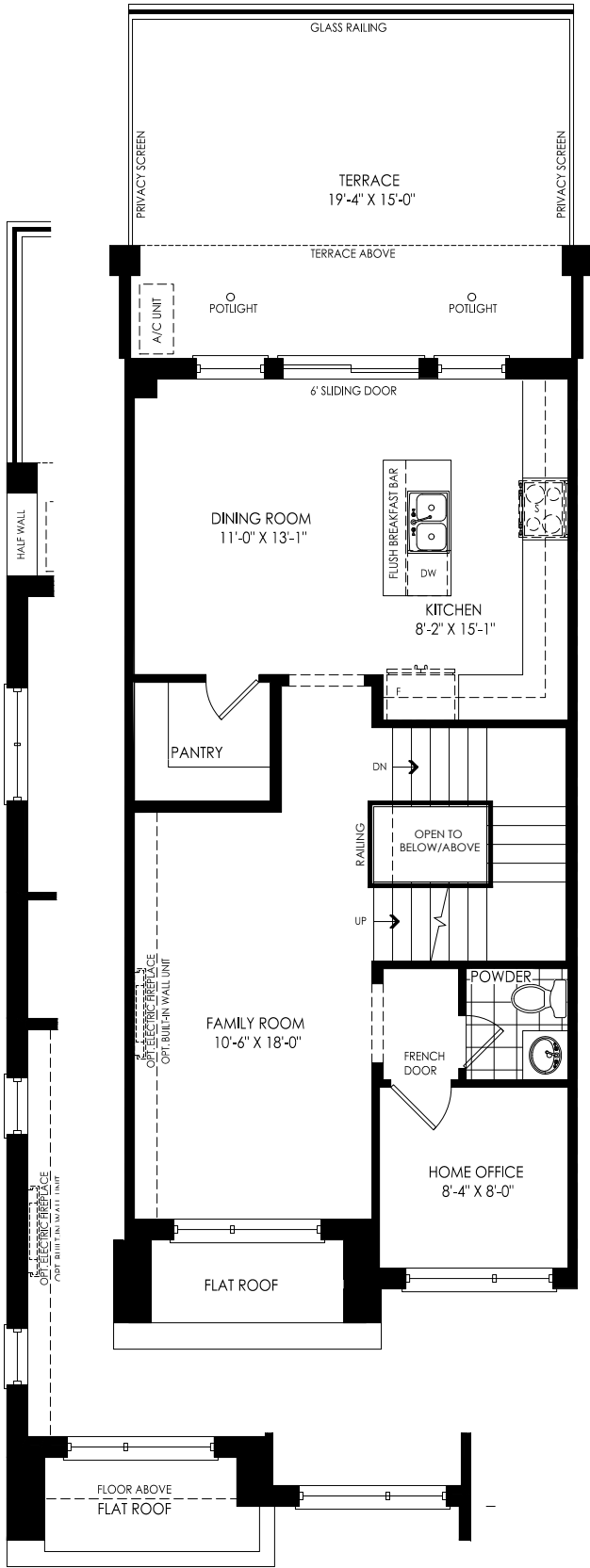
BASEMENT A



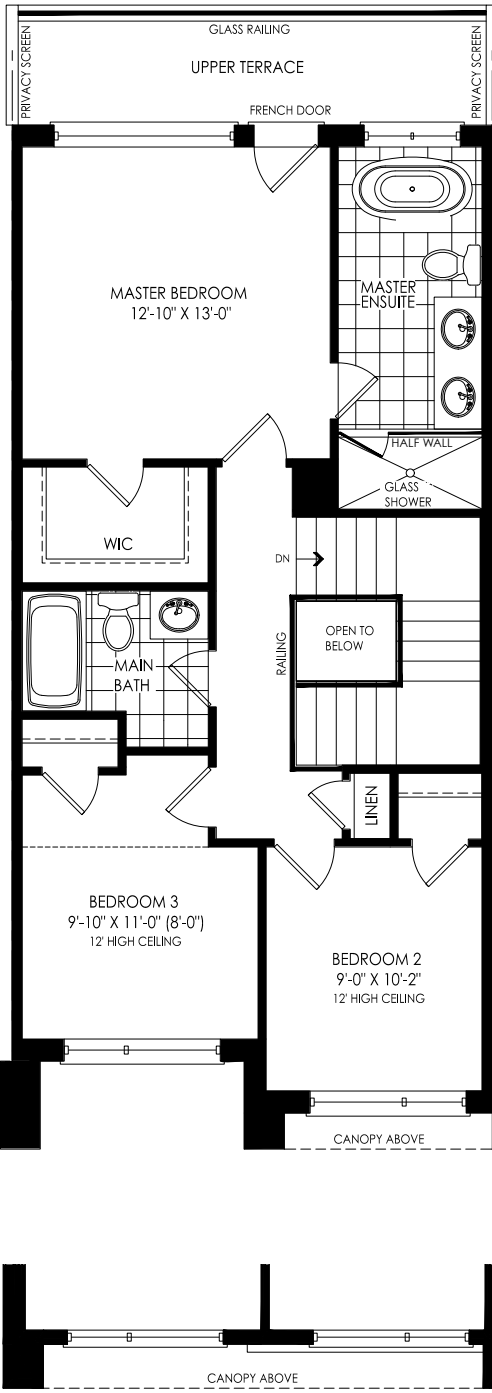
GROUND A



MAIN A



THIRD A



MAIN A END

THIRD A END

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RLT 03

ELEVATION A1 2,330 SQ.FT. | ELEVATION A1 END 2,387 SQ.FT.

