

FEATURES & FINISHES



MODERN EXTERIOR FEATURES

Purchase Price Includes the following (unless stated to be subject to further adjustment):

1. Distinctive modern architecture with materials such as stucco, stone, and architectural paneling with a wood grain aesthetic as per model design.
2. Architecturally controlled streetscape for semi-detached homes with pre-assigned exterior finishes by builder's designer.
3. Exterior wall construction 2" x 6" with high insulation ratings as per Ontario Building Code or better.
4. High quality membrane roofing on non-terraced areas as per plan.
5. Premium quality vinyl decking on rooftop terraces as per plan.
6. Tempered glass railings at front terraces as per model design. Black metal railings around rooftop terraces at rear terraces as per model design.
7. Modern Insulated front entry doors with modern hardware and glass sidelight as per model design.
8. Dead bolts on all exterior swing doors as per plan.
9. Expansive glazing with maintenance-free, contemporary and energy efficient (Low-E Argon) vinyl windows (black colour on exterior and white colour on interior).
10. Quality (Low-E Argon) vinyl-sliding patio doors (black colour on exterior and white colour on interior).
11. Screens for all operating windows and sliding doors.
12. Patios with interlocking pavers or decks with pressure-treated wood as per plan and depending on grade and site conditions.
13. Fully graded and sodded lot with walkway (interlocking pavers) from driveway to front steps as per model design.
14. Precast slabs and steps at front entry, number of steps may vary depending on grading and site conditions.
15. Asphalt paved driveway (subject to a further fee to be adjusted in favour of the vendor as set out in Schedule "C" of the Agreement of Purchase & Sale).
16. Spray foam insulation and drywall in garage ceiling and walls where habitable space exists.
17. Modern metal roll-up garage door with glass panels as per model design.
18. Frost-free exterior hose bibs -1 in garage and 1 at back of house, location as per builder.
19. Municipal address numbers supplied and installed.

INTERIOR FEATURES

Purchaser's choice from builder standard selections, as per plan.

20. Engineered floor joists with glued and screwed subfloors.
21. Choice of standard wood or standard laminate flooring throughout Main floor (excluding foyer, kitchen, laundry/mudroom, and bedrooms and bathrooms) as per plan.
22. Choice of standard tile flooring at front door foyer, kitchen, laundry/ mudroom and bathrooms as per plan.
23. Choice of Quality 40 oz standard broadloom with upgraded under-pad, or standard laminate in all bedrooms, walk-in closets, lofts, second floor hallways and (carpeted) stairs from main floor to second floor as per plan (one colour carpet throughout).
24. Stained handrails with sleek iron pickets or painted wood balusters on carpeted stairs from main floor to second floor, and stairs to basement, where applicable as per plan.
25. Modern two panel interior doors as per builder standard.
26. Chrome Satin finish lever hardware on all interior doors as per builder standard.
27. Sleek 5" baseboards and 2-3/4" door and window casings throughout.
28. Approximately ten (10) foot high smooth finish painted ceilings throughout main floor (excluding dropped ceilings as required by structural and mechanical). Some ceilings open to second floor as indicated on plan "open to above".
29. Approximately nine (9) foot high smooth finish painted ceilings throughout second floor (excluding dropped ceilings as required by structural and mechanical).
30. Approximately eight (8) foot high unfinished ceilings in unfinished basements (height excludes dropped ceilings as required by structural and mechanical).
31. Two (2) coats of premium quality paint with one (1) primer coat for all walls (choice of one (1) colour of paint from selection of builder standard wall colours).
32. Two (2) coats of premium quality paint on all interior doors and trim in white satin finish.
33. Sleek recessed wall mounted direct vent gas fireplace with drywall surround as per plan and model design. Three sided direct vent gas fireplace with drywall surround as per plan and model design.

INTERIOR FEATURES

Purchaser's choice from builder standard selections, as per plan.

