

SCHEDULE B

HOME EXTERIOR:

- Basement concrete foundation walls feature damp proofing and superior free draining membrane wrap
- All exterior wall construction is designed to meet or exceed all Ontario Building Code requirements;
- Basement walls are insulated near full height to R-12
- Spray-foam insulation in ceilings above the double garage
- European imported Fiber Cement "Rain Shield" panels with brick accent wall around garage and cedar wood soffits and siding
- Plywood sheathing on exterior
- Cedar wood soffits with energy efficient lights
- Roof structurally reinforced for green roof, hot-tub and solar panels
- cedar deck with privacy fencing/door and entertaining area overlooking ravine
- Two exterior hose bib connections for water
- Roughed-in gas line for BBQ on rear deck
- Exterior energy efficient lighting
- Energy efficient fiberglass framed double glazed windows, sliding glass doors and aluminum glass railing at sliding glass door
- All operable windows with insect screens
- Front entrance door is solid 1 3/4" thick oak grain, 8ft high w/ side window with quality
- Two exterior electrical receptacles
- Professionally finished landscape
- Architecturally controlled elevations, materials, streetscapes and exterior colour schemes
- Mailbox and Video Doorbell

HOME INTERIOR:

- Engineered subfloor system, plywood subfloor screwed to the joist
- Engineered approximately 7-1/2" wide oak flooring
- Solid white oak stained stair treads with steel stringers and tempered glass railing as per plan/ as listed below
- Italian manufactured Scavolini Kitchen and Island
- Kitchen valiance lighting above and below cabinets with specialty lighting above island
- Scavolini bathroom vanities
- Custom built-in cabinetry in all bedrooms and in linen closet and office
- Approximately eight foot solid interior doors with wood veneer, including pocket door
- Oversized porcelain floor tiles in entrance foyer
- Architecturally finished baseboard, trim and reveals

- 200 amp. electrical service with circuit breaker panel
- LED pot lights throughout
- Lutron Caséta wireless in-wall dimmer connected to the Wink Hub for Smart Home Automation
- All bathroom electrical receptacles with a ground fault detector circuit
- Split-circuit electrical outlets above the kitchen counter for future small appliances
- Interconnected smoke alarms on each level including basement
- Carbon monoxide detectors
- Staircase with LED illuminated lighting on main floor and basement
- Central Vacuum system throughout

INTERIOR: MAIN FLOOR

- Approximately 9'9" high smooth drywall ceilings
- Sliding door walkout to cedar deck overlooking a ravine
- Feature wall with large Napoleon Vector 50" linear gas fireplace with stainless steel and quartz surround
- Office with pocket door, built-in desk and custom cabinets
- Staircase featuring solid oak stained treads with open risers from 1st floor to 2nd floor and 5/8" thick tempered glass panel railing system attached with brushed steel stand offs
- Double car, insulated garage with interior main floor access, steel garage door with automatic locking/closing system
- Garage features rough-in for dog shower and electric car plug-in

Kitchen features:

- Quartz counter top and backsplash up to under side of kitchen upper cabinets
- Scavolini kitchens with valence lighting under upper cabinets
- Wolf oven and induction cook top
- Built-in Sub-Zero refrigerator with pull-out freezer
- Built-in ASKA dishwasher
- Built-in Panasonic microwave
- Built-in Marvel wine refrigerator
- Undermount kitchen sink with pull out faucet

Powder Room features:

- Scavolini vanity cabinet
- Quartz counter top
- Undermount sink
- Upgraded faucet
- Elongated toilet
- Upgraded washroom accessories
- Custom built-in linear closet

INTERIOR: 2ND FLOOR

- Approximately 9' smooth drywall ceiling height
- Engineered 7 1/2 inch oak flooring on engineered floor joist with plywood subfloor

Master Bathroom features:

- Master bedroom overlooking ravine
- Walk-in closet with built-in custom cabinetry
- Sliding glass doors to Juliette balcony and stainless steel balcony railing
- Five piece ensuite
- Double vanity with undermount sink and upgraded faucet
- Porcelain tiled shower with upgraded plumbing fixture
- Free standing bath tub and floor mount tub filler with hand shower
- Oversized porcelain tiles on floor
- One-sided frameless tempered glass wall with 2 way swinging door at shower enclosure
- Enclosed toilet

Three additional bedrooms with ensuite bathroom (two on 2nd floor and one in basement)

Other ensuite features: 1x4 piece and 1x3 piece ensuite washrooms with Scavolini cabinetry and quartz sinks/counter tops

Laundry room with custom built in cabinets and front loading energy efficient LG front loading washer and dryer

Built in linen closet in hallway

Staircase featuring solid stained oak treads with open risers from 2nd floor to 3rd floor and 5/8" thick tempered glass panel rail system, attached with brushed stainless steel stand offs

INTERIOR & EXTERIOR: 3RD FLOOR

Approximately 9' smooth drywall ceiling height

Scavolini wine bar with sink and quartz counter top

Shelves above counter

Built-in beverage bar

European style "turn and tilt" door to roof top patio overlooking ravine

Storage room for patio furniture

Linear glass top bar overlooking exterior deck

Approximately 100 s.f. cedar roof top deck overlooking ravine

Rough-in for hot tub

Green roof and solar panel ready

INTERIOR: BASEMENT LEVEL

Approximately 9' smooth drywall ceiling height
Finished basement with polished concrete floor (natural variation in finishing)
Concrete floor with radiant heating
Scavolini entertainment unit
Dry bar with beverage fridge and shelves
Custom built-in library and storage unit
Bedroom with 4 piece ensuite featuring Scavolini floating vanity with quartz counter top and custom mirror above, 5' bathtub with hand held shower and Panasonic quite fan
Staircase featuring solid oak stained treads from basement floor to 1st floor

INTERIOR: BASEMENT MECHANICAL ROOM

- Energy Recovery Ventilator
- Energy efficient 4 ton Air Conditioning unit
- Upgraded furnace
- Humidifier
- Upgraded MERV 8 air filter
- Sump pump with water level alarm and battery powered backup sump pump
- Boiler with domestic "on-demand" hot water
- Main water valve and water meter - Neptune T10
- Security system - Rogers Home Monitoring with touch screen and smart phone control, with 2-year contract included
- Storage area with drop ceiling and in wall shelving

SMART HOME FEATURES

- LED Smart Home Programmable & Dimmable Lighting
- Nest Learning Thermostat
- Nest Smoke Detector/Carbon Monoxide Detectors
- Nest Cam on Main Floor
- Ring Wireless Video Doorbell
- Six - 4K Samsung Smart TVs (Rogers HD cable installed)
- Sonos Sound System on all floors
- Chamberlain My-Q Smart Home Garage Door
- Rogers Home Security system with touchscreen
- Wink Home Hub Automation
- Wireless Home Network
- iPad Mini included for home automation control

PLEASE SEE REVERSE FOR WARRANTIES AND NOTES

WARRANTY

Senlac Holding Corporation is a registered TARION Homebuilder in good standing and every new home is enrolled in the TARION warranty program and the warranty includes:

The home is free from defects in material and workmanship for one (1) year

The home remains free from defects in material and workmanship on electrical, plumbing, heating delivery and distribution systems, exterior cladding, caulking, windows and doors, and the building envelope and basement remains free from water penetration for two (2) years

The home is warranted against all major structural defects for seven (7) years

NOTES

All illustrations are artist's concepts

The vendor reserves the right to substitute materials that are of equal or better quality

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

The purchaser further acknowledges that there may be minor variations in both level and finish of certain areas of the concrete floor in the basement level.

Errors and Omissions