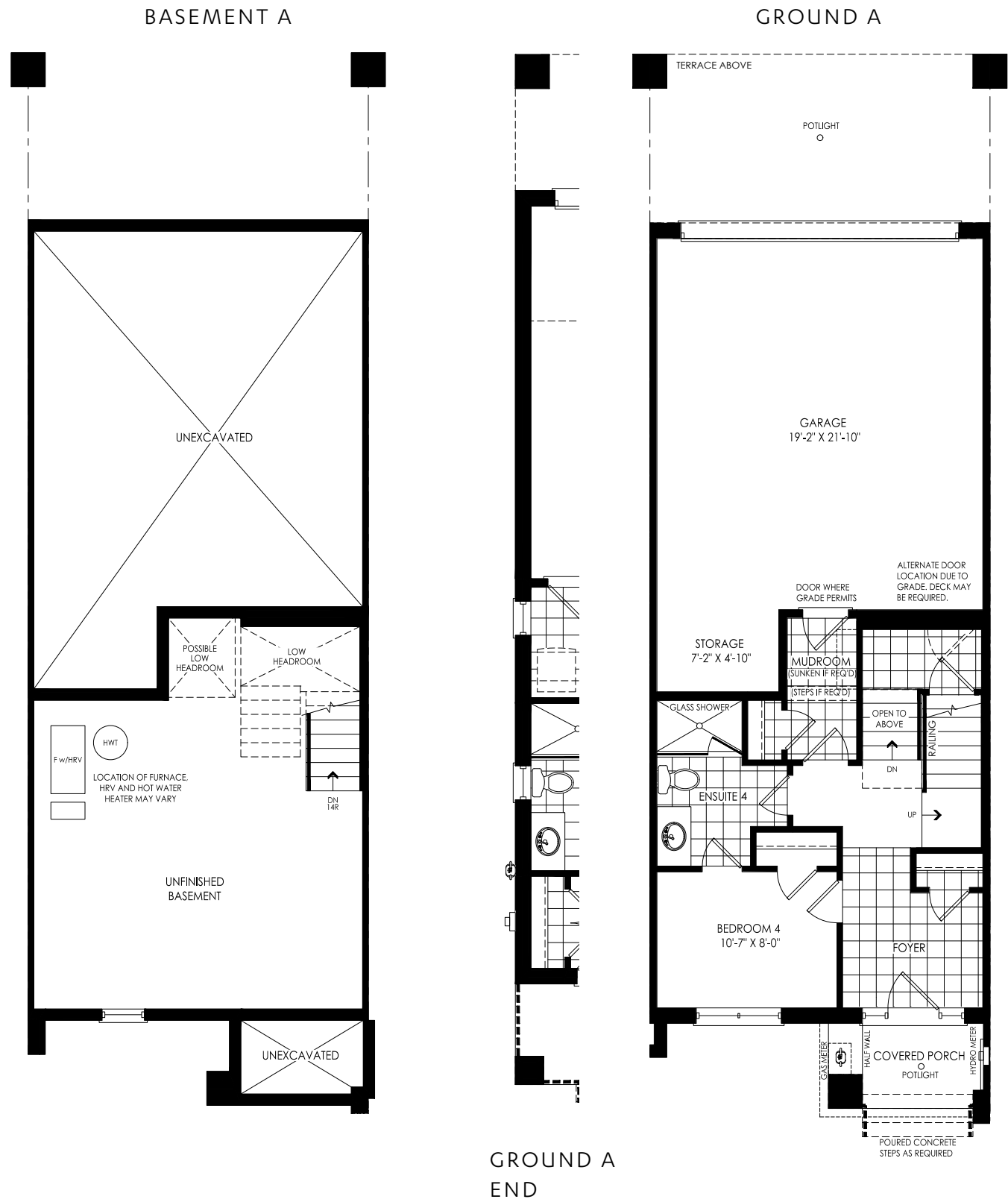
ELEVATION A1 END

ELEVATION A1



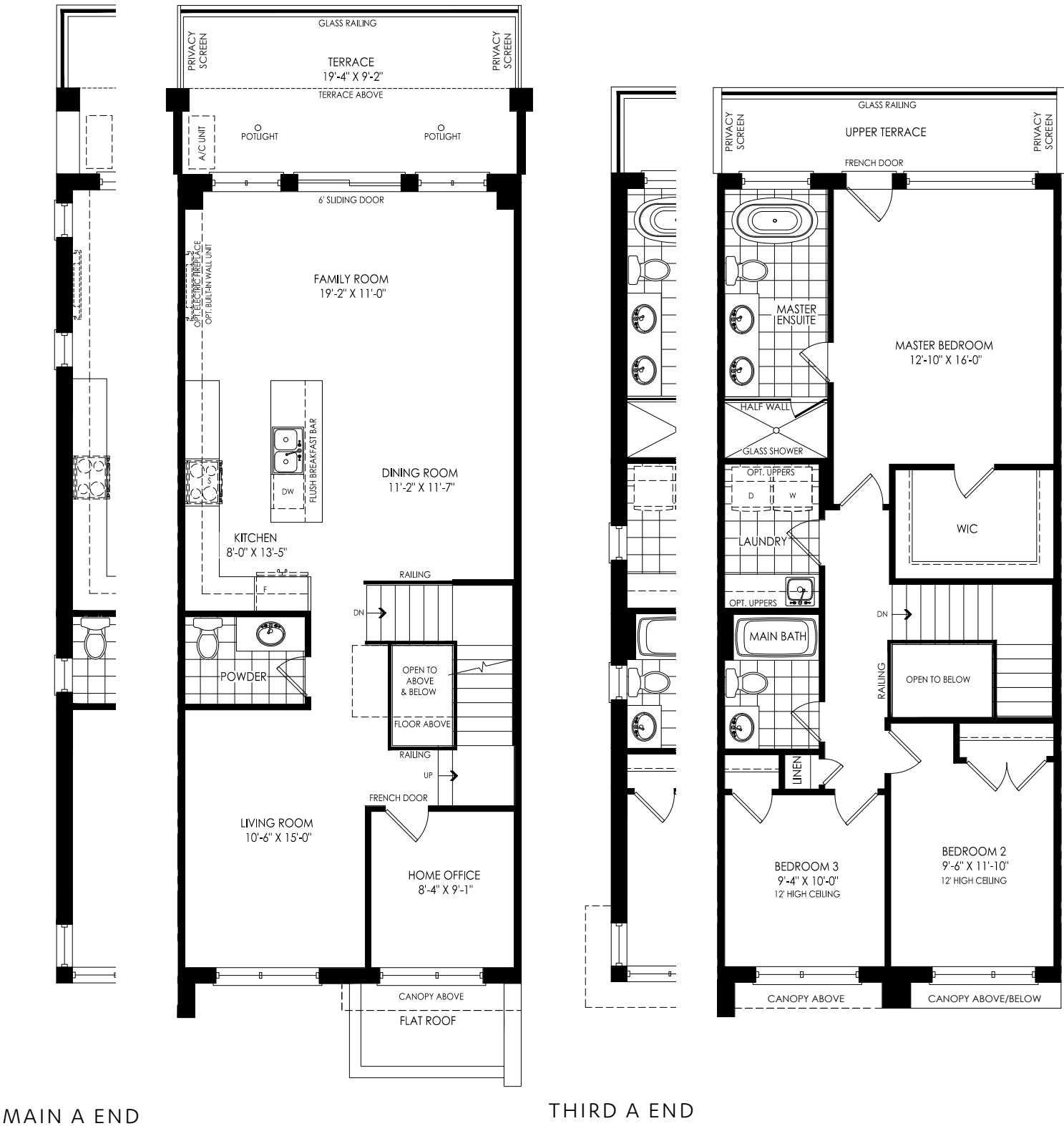
RLT 03

ELEVATION A1 2,330 SQ.FT. | 4 BEDROOMS | 3 BATHS & 1 POWDER
ELEVATION A1 END 2,387 SQ.FT. | 4 BEDROOMS | 3 BATHS & 1 POWDER



MAIN A

THIRD A



MAIN A END

THIRD A END

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RLT 03

ELEVATION A2 2,360 SQ.FT. | ELEVATION A2 END 2,416 SQ.FT.

ELEVATION A2



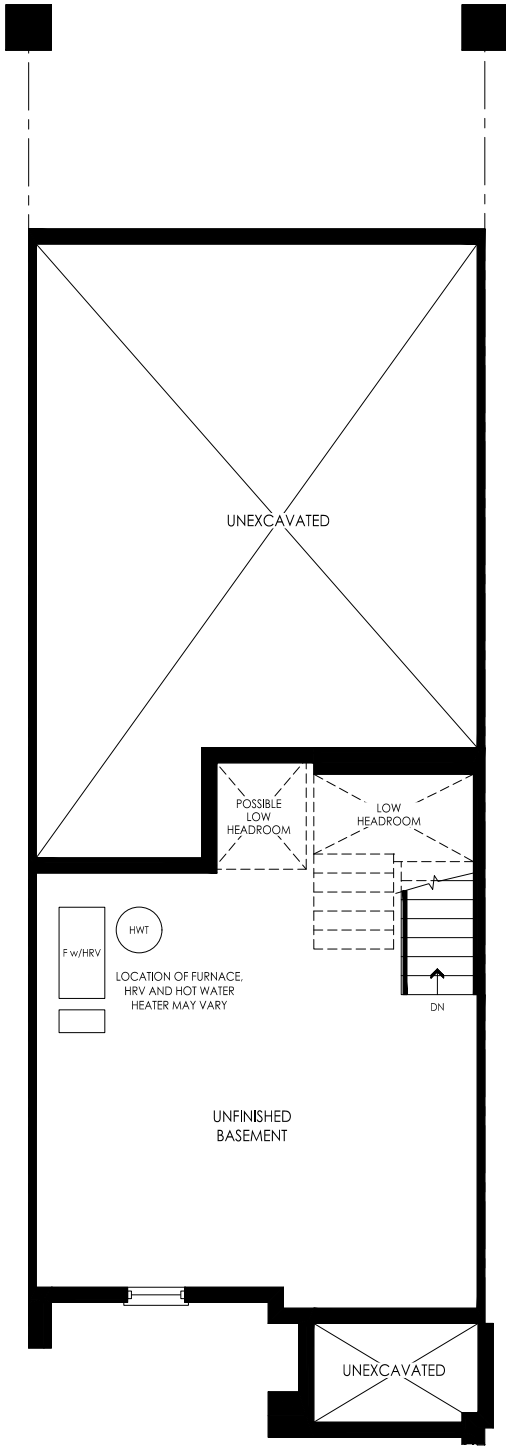
ELEVATION A2 END



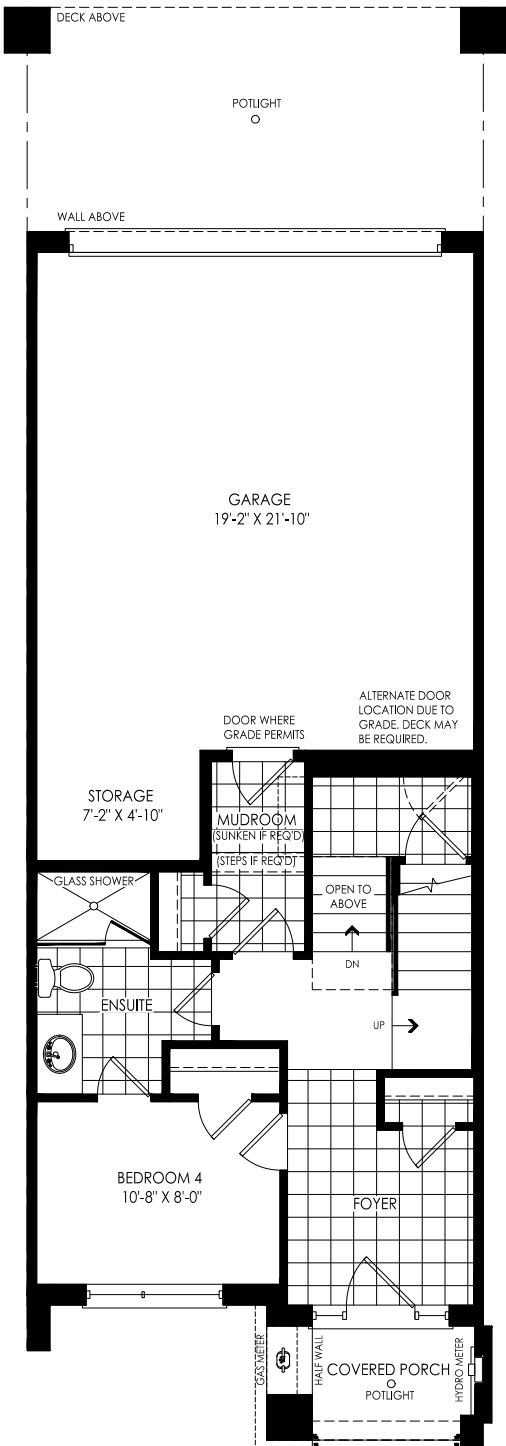
RLT 03

ELEVATION A2 2,360 SQ.FT. | 4 BEDROOMS | 3 BATHS & 1 POWDER
ELEVATION A2 END 2,416 SQ.FT. | 4 BEDROOMS | 3 BATHS & 1 POWDER