34. Polished granite or quartz kitchen countertops from builder standard selection.
35. Kitchen island with extended flush breakfast bar counter as per plan.
36. Kitchen extended height upper cabinets and base cabinets with one bank of drawers and hardware from builder standard selection, and as per plan.
37. Modern stainless steel double compartment undermount sink.
38. Single lever chrome faucet with pull-down hand spray.
39. Choice of tile flooring from standard selection as per plan.
40. Ceiling mounted light fixture with separate switch in kitchen as per builders standard.
41. Two (2) Small appliance electrical outlets at counter level.
42. One (1) electrical outlet at one end of kitchen island.
43. Heavy duty wiring and receptacle for future electric stove (stove to be supplied and installed by Homeowner).
44. Stainless steel under cabinet hood fan, vented to the exterior.
45. Electrical for future dishwasher (dishwasher to be supplied and installed by Homeowner).
46. Dedicated electrical for future fridge (fridge to be supplied and installed by Homeowner).

LAUNDRY FEATURES

47. Rough-in hot and cold-water lines with shut off and electrical receptacle for future washer as per plan (Washer to be supplied and installed by Homeowner).
48. Dryer vent and electrical receptacle for future dryer as per plan. (Dryer to be supplied and installed by Homeowner).
49. Freestanding laundry tub with faucet, taps and drain where indicated on plan.

BATHROOM FEATURES

Purchaser's choice from builder standard selections, as per plan.

50. Modern bathroom cabinets and hardware from builder standard selection, as per plan.
51. Designer laminate countertops with surface mounted sink(s) as per plan.
52. White plumbing fixtures in all bathrooms.
53. Pedestal sink in powder room, where applicable.
54. Single lever chrome faucets.
55. Contemporary water-saving comfort height toilets in all bathrooms.

56. Shut off valve for all sink and toilets.
57. Separately switched exhaust fan in all bathrooms, vented to outside.
58. Frameless glass shower enclosure with glass door and mosaic tile base, wall tile and drywall ceiling as per plan.
59. Contemporary white acrylic tub base with wall tile to ceiling and drywall ceiling as per plan.
60. Chrome finish water-saving showerheads with pressure balance valves.
61. Choice of tile flooring from standard selection.
62. Clear 42" high glass mirror above all bathroom cabinets and pedestal sinks as per plan.
63. Ceiling mounted light fixture with separate switch in all bathrooms as per builders standard.
64. Recessed pot light in walk-in showers with separate switch as per plan.
65. GFI electrical outlets in all bathrooms (1 per sink) as per plan.
66. Privacy locks on all bathroom doors.

CLOSETS & STORAGE FEATURES

67. Prefinished wire shelving to be installed in all closets as per builder standard, and as per plan.
68. Two panel closet doors with satin lever hardware as per builder standard.
69. Ceiling mounted light fixture as per builder standard with separate switch in all walk-in closets as per plan.

BASEMENT FEATURES - UNFINISHED

70. Poured concrete basement walls and floor with steel beam and post support where required.
71. Damp proofing and drainage on all exterior walls.
72. Insulation wrap R20 on the interior of all exterior walls.
73. Contemporary and energy efficient (Low-E Argon) vinyl windows with screens on operable windows (black on exterior and white on interior).
74. Quality (Low-E Argon) vinyl-sliding patio doors with screen for basement walk-outs only (black colour on exterior and white colour on interior).
75. Unfinished plywood stairs to basement. Standard 40 oz broadloom on stairs if enclosed with door at bottom of stairs as per plan.
76. Approximately eight (8) foot high unfinished ceilings in unfinished basements (height excludes dropped ceilings as required by structural and mechanical).

ELECTRICAL FEATURES

General Electrical:

- 100-amp electrical service with circuit breaker panel and copper wiring.
- All wiring in accordance with the Electrical Safety Authority.
- Direct-wired electronic early warning smoke and carbon monoxide detectors as per Ontario Building Code Standards, for family safety and protection.
- Electrical receptacles throughout finished areas as per Ontario Building Code Standards.

Lighting:

- Decora style, white, light switches throughout.
- Modern LED switch-controlled standard ceiling light fixtures in foyer, hallways, kitchen, living room, dens, family room, media room, bedrooms, walk-in closets and laundry/mudrooms as per builder standard.
- Capped ceiling outlet with separate switch in dining area and Living room (Dining room and Living room chandelier/light fixtures to be supplied and installed by Homeowner).

Kitchen Electrical:

- Two (2) small appliance electrical outlets at counter level.
- One (1) electrical outlet at one end of kitchen island.
- Heavy duty wiring and receptacle for future electric stove (stove to be supplied and installed by Homeowner).
- Electrical connection for standard under cabinet exhaust hood fan above stove.
- Electrical for future dishwasher (dishwasher to be supplied and installed by Homeowner).
- Dedicated electrical for future fridge (fridge to be supplied and installed by Homeowner).

