

REAR LANE TOWNS AND SIGNATURE TOWNS
STANDARD FEATURE – SCHEDULE A.

INTERIOR FEATURES

- 1. Rear Lane Towns only (2301): Nine (9) foot ceiling heights throughout main floor, and eight (8) foot ceiling heights throughout ground floor and second floor (except where mechanical work requires a lower height).
- 2. Standard Towns only (2302 and 2303): Nine (9) foot ceiling heights throughout main floor, and eight (8) foot ceiling heights throughout second floor (except where mechanical work requires a lower height). Standard basement ceiling height (approx. 7'10") as per plan (except where mechanical work requires a lower height).
- 3. All staircases and landings to be finished with standard broadloom with white painted stringers.
- 4. Oak handrail with square posts and pickets, stained to match selected laminate flooring.
- 5. Contemporary style interior doors with satin nickel finish door levers excluding closet sliders, as per plan.
- 6. Contemporary 4" baseboard throughout with quarter round in all tiled areas.
- 7. Contemporary 2" casing on all swing doors, main floor archways and windows throughout in all finished areas where applicable.
- 8. Trim and doors to be painted white
- 9. One coat of quality paint and one coat of primer on all walls. Colour to be determined by Vendor.
- 10. Smooth ceilings throughout the home in all finished areas, as per plan.

GOURMET KITCHEN FEATURES

- 11. Choice of Contemporary designed kitchen cabinetry from Marshall Homes' standard Level 1 samples.
- 12. Extended breakfast counter as per plan.
- 13. One bank of drawers in kitchen, as per plan.
- 14. Extended uppers in kitchen
- 15. Choice of laminate countertop in kitchen from Marshall Homes standard samples.
- 16. Stainless steel double ledge-back sink with a chrome single lever pulldown faucet in kitchen.
- 17. Dishwasher rough-in includes electrical and plumbing only with space for dishwasher. Hookup cabinet and door not included. Electrical for dishwasher disconnected at panel/breaker.
- 18. Microwave hood fan with exhaust fan with 6" exhaust vented to exterior, as per plan.
- 19. Dedicated electrical outlet for refrigerator
- 20. Split electrical outlets at counter level for small appliances.
- 21. Heavy duty receptacle for stove.
- 22. Colour co-ordinated kick plates to compliment cabinets

LUXURY BATHROOM FEATURES

- 23. White contemporary pedestal sink in powder room as per plan.
- 24. Contemporary design vanity cabinet in full bathrooms as per plan, from Marshall Homes' standard Level 1 samples.
- 25. Full vanity-width mirror in all full bathroom(s), and standard-width mirror in powder room, as per plan.
- 26. White bathtub in all bathrooms, as per plan, with full height ceramic wall tiles in bathtub enclosure.
- 27. Choice of laminate countertop on all bathroom vanities as per plan from Marshall Homes' standard samples.
- 28. Colour co-ordinated kick plates to compliment cabinets in all full bathrooms.
- 29. Choice of 8x10 ceramic wall tile for main bathtub enclosure and shower stall walls from Marshall Homes' standard samples.
- 30. Chrome bathroom accessories to include towel bar and toilet tissue dispenser.
- 31. Master ensuite shower to include frameless glass door as per plan.
- 32. Exhaust fan vented to exterior in all bathrooms and powder room, as per plan.
- 33. Chrome single lever washerless faucet(s) with pop up plugs in all bathrooms as per plan.
- 34. Temperature balanced tub and shower faucets in all bathrooms as per plan.
- 35. Duplex receptacle in all bathrooms.
- 36. Privacy locks on all bathroom doors.

FLOORING FEATURES

- 37. Choice of quality Imported 12x12 or 13x13 ceramic tile flooring in the foyer, bathrooms, powder room, and laundry room from Marshall Homes' standard samples, as per plan.
- 38. Choice of Laminate flooring in all finished main floor areas (excluding tiled areas) from Marshall Homes' standard samples as per plan.
- 39. Choice of standard Broadloom with underpad in all finished ground and upper floor areas, excluding tiled areas. Choice of 1 colour selection from Marshall Homes' standard samples for all carpeted areas including stairs.

FINISHED LAUNDRY ROOM FEATURES

- 40. Laundry tub with hot and cold water faucets as per plan
- 41. Heavy duty electrical outlet and dryer vented to exterior for future stacked laundry machines
- 42. Drain and water connections for future stacked washing machine, as per plan.