BASEMENT A2

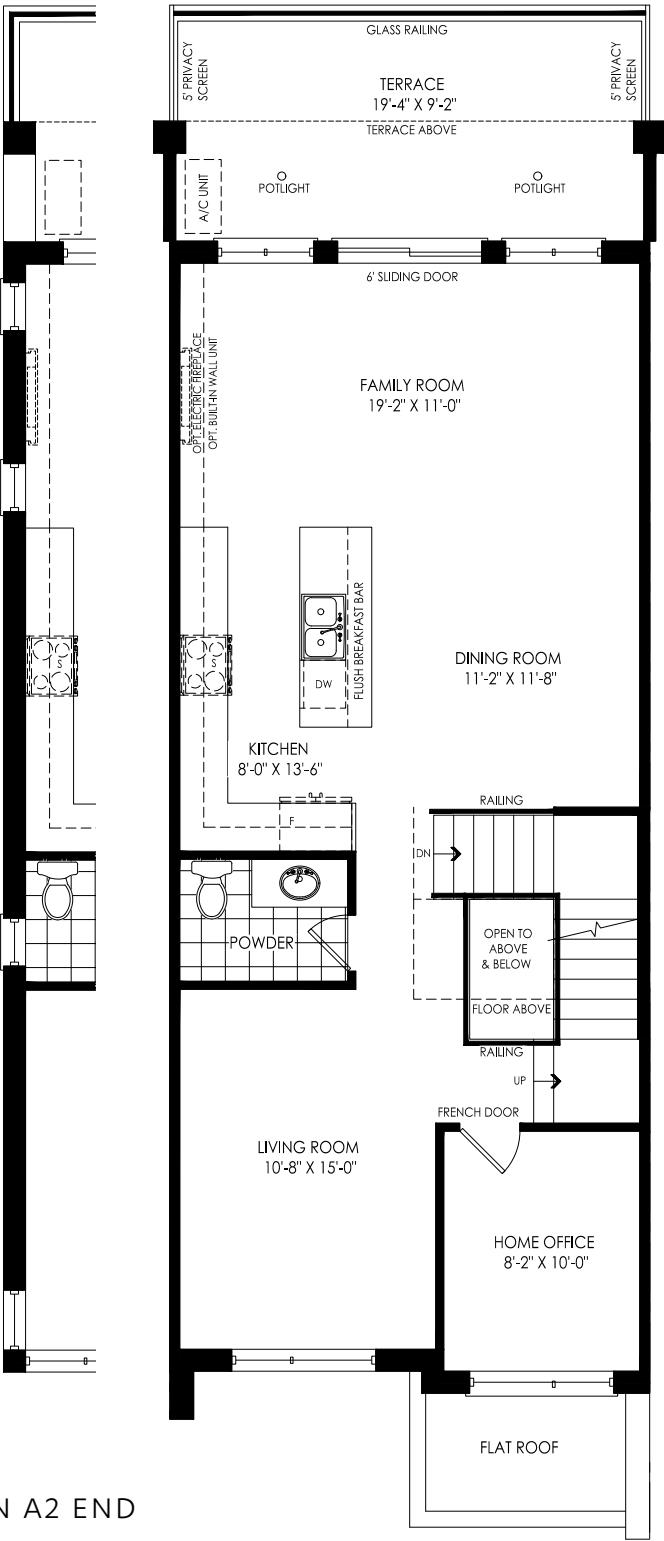


GROUND A2



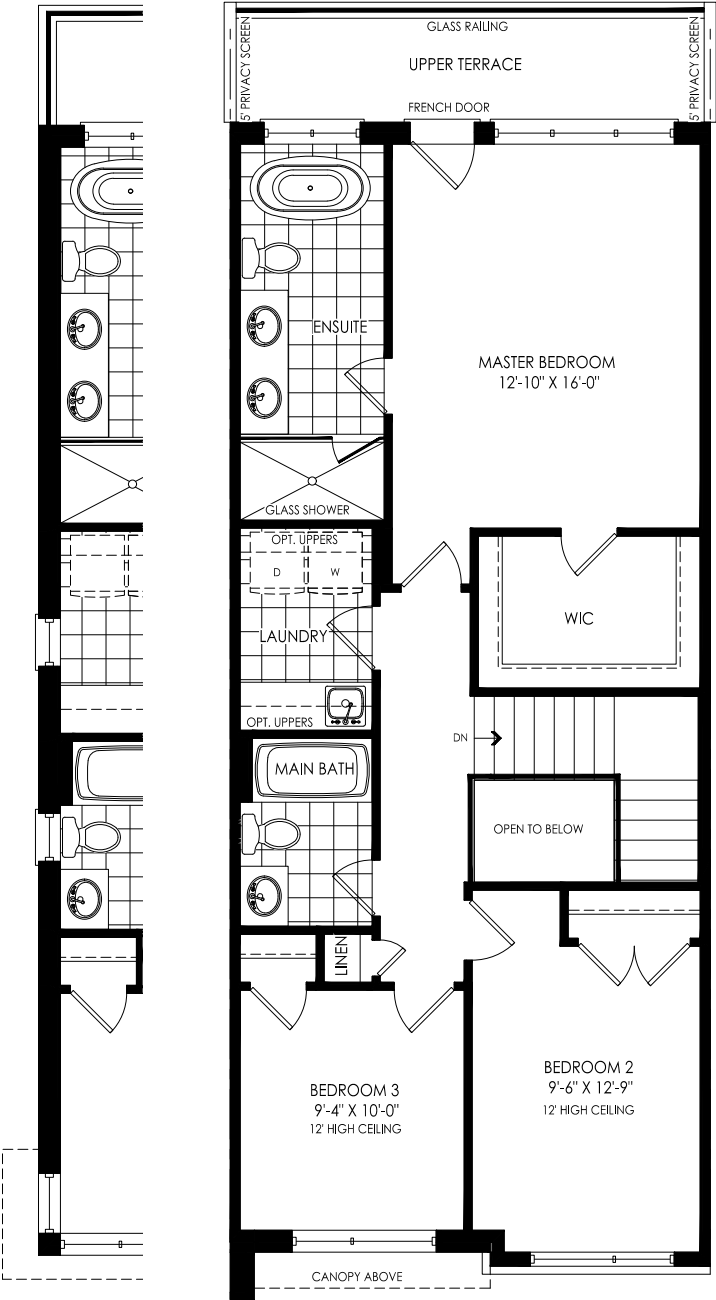
GROUND A2 END

MAIN A2



MAIN A2 END

THIRD A2



THIRD A2 END

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RLT 04

ELEVATION A1 2,515 SQ.FT.

