

FEATURES & FINISHES

DISTINCTIVE CONSTRUCTION & EXTERIOR FEATURES

1. Brick veneer, siding, stucco, stone, or other accents as per plans and elevations.
2. Three storey towns and back to back towns feature nine foot ceilings (except at dropped ceiling areas) on main floor. Two store y towns feature nine foot ceilings on main floor. All plans feature eight foot ceilings on bedroom levels
3. Sub-floors shall be sanded at joints and screwed and glued.
4. All windows except basement to be vinyl clad casement windows with pre-finished sealed decorative grills on front elevations only, as per plan and elevation.
5. Pre-finished vinyl sliding patio door as per plans.
6. Pre-finished soffits, fascia, eavestroughs and downspouts.
7. All exterior woodwork to be painted to match exterior colour package.
8. Front entry swing door(s) may include sidelites as per plans will be thermal insulated fibreglass and will be painted as per exterior colour package.
9. Front entry doors feature grip set and deadbolt with satin nickel finish with keyless entry.
10. All exterior doors feature exterior lights.
11. Poured concrete foundation.
12. Exterior foundation walls are damp-proofed with a spray tar sealant and wrapped in a solid plastic drainage membrane.
13. All exterior walls of habitable rooms above foundation to be 2"x6" construction.
14. Foam spray insulation in the garage ceiling to the extent of the finished area above to help prevent air infiltration.
15. All interior walls that adjoin the garage will be insulated.
16. Garages to be fully drywalled, with first-coat rough tape with electrical receptacle for future garage door opener.
17. Prefinished insulated steel sectional garage door, some featuring lites as per plan.
18. Saw-cut garage and basement floors.
19. Poured concrete garage floors with steel reinforcing.
20. Two exterior water taps to be installed, one in garage and one on exterior with separate basement shut off valves. Only one tap on back to back units.
21. Side and rear sodded lot where applicable. The lot will be graded to the requirements of the authority having jurisdiction. Sod completion may occur after occupancy.
22. Freehold communities to receive base coat only asphalt paved driveway. Condominium communities to receive one single coat only asphalt paved driveway.
23. Self-sealing quality roof shingles with manufacturer's twenty-five-year rating.

- 24. Address stone with engraved municipal address
- 25. Walkway from the driveway to front door step(s) as designated by grade.

SUPERIOR INTERIOR FEATURES

- 26. Finished main level staircase with carpeted treads and risers. Includes painted stair stringers, stained oak railings and spindles or just stained oak railing as per plan.
- 27. Interior trim includes colonial 2³/₄" casings and 4¹/₄" baseboards.
- 28. Satin nickel finish, interior door levers and hinges.
- 29. Interior walls to be finished with quality flat paint.
- 30. Interior doors and trim will be finished with semi-gloss Losani white paint.
- 31. Ceilings in all rooms will be "California Knockdown" texture finish, except kitchen, bathrooms, and finished laundry area which will be smooth finish.
- 32. Ceiling drywall is installed over floating metal resilient channels on all trussed ceilings for straighter ceiling finishes.
- 33. All drywall corner beads are square metal beads with paper covering.
- 34. Builder standard berber carpet on 3/8" chip foam underpad in finished areas as per plans*.
- 35. Premium grade ceramic floor tile in foyer, powder room, kitchen, breakfast room, laundry room and all bathrooms, as per plans*.
- 36. Where a laundry area is located on the second floor, the washer area will be supplied with a fiberglass basin complete with drain. Where a laundry tub is not provided, there will be an in-wall housing unit that allows for hot and cold water supply and waste disposal outlet for future washer
- 37. Wire closet shelving throughout including linen closet(s).
- 38. Closet doors are full doors, either swing, bypass or bi-fold style, as per plan.
- 39. Interior doors are two panel smooth doors.
- 40. All full swing interior doors feature triple hinge construction and are hung on fully cased jams and fully trimmed.
- 41. All half walls are capped and cased in wood with painted finish, added half wall at stairway may be pain finish only.