LIGHTING AND ELECTRICAL FEATURES

- 43. 100 amp electrical service with breaker panel.
- 44. Electrical outlets in all bathrooms and powder room include ground fault protection.
- 45. White décora switches with coordinating receptacles throughout.
- 46. Ceiling light fixture provided in all rooms with the exception of great room, which have a capped ceiling outlet.
- 47. One electrical outlet on the garage wall and one on the garage ceiling for each garage door for a future garage door opener and one in unfinished area of basement/ground floor under electrical panel, as per plan.
- 48. Strip lighting above vanity (in lieu of ceiling light) in all bathrooms.
- 49. Three (3) way switch in hallways as per plan.
- 50. Two (2) finished telephone jacks in kitchen and primary bedroom. Exact location determined by Vendor.
- 51. Two (2) finished cable jacks in great room and primary bedroom. Exact location determined by Vendor.
- 52. One (1) finished data jack in great room. Exact location determined by Vendor.
- 53. Door chime supplied and installed.
- 54. Smoke/carbon monoxide detector on every level and smoke detector in each bedroom.

HEATING AND INSULATION FEATURES

- 55. Rental hot water equipment.
- 56. High efficiency gas furnace.
- 57. Air conditioning included

ENVIRONMENT FRIENDLY AND WATER CONSERVATION FEATURES

- 58. Faucet(s) installed with aerators in all bathrooms.
- 59. Water efficient showerhead(s) and toilets.
- 60. Caulking at all building envelope penetrations and weather-stripping on all insulated entry doors.
- 61. Maintenance free casement windows throughout.
- 62. House sealed in vapour barrier as per Ontario Building Code.
- 63. Low-E glass used for windows and patio doors.

CONSTRUCTION AND EXTERIOR FEATURES

- 64. Exceptional architecturally designed homes with inspired brick, vinyl siding, aluminum, exterior trim features and concrete porches.
- 65. 7' tall sectional roll up garage doors with contemporary side lights on one side as per plan
- 66. Contemporary style exterior door with black grip set for front door, and rear door for rear lane town only.
- 67. One contemporary black coach lamp for front entrance
- 68. Corrugated aluminum privacy screen on model 2301 rear terraces only, as per plan. Location, size and colour determined by Vendor.
- 69. Black aluminium railing with pickets on all balconies, rear terraces, front porches and entrance stairs where required based on grading and Ontario Building Code, as per plan.
- 70. Exterior wall construction 2" x 6"
- 71. Front and rear lot to be graded and sodded excluding paved areas (if applicable)
- 72. Precast concrete slab walk to front entry from driveway and precast concrete slabs at rear sliding door at walkout to rear (if applicable)
- 73. Asphalt paved driveway as per plan (included in purchase price)
- 74. Custom precast individual house numbers
- 75. Low maintenance pre-finished aluminum soffits, fascia, eavestrough and downspouts.
- 76. Three (3) exterior outlets one in front, one in rear and one holiday outlet located in front soffit complete with switch, all with ground fault protection.
- 77. Two (2) exterior hose bibs included. One in garage, as per plan. Second exterior hose bib in rear yard for models 2302 and 2303, and front yard for model 2301. Exact location to be determined by Vendor.

- 1. Marble, laminate and wood are subject to natural variations in colour and grain. Ceramic tile and broadloom are subject to pattern, shade and colour variations between materials.
- 2. If the Unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's included selections, then the Purchaser shall have until the date designated by the Vendor (of which the Purchaser shall be given at least ten (10) days prior to notice) to properly complete the Vendor's colour and material selection form. If the purchaser fails to do so within such time period, the Vendor may irrevocably exercise all of the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of equal to or better than the materials and items set out herein.
- 3. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.
- 4. References to model types or model numbers refer to current manufacturer's models. If these types or models shall change, the Vendor shall provide an equivalent model.
- 5. All dimensions, if any, are approximate. Actual usable floor space may vary from the stated floor area, if stated.
- 6. All features, finishes, specifications and materials are subject to change without notice.
- 7. Pursuant to the Agreement or this Schedule or pursuant to a supplementary agreement or purchase order the Purchaser may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra (such as, by way of example only, a fireplace). If, as a result of building, construction or site conditions within the Unit or the Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect.
- 8. The Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than the products and materials so listed or so provided.
- 9. Purchaser acknowledges and accepts that ceilings and walls may be modified to accommodate boxed in areas for mechanical or other building systems, as per construction requirements.