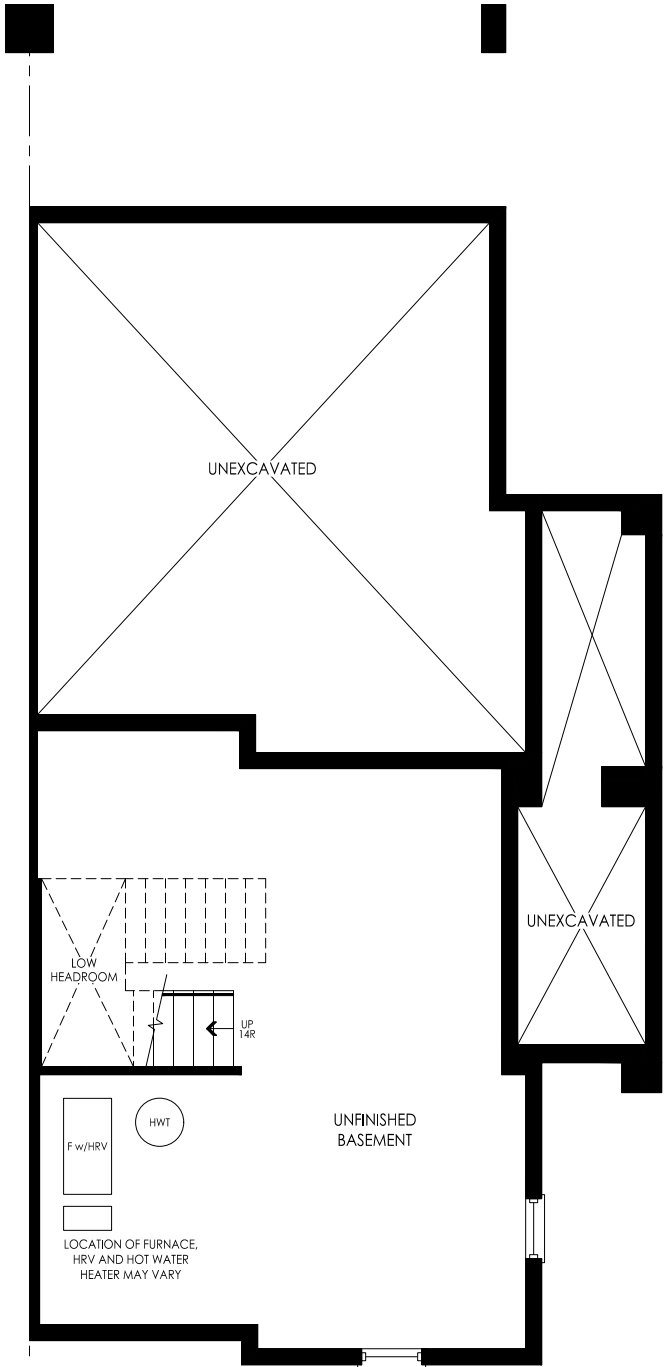
ELEVATION A1



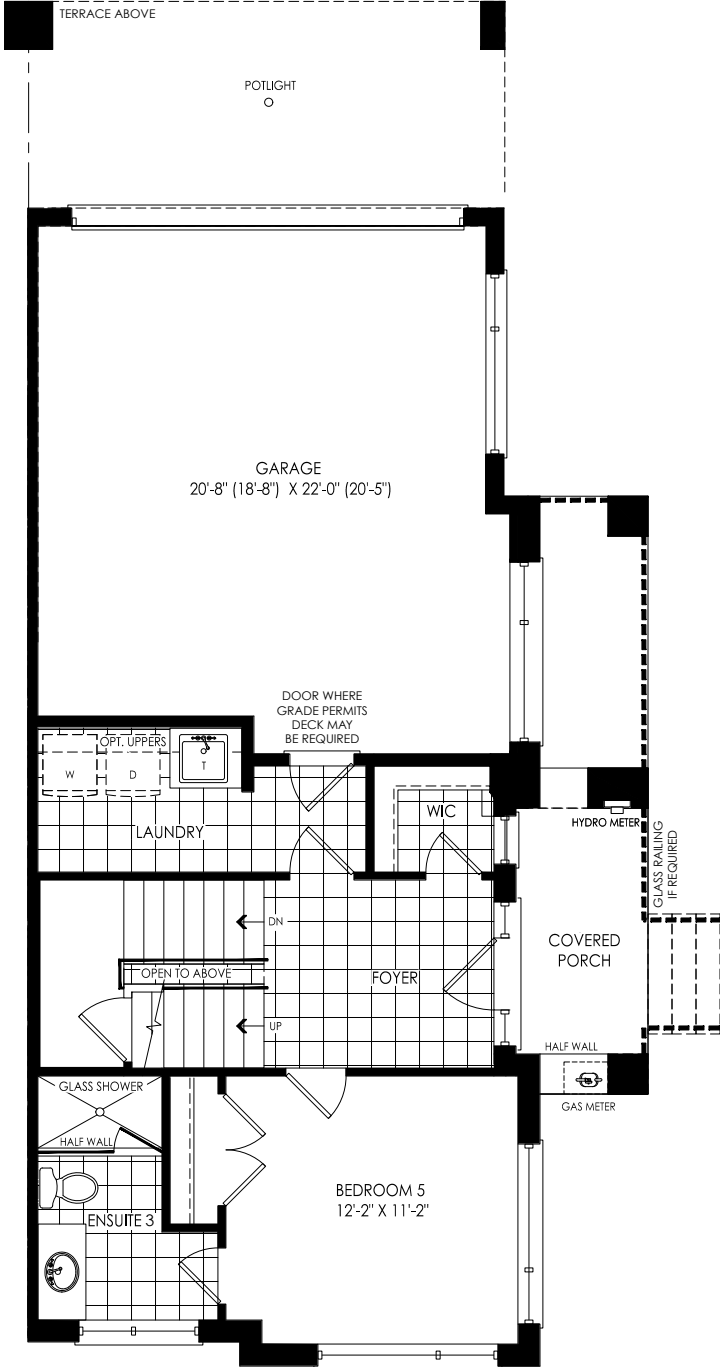
RLT 04

ELEVATION A1 2,515 SQ.FT. | 5 BEDROOMS | 4 BATHS & 1 POWDER

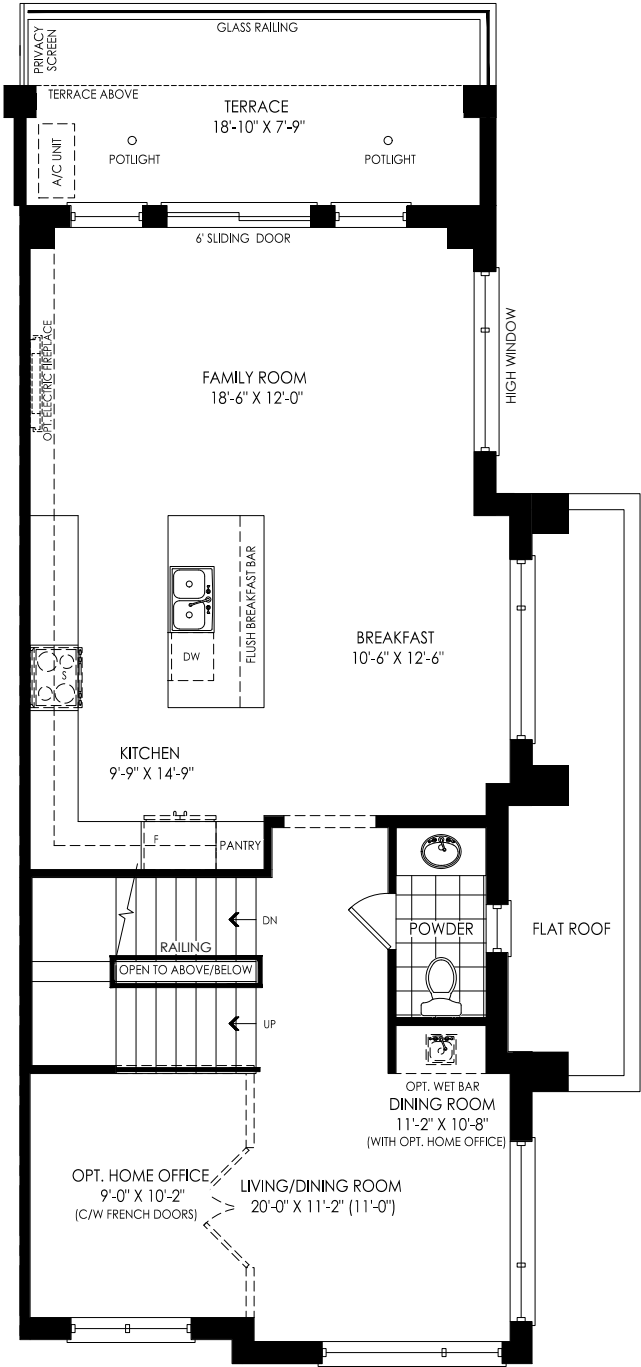
BASEMENT A1



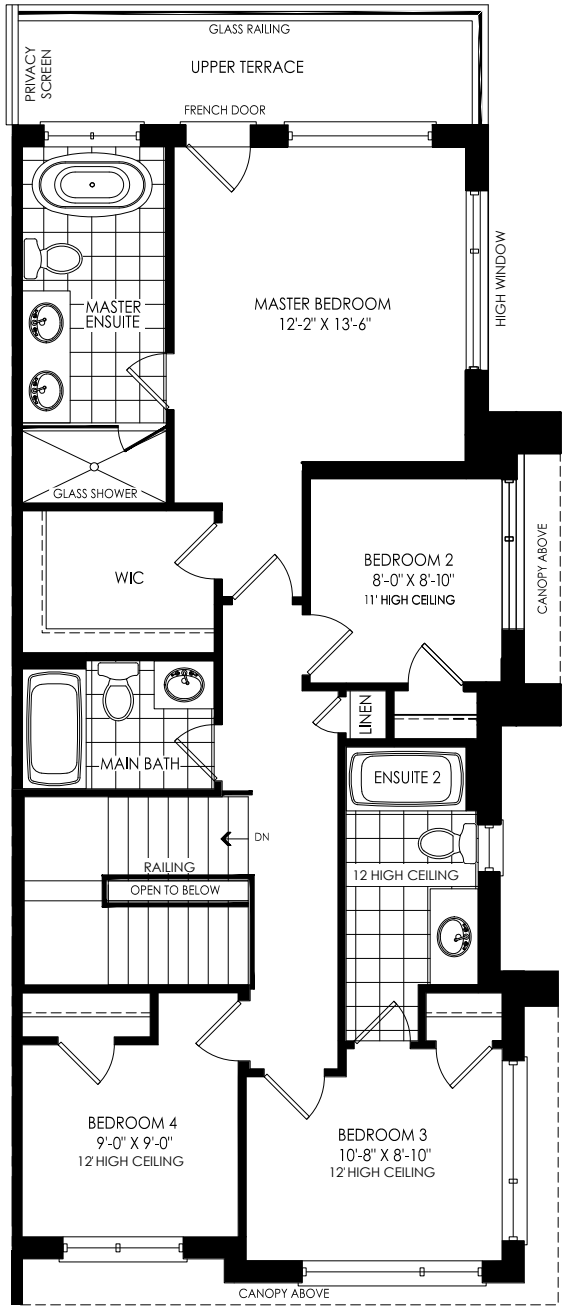
GROUND A1



MAIN A1



THIRD A1



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RLT 04

ELEVATION A2 2,548 SQ.FT.

ELEVATION A2





ALTERNATE VIEW

JOSHUA CREEK

MONTAGE

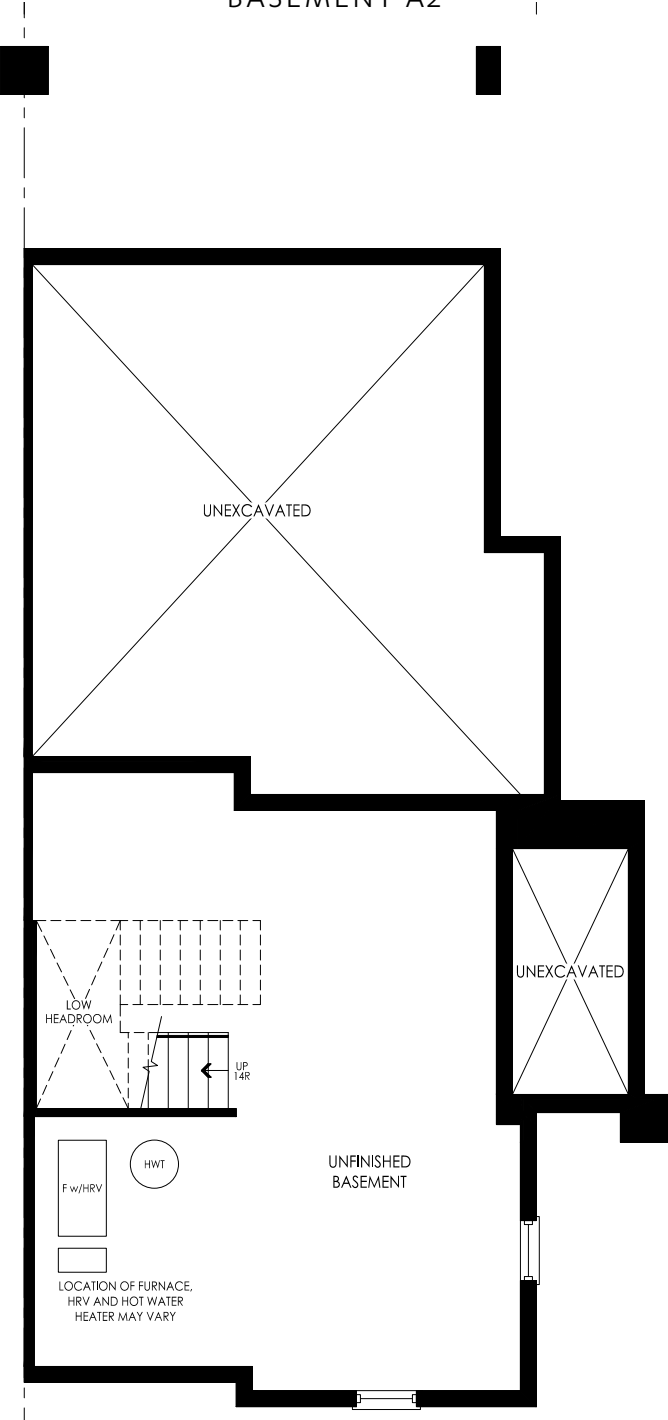
Plan is not to scale and all illustrations are artist concept only. Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated floor area. Bulkheads required for mechanical purposes such as kitchen and washroom exhausts and heating and cooling ducts have not been indicated. Balcony location(s) and sizes vary per floor. Furniture and islands shown are displayed for illustration purposes only and are not included in the sale price. Suites are sold unfurnished. E.&O.E.