BATHROOM & POWDER ROOM ELECTRICAL

- Recessed pot light in walk-in showers with separate switch as per plan.
- GFI electrical outlets in all bathrooms (1 per sink) as per plan.
- Separately switched exhaust fan in all bathrooms, vented to outside.

LAUNDRY ELECTRICAL

- Heavy duty wiring and receptacle for electric dryer and standard electrical outlet for washer as per plan (washer and dryer to be supplied and installed by Homeowner).

Rough-ins:

- Rough-in only for future central vacuum system, minimum 2 outlets with accompanying electrical outlets.
- CAT5 wiring rough-in for internet/ telephone in kitchen, all bedrooms, living room and dens, media rooms and family rooms.
- RG-6 high-speed cable rough-in at electrical panel.

GARAGE ELECTRICAL

- Overhead garage door electrical ceiling outlet for each separate door as per Model Design.
- Rough-in conduit for future electrical car charging in garage.
- One (1) dedicated electrical outlet in garage.
- One (1) electrical outlet for future central vacuum system (to be supplied and installed by Homeowner).

EXTERIOR ELECTRICAL

- Electric front doorbell. (Video doorbell with Camera – see Smart Home Package)
- Recessed (separately switched) pot light above front door, garage door, and front terrace as per Model Design.
- Modern (separately switched) standard exterior light fixture at back door and second floor terraces as per builder standard. (additional standard exterior light at basement walk-outs where applicable).
- Two exterior weatherproof electrical outlets (1) at front and (1) at back of house at main deck/patio.
- Additional exterior weatherproof electrical outlet provided at basement walk-out where applicable.

HEATING, VENTILATING & AIR CONDITIONING FEATURES

- HVAC and ductwork designed to accommodate future central air conditioning by Homeowner.
- Smart Programmable thermostat, centrally located.
- High efficiency HRV – Heat Recovery Ventilator (not



- ducted) providing fresh filtered air.
- Exhaust fans in all bathrooms vented to outside.
- Standard under cabinet exhaust hood fan above stove, vented to outside.
- Individually metered water, electric and gas distribution.
- Sump pump located in basement.
- Air Handler or High Efficiency Furnace Rental*
- Radiant Tankless Water Heater Rental*

*RENTAL BENEFITS:

- 24/7 Customer Support for Service Calls
- Same Day Service by highly trained technicians
- No Cost for Maintenance, Repairs and Services
- Full Parts & Labour Protection

SMART HOME PACKAGE FEATURES

Included in purchase price of home

- Smart Home Hub
- Video Doorbell with Camera
- Smart Home Thermostat
- HVAC Performance Monitoring
- Water Leak Sensor

Homeowner(s) are provided with the Smart Home Package for a 3-year period commencing on the closing date.

After 3-year complimentary period of Smart Home Package, Homeowner(s) may extend the term of the package for a service fee estimated at approximately \$12 per month, subject to change.

The complimentary package is valued at over \$1,000.00 and, the Homeowner(s) are provided with a Smart Home \$200.00 product credit, which must be claimed within 90 days of the closing date.

Additional products and features may be added to the Smart Home Package subject to additional fees.

BUILDERS GUARANTEE & WARRANTY:

- All homes are built to meet or exceed the current Ontario Building Code (OBC).
- Royalton Homes Inc., is backed by Tarion Warranty Corporation
- Seven (7) years – major structural defects as per Tarion Warranty Corporation program requirements.
- Two (2) years – plumbing, heating and electrical systems as per Tarion Warranty Corporation program requirements.
- Homeowner(s) agrees to reimburse the Builder for the Tarion Warranty enrolment fee as an adjustment on closing.

SELECTION OF FINISHES:

- Purchaser(s) to have a complimentary consultation with the Royalton Homes Design Consultant to select interior finishes from available selections at the Design Centre.
- The Purchaser(s) acknowledges that finishing material contained in any model home or sales office including furniture, plumbing & electrical fixtures, finishes including staircases, railings, trim, doors, hardware, cabinets and countertops may be for display purposes or available at an additional cost and may not be of the same grade or type, or may not necessarily be included in the dwelling purchased herein.