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KITCHEN FEATURES

42. Kitchen includes:

- a.) Venting for hood fan to exterior.
- b.) Premium finished cabinets assembled using glue and dowel construction, with laminate countertops.
- c.) Townhomes and multi-units to receive single bank of drawers in kitchen cabinetry as per plan.
- d.) Cabinet doors and drawer fronts available in maple, oak or other materials.
- e.) Breakfast bar where specified on plans.
- f.) Double stainless steel ledge back sink with kitchen faucet with pull out spray.
- g.) Open undercounter area for future dishwasher (cabinet not provided) including electrical and plumbing rough-in (not connected).
- h.) All electrical receptacles in the kitchen counter area are on dedicated circuits.
- i.) Outlet on island only provided when plumbing, electrical, or HVAC components are located within.

BATHROOM FEATURES:

- 43. Quality finish cabinets with laminate countertop.
- 44. Cabinets available in maple, oak and other materials.
- 45. Mirror(s) installed above vanity may be glued.
- 46. Premium china sinks used in all bathrooms.
- 47. White bath fixtures throughout.
- 48. Tub/shower combination enclosure to include ceramic wall tile to ceiling (not including ceiling).
- 49. Soaker tub in Master Ensuite, one piece acrylic shower stall where shown on plans.
- 50. Powder room includes white pedestal basin and lavatory faucet.
- 51. Premium elongated low consumption toilets.
- 52. Single lever faucets (with exception of laundry) and pressure balanced shower controls.
- 53. All bathroom sinks are fitted with mechanical pop up drains.
- 54. All plumbing fixtures are fitted with shut-off valves.
- 55. Showers are one-piece acrylic, either neo angle, square, or rectangular, as per plan. Only neo angle showers finished with chrome shower door with pebbled glass.
- 56. Ceramic is also featured where indicated at bathtub skirts, splashes and/or bathtub walls*.
- 57. Ceramic floors are installed over a latex/concrete base that is reinforced in metal lathe for maximum strength.

ELECTRICAL AND MECHANICAL FEATURES

- 58. 100-amp breaker panel installed; location may vary.
- 59. Electrical receptacle with integrated USB port in kitchen.
- 60. Two (2) telephone outlets.
- 61. Three (3) RG6 coaxial cable outlets.
- 62. Two (2) set up for CAT 6 network connection with Network Smart Panel in basement or garage.
- 63. Homes are roughed in for security systems.
- 64. Rough-In central vacuum piping to garage for future central vacuum system installation.
- 65. Two (2) exterior weatherproof electric outlets connected to a safety ground-fault circuit; one each at rear and front of home. On Back to Back townhomes, outlets will be at front entrance and front balcony.
- 66. Exterior soffit, complete with 1 holiday receptacle.
- 67. Early warning smoke detectors including a visual component conforming to National Fire Protection Association standards, installed per Building Code.
- 68. Carbon monoxide detector directly connected to electrical panel.
- 69. Draft resistant electrical boxes at exterior walls.
- 70. Heavy duty wiring and receptacle/outlet for stove and dryer.
- 71. All utility rooms are unfinished.
- 72. White Decora-style switches throughout the home.
- 73. Electric door chime for front entry.
- 74. Lights at front of home will be cast aluminum as per plan.
- 75. High efficiency furnace installed on rubber pads rather than concrete floor to reduce vibration, noise, and prevent corrosion, location may vary.
- 76. All heating systems are sized for future installation of air conditioning systems.
- 77. Rental water heaters are high efficiency direct vent water heaters (some homes require power venting), location may vary.
- 78. The Dwelling is supplied with a Energy Recovery Ventilation unit "ERV" on a rental basis through an ERV supplier. The Purchaser acknowledges and agrees to be assume and be bound by the standard terms and conditions of the rental HRV unit supplier and the market rent offered by the supplier as at the time of closing.
- 79. Exhaust fans in all bathrooms and laundry room areas as required.
- 80. Power exhaust override by the main floor thermostat for humidity control.
- 81. Efficient programmable thermostats to be installed.