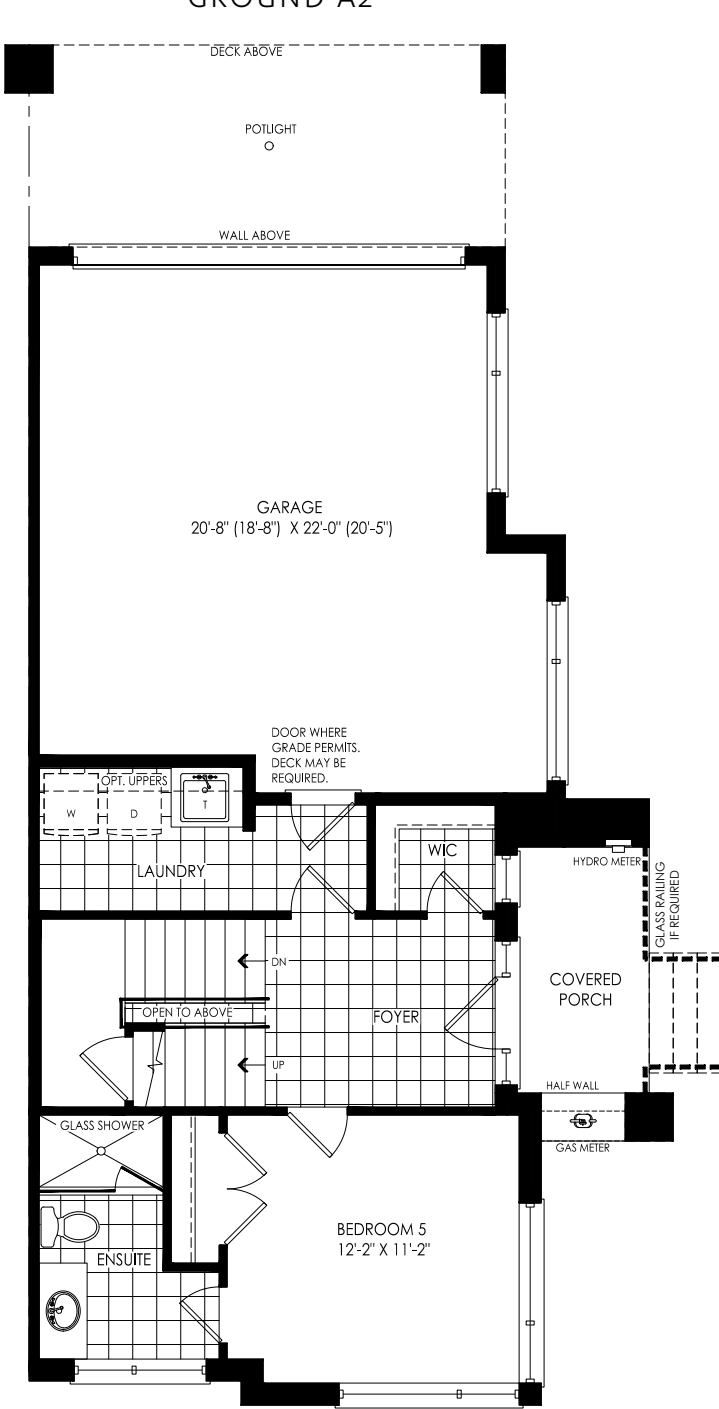
RLT 04

ELEVATION A2 2,548 SQ.FT. | 5 BEDROOMS | 4 BATHS & 1 POWDER

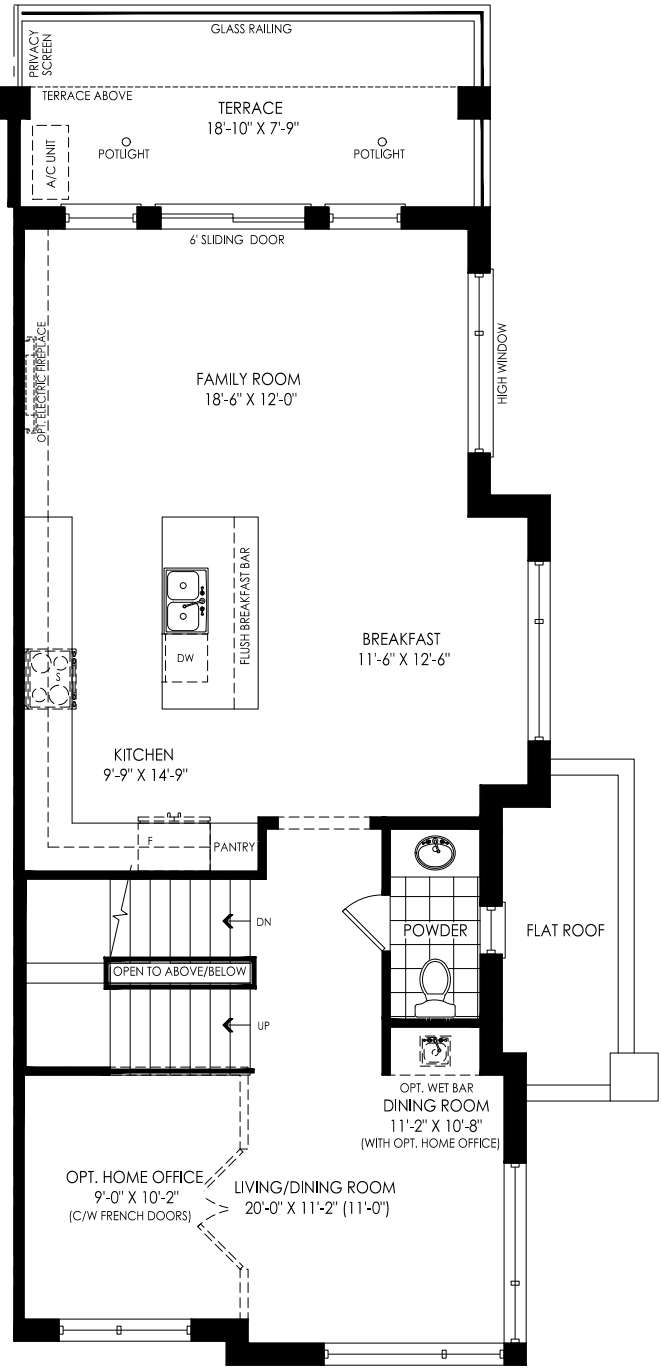
BASEMENT A2



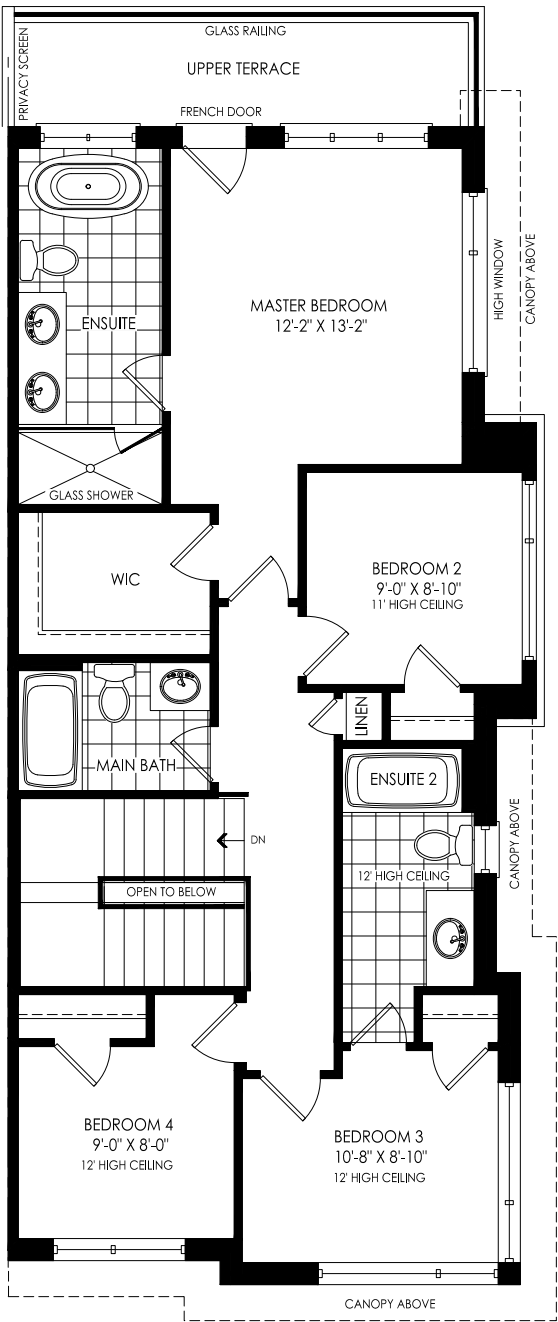
GROUND A2



MAIN A2



THIRD A2



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RLT 05

ELEVATION A 2,634 SQ.FT.