SPECIFICATIONS AND FEATURES AS DESCRIBED APPLY ONLY WHERE SHOWN ON PLANS:

- Builder reserves the right to substitute materials and/or suppliers of equal or greater quality at any time at their sole discretion. All plans and specifications are subject to modification from time to time at the sole discretion of the Builder. Exterior elevations will be similar to renderings shown, but not necessarily identical.

NOTES AND CONDITIONS:

Any reference to Builder herein shall mean the Vendor under the Agreement of Purchase and Sale.

- Builders samples subject to their availability from the Builders normal supplier.
- Ceiling height may vary +/- due to normal site conditions, ceiling heights may vary in raised or sunken floor areas, stairways, cathedral/vaulted ceilings and bulkhead/dropped ceiling areas. Ceilings, bulkheads and walls may be modified to accommodate mechanical systems.
- Exterior stairs and number of steps may vary at any entranceway due to grading and site conditions.
- All plans, elevations and specifications are subject to modification from time to time by the Builder according to the Ontario Building Code, National Building Code and Architectural guidelines.
- The Purchaser(s) acknowledge and agree that where adjoining rooms are finished in different floor materials, there may be a difference in floor elevations between the rooms, and furthermore the Builder at its discretion may install thresholds as a method of finishing the transition between rooms.
- Purchaser(s) will not be allowed to undertake or complete any work and/or supply any materials to the dwelling before closing date.

House types and streetscapes are subject to final approval of the municipality or developer's architectural committee and final siting and approval of the Builder's architect.

The Builder shall be entitled to reverse the plan of the house being constructed.

Purchaser(s) may be required to reselect colours and / or materials from Builders samples as a result of unavailability or discontinuation. Builder has the right to substitute materials with materials of equal or better quality.

The Builder is not responsible for shade differences occurring from different dye lots on all materials such as tile or broodloom, roof shingles, hardwood floors, kitchen cabinets or brick. Colours and materials will be as close as possible to Builders samples but not necessarily identical.

Location and size of windows and doors may vary with lookout and walkout deck conditions. All dimensions are approximate and actual dimensions may vary. Mechanical systems and hot water tank locations may vary.

The Purchaser(s) shall indemnify and save the Builder, its servants and agents harmless from all actions, causes of action, claims, and demands for, upon or by reason of any of the Purchaser's guests, invitees, workman or agents who have entered on the real property or the subdivision

of which the real property forms a part of, with or without the authorization, express or implied, of the Builder.

The Purchaser(s) acknowledge and agree that variations from Builders samples may occur in finishing materials, kitchen and vanity cabinets, floors and wall finishes due to normal production process. Hardwood flooring may react to normal fluctuation in humidity levels producing gaping or cupping, both considered to be within acceptable industry standards. Furnace and hot water tank locations are subject to change without notice.

Variations in Vendor's samples may occur in finished materials for bricks, designer stone, wall colours, kitchen and bathroom cabinets and flooring.

Builder has the right to substitute materials with materials of equal or better quality.

All illustrations/ renderings are artist's concepts only and may include some optional extras, fixture designs, stone, and style, that may vary from Builders standard samples unless specified to be included in the agreement.

All floor plans convey approximate dimensions and actual dimensions may vary. Materials, specifications, and floor plans are subject to change without notice.

Purchaser(s) acknowledge that all furniture, appliances, and accessories not stated to

be included in the Purchase Price herein but included in the model home or contained in any brochure or advertisements, are for advertising purposes only and are not included in the Purchase Price and are not included with the dwelling being purchased herein.

Room dimensions and window configurations may vary with final construction drawings or if required for building permit approvals.

Purchaser(s) acknowledge that the construction site is inherently dangerous and is subject to very strict safety standards and controls. Purchaser(s) further acknowledge that it is a serious offence to enter on the real property and the subdivision of which the real property forms a part and the Purchaser, the Purchaser's guests, invitees, workman and agents are not permitted to enter on the real property or subdivision and the Purchaser further agrees that it shall be responsible for and shall indemnify and save harmless the Builder from any damages due to injury to persons or property or work stoppage as a result of the Purchaser or the Purchaser's guests, invitees, workman and agents entering on the real property or the subdivision.

Prices, specifications, features and finishes are subject to change without notice E. & O. E.