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GENERAL

- 82.** The home will be enrolled with the Tarion Warranty Corporation.
- 83.** Exterior colour packages are architecturally controlled and cannot be modified by the Purchaser.
- 84.** The Purchaser is to have the choice of interior colours, materials or styles from the Vendor's samples (subject to availability by the time scheduled for installation) of the following, provided they have not yet been installed or ordered from the supplier:
- a.)** All ceramic tile floors where illustrated as per plans;
 - b.)** Cabinets and Laminate countertops in kitchen and bathrooms;
 - c.)** Ceramic wall tile in tub/shower areas.
 - d.)** One carpet color selection throughout home where illustrated as per plans.
- 85.** All colour selections and all requests for extras must be made at the Purchaser's Home Design Centre Appointment as more particularly described in Schedule "H" attached hereto. Purchasers are advised that the design, manufacture, and installation of certain Extras or Upgraded Materials may require a longer period of time to complete when compared to the standard finishes described on this Schedule. Accordingly, in order to accommodate some design upgrades, the Vendor may require that an amendment to the Tentative Closing Date be made at the time of the Home Design Centre Appointment.



Book an appointment at the Losani Design Centre

These features do not represent an actual depiction of what will be in your purchased home, to learn more about what features are standard and what upgrades are available please book an appointment with our design center and start building your dream home.

Saturday & Sunday 12:00-5:00pm
Design@LosaniHomes.com



SOLSTICE

SIMPLY GRAND

BONUS *features*

EXCLUSIVE TO SOLSTICE TOWNHOMES

1. Dark casement windows, as per plan.
2. Level one quartz in the kitchen, with upgraded modern undermount sink (Does not apply to all types of quartz available from the Vendor, only those samples categorized as 'level one'. To view the quartz type applicable to this incentive, see the vendor's representative in its Home Design Centre).
3. Builder 'bonus' vinyl plank flooring on main and ground floor(s)** as indicated on floor plan (Does not apply to all types of vinyl flooring available from the Vendor, only those samples as categorized as 'bonus level'. To view the vinyl flooring applicable to this incentive, see the vendor's representative in its Home Design Centre).
4. High performance engineered subfloor.
5. Kitchen upgrades including: Fridge Buildout, extended height upper cabinets, under cabinet valance moulding (shaker or traditional style), and microwave space saver provision in lieu of hood fan.
6. Keyless entry gripset on the front door.
7. Garage man door (door providing entry to the Dwelling directly from its garage).**
8. Premium modern plumbing package including Moen faucets throughout with 8" rain showerhead in ensuite.
9. Tiled shower walls with acrylic base and curtain rod in Ensuite bathroom.
10. Six (6) interior LED potlights on the main floor, on a separate dimmer switch. Excludes insulated or waterproof pot lights. Location to be selected by the Vendor.
11. Home monitoring packing with 3 year monitoring app including: one (1) self-monitored video doorbell at front door, one (1) self-monitored water leak sensor in designated location, and one (1) self-monitored programmable smart thermostat.
12. Central Air Conditioner: Air conditioner of appropriate tonnage & location as determined by vendor
13. Loyalty Club members to receive bonus \$2,500 decor dollars.

*All bonus offers have no cash redemption value.

**The garage man door will be provided only when grade permits. Site grading conditions may require a number of stairs from the Dwelling into the garage area which encroach into the parking space. Should the number of stairs provide inadequate room to park a motor vehicle in compliance with the applicable by-laws, then notwithstanding any provision of this agreement, the Vendor shall be under no obligation to supply or install the garage man door.

Items specified in this Bonus Schedule replace and supersede the items, types and specifications listed in Schedule "A". In the event that any item is not available or discontinued, the Vendor may substitute materials of equal or better quality. Bonus Features apply to the standard condition Floor Plan only. Additional charges apply in the event that upgrades or optional Floor Plans are chosen. E. & O. E. May 25th, 2021 version 2