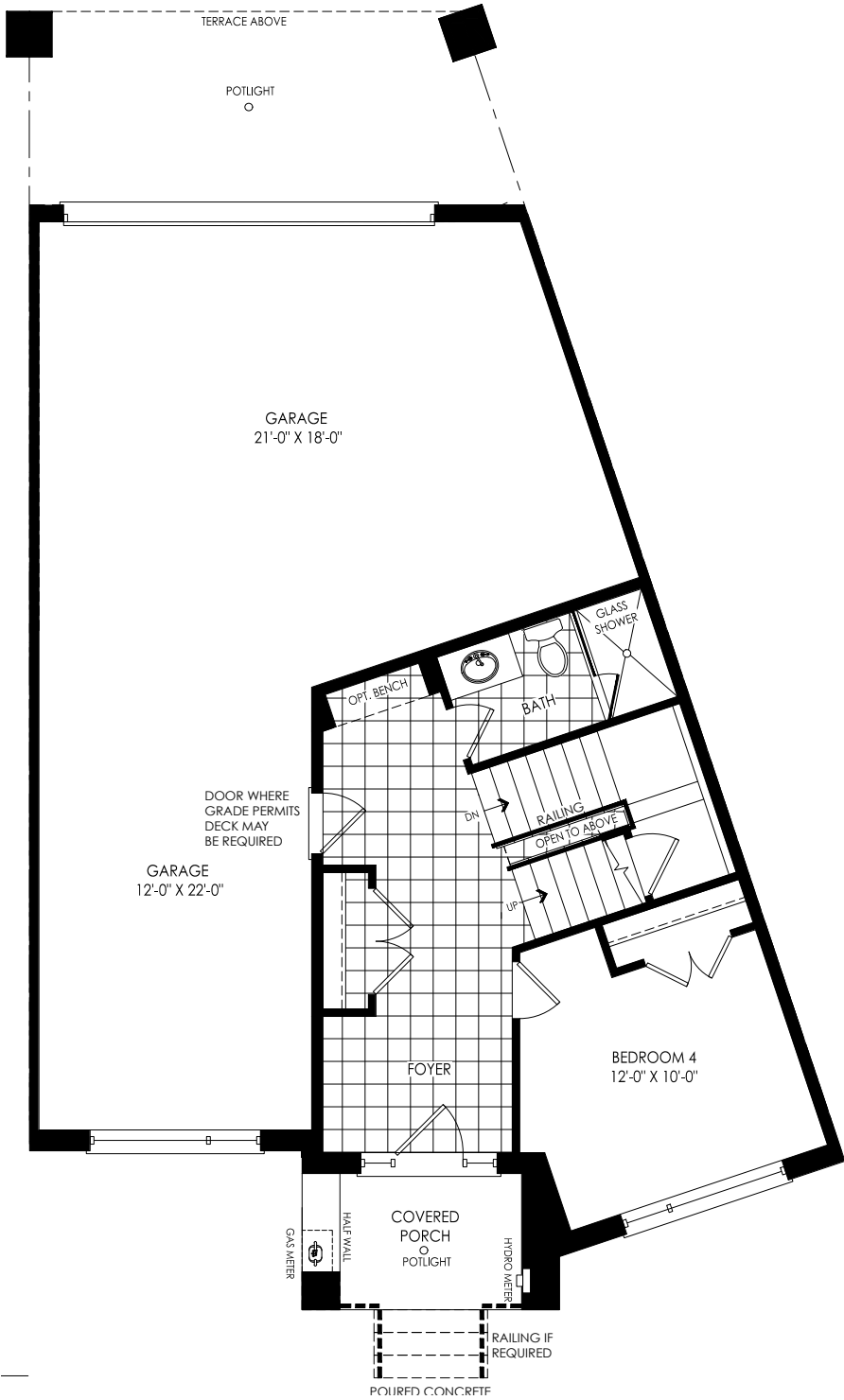
ELEVATION A



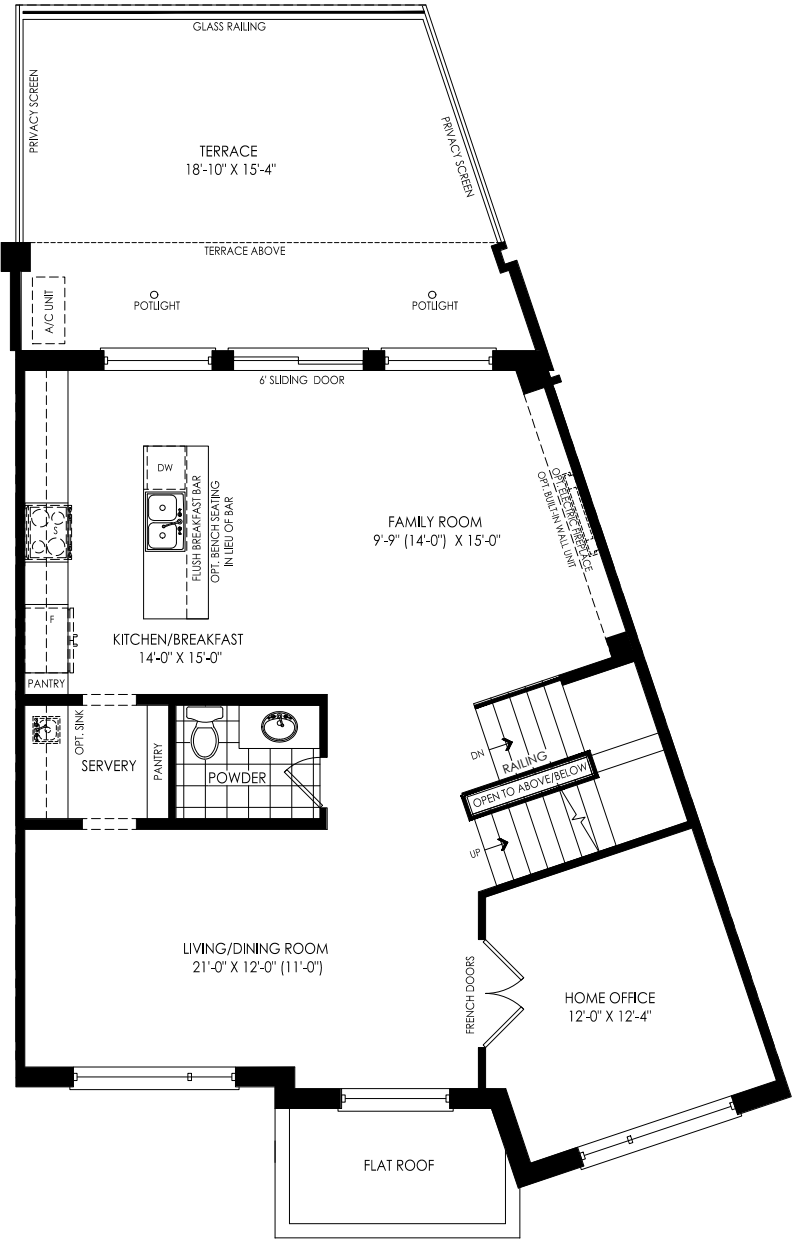
RLT 05

ELEVATION A 2,634 SQ.FT. | 4 BEDROOMS | 3 BATHS & 1 POWDER

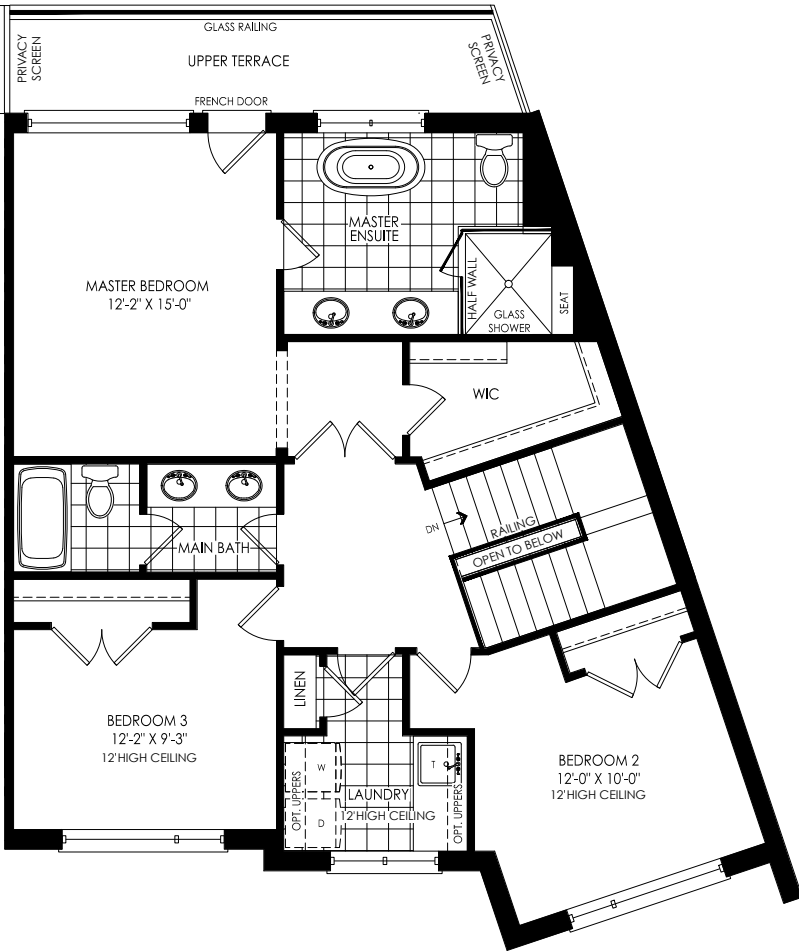
GROUND A



MAIN A



THIRD A



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RLT 06

ELEVATION A 2,869 SQ.FT.

ELEVATION A



RLT 06

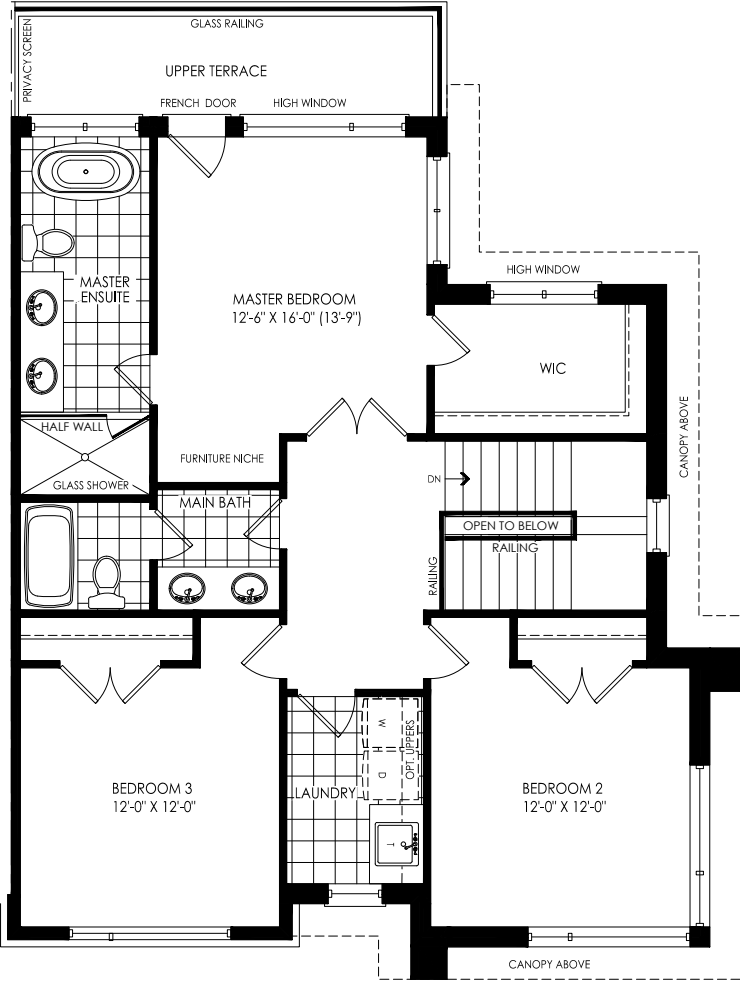
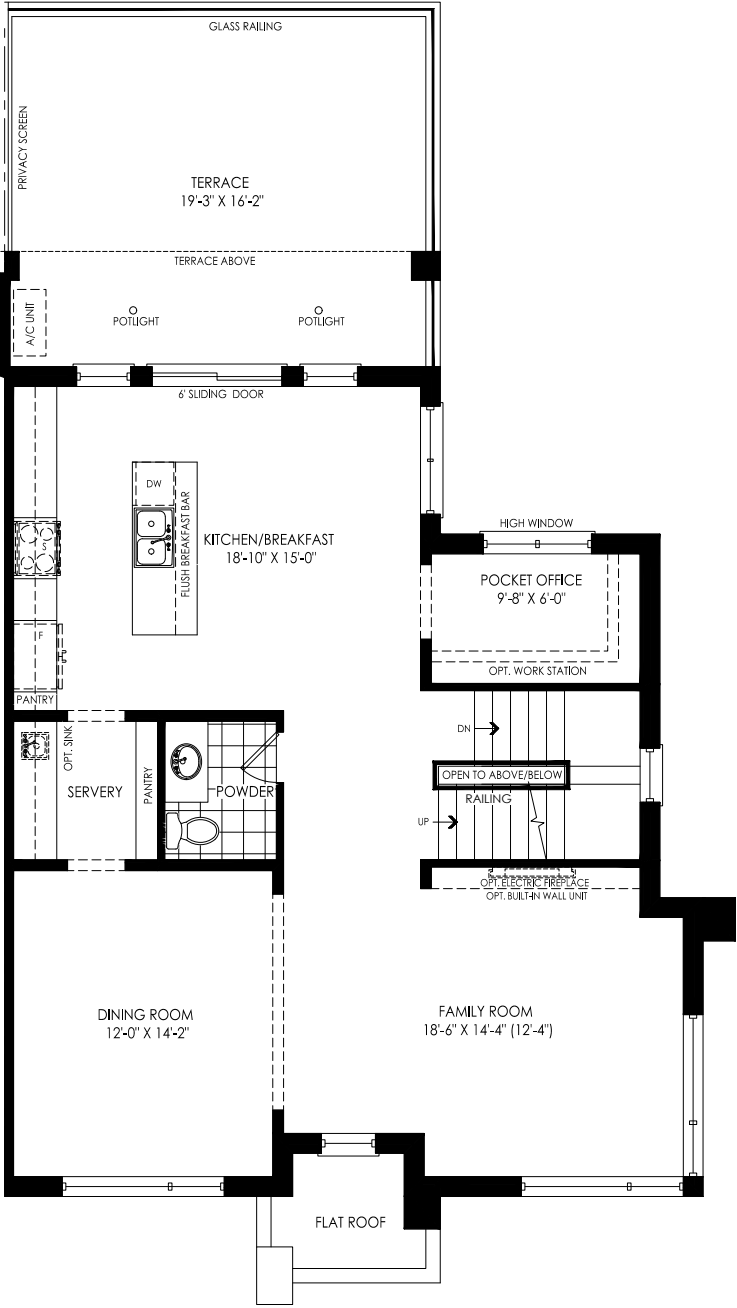
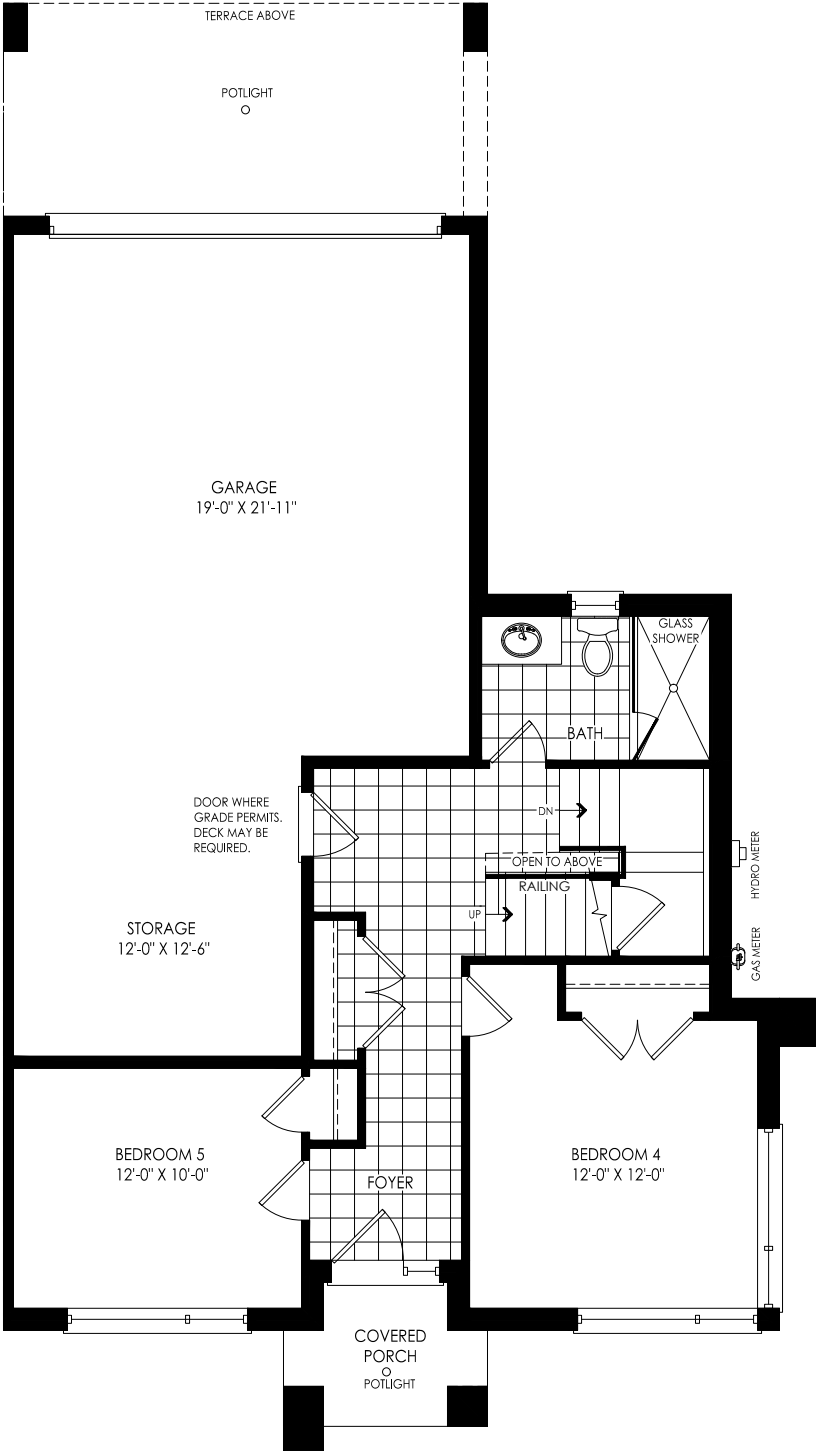
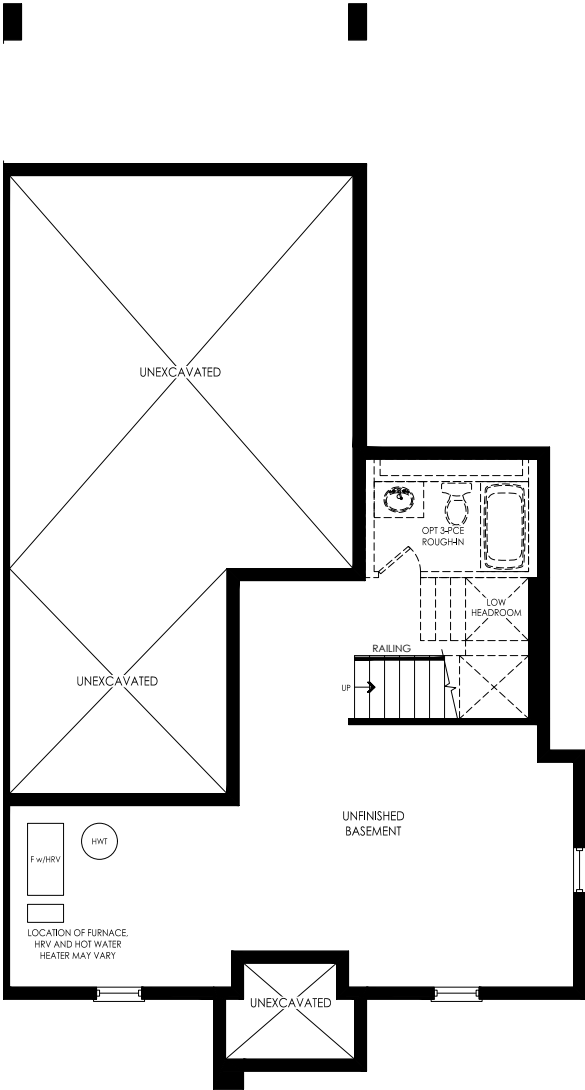
ELEVATION A 2,869 SQ.FT. | 5 BEDROOMS | 3 BATHS & 1 POWDER

BASEMENT A

GROUND A

MAIN A

THIRD A



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JOSHUA CREEK
MONTAGE



**pri
mont**

DISTINCTIVE EXTERIOR/CONSTRUCTION FEATURES

- 1. Elegant architectural upgraded exteriors surpassing community architectural guidelines.
- 2. 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).
- 3. Pre-selected exterior colour package.
- 4. 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.
- 5. Stained eight (8') foot high woodgrain fiberglass front entry door(s) with weather stripping.
- 6. Vinyl casement double glazed windows and doors with Low-E glass, argon filled space and screened opening windows.
- 7. Heavy-duty 2-ply flat roofing systems.
- 8. Energy conserving insulation to all exterior walls and ceilings to meet or surpass Ontario Building Code requirements.
- 9. 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.
- 10. Pre-finished maintenance free aluminum, soffits, fascia, eavestrough and downspouts.
- 11. 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.
- 12. One exterior hose bib plus one in garage area. Builder to determine location.
- 13. Dead bolts on main entry door and garage access door where applicable, as per plan.
- 14. Yard to be sodded.
- 15. Asphalt driveways (as per Schedule "I").
- 16. 2" x 6" exterior wall construction for extra rigidity factor.
- 17. Modern black coach lamps at terrace and balconies and recessed pot light at main entrance and at garage door.
- 18. Satin nickel finish grip set to main entrance only.
- 19. Primont municipal address plaque provided.
- 20. Metal insulated garage access door into home if grade permits.
- 21. Aluminum framed exterior glass railings.

BASEMENT FEATURES

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

INTERIOR FEATURES

- 24. 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.
- 25. 8' arches on main floor, 6'-8" arches on ground and third floor, as per plan.
- 26. Purchaser's selection of one paint colour throughout from Builder's standard samples.
- 27. 2-panel "Cambridge Series" doors to be painted white. Main floor to have 8' doors and 6' 8" doors on ground and third floors.
- 28. Interior doors to include satin nickel finish levers.
- 29. Smooth finish ceilings throughout.
- 30. Modern trim package including 4-½" flat stock baseboards and 2-½" flat stock casings, to be painted white.
- 31. Luxury oak staircase with oak veneered risers and stringers throughout finished areas, with closed risers, in natural finish.
- 32. Solid oak railings and nosings with 1-5/16" square pickets in natural finish throughout finished areas.

FLOORING FEATURES

- 33. All tongue and groove 5/8" sub-floors to be sanded and fastened with nails and screws.
- 34. 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.
- 35. 3" x 3/4" natural finish oak hardwood flooring throughout all non-tiled areas on main floor and stair landings, as per plan.
- 36. 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

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

GOURMET KITCHEN FEATURES

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

LUXURY BATHROOM FEATURES

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

HEATING/INSULATION FEATURES

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

ELECTRICAL FEATURES

- 61. All homes with 100-amp breaker panel service.
- 62. One ceiling mounted receptacle for future electric garage door opener.
- 63. White Decora switches and receptacles.
- 64. All wiring in accordance with the Ontario Hydro Standards.
- 65. Ceiling or wall mounted light fixtures throughout, locations to be determined by the Builder.
- 66. Smoke detectors with built in carbon monoxide detector as per Ontario Building code.
- 67. One exterior receptacle in garage wall area and one at all exterior door(s), locations to be determined by Builder.
- 68. Complete electrical door chime.
- 69. Two rough-in RG-6 TV cable outlets (one in family room and one in master bedroom), locations to be determined by Builder.
- 70. 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

- 71. Primont is backed by the Taron Warranty Corporation and has attained the Customer Service Excellence Rating.
- 72. Seven (7) years – major structural defects.
- 73. Two (2) years – plumbing, heating and electrical systems.
- 74. 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 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 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. 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.

JOSHUA CREEK
MONTAGE



**pri
mont**

DISTINCTIVE EXTERIOR/CONSTRUCTION FEATURES

- Elegant architectural upgraded exteriors surpassing community architectural guidelines.
- 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).
- 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.
- 8 ft. Metal insulated front entry door(s) with weather stripping on elevation A and C models.
- 8 ft Fiberglass front entry door(s) with weather stripping and multi point hardware on elevation B models.
- 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.
- Self-sealed asphalt shingles with a 25 year limited manufacture's warranty.
- Energy conserving insulation to all exterior walls and ceilings to meet Ontario Building Code requirements.
- 3/8" plywood roof sheathing.
- Pre-finished low maintenance aluminum soffits, fascia, eavestrough and down spouts.
- 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.
- One exterior hose bib plus one in garage area. Builder to determine locations.
- Dead bolts on all exterior swing doors where applicable, as per plan.
- Yard to be sodded.
- Paved driveways.
- 2" x 6" exterior wall construction with structural sheathing for extra rigidity factor.
- Decorative black cast aluminum coach lamps and satin nickel entry hardware to exterior front elevation only.
- Municipal address plaque provided.
- Metal insulated garage access door into home if grade permits (maximum 2 risers).
- Optional metal insulated side entrance door into home, where grade permits, as per plan.

BASEMENT FEATURES

- Poured concrete basement walls & steel beam support as required by plan. Heavy-duty damp proofing on all exterior foundation walls including drainage layer.
- 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).
- Cold storage room, as per plan.

INTERIOR FEATURES

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

FLOORING FEATURES

- All tongue and groove 5/8" sub-floors to be sanded and fastened with nails and screws on an Engineered Sub-Flooring System.
- 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.

- 3" x 3/4" natural oak finish hardwood flooring throughout all non-tiled areas of main floor and upper hallway.
- 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

- 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).
- Dryer vent and electrical plug.

GOURMET KITCHEN FEATURES

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

LUXURY BATHROOM FEATURES

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

HEATING/INSULATION FEATURES

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

ELECTRICAL FEATURES

- LED lightbulbs throughout interior and exterior of home.
- All homes with 200-amp breaker panel service.
- White Decora switches and plugs throughout.
- All wiring in accordance with the Ontario Hydro Standards.
- 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.

- Smoke detectors on all floors or as per current Ontario Building Code with built in Carbon Monoxide detector as per current Ontario Building Code.
- One exterior electrical plug at rear elevation and one at front door. Location to be determined by the Builder.
- Electrical door chime.
- Two roughed- in TV Cable locations (one in Family Room and one in Master Bedroom), location to be determined by Builder.
- Two roughed-In Telephone outlets locations, one in Kitchen, and one in master bedroom. Exact location to be determined by Builder.
- Over-head garage door electrical ceiling plug for each separate door.
- Rough in conduit for future electrical car charging station.

BUILDER'S WARRANTY/COVERAGE

- Primont Homes is backed by the Taron 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 Taron Warranty Corporation program requirements

DISCLAIMER:

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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

JOSHUA CREEK
MONTAGE



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JOSHUA CREEK

MONTAGE

FEATURES & FINISHES

DISTINCTIVE EXTERIOR/CONSTRUCTION FEATURES

- Elegant architectural upgraded exteriors surpassing community architectural guidelines.
- 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).
- 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.
- 8 ft. Metal insulated front entry door(s) with weather stripping on elevation A and C models.
- 8 ft Fiberglass front entry door(s) with weather stripping and multi point hardware on elevation B models.
- 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.
- Self-sealed asphalt shingles with a 25 year limited manufacture's warranty.
- Energy conserving insulation to all exterior walls and ceilings to meet Ontario Building Code requirements.
- 3/8" plywood roof sheathing.
- Pre-finished low maintenance aluminum soffits, fascia, eavestrough and down spouts.
- 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.
- One exterior hose bib plus one in garage area. Builder to determine locations.
- Dead bolts on all exterior swing doors where applicable, as per plan.
- Yard to be sodded.
- Paved driveways.
- 2" x 6" exterior wall construction with structural sheathing for extra rigidity factor.
- Decorative black cast aluminum coach lamps and satin nickel entry hardware to exterior front elevation only.
- Municipal address plaque provided.
- Metal insulated garage access door into home if grade permits (maximum 2 risers).
- Optional metal insulated side entrance door into home, where grade permits, as per plan.

BASEMENT FEATURES

- Poured concrete basement walls & steel beam support as required by plan. Heavy-duty damp proofing on all exterior foundation walls including drainage layer.
- 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).
- Cold storage room, as per plan.

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E. O.E. June 15, 2021