



Features & Finishes

EXTERIOR

- 1. Master planned townhome community with architecturally controlled and coordinated exterior elevations.
- 2. Transitional elevations with stone, brick, and precast accents as per model type (designs may vary from renderings subject to grade conditions).
- 3. 2” by 6” exterior wall construction and 2” by 4” stud party walls with sound insulation to enhance privacy and energy efficiency.
- 4. Mortar and recessed masonry joints on front elevations for a finished look as per exterior colour packages.
- 5. 15-year self-sealing shingles from Vendor's pre-determined colour schemes.
- 6. Low maintenance aluminum soffit, fascia, eavestrough and downspouts.
- 7. Windows to be aluminum casement double-glazed low E.
- 8. Insulated front entry door with weather stripping, side light* and dead bolt lock, as per model type.
- 9. Metal insulated flat slab door from garage to house, with safety door closer.
- 10. Aluminum frame sliding or swing clear glass patio doors.*
- 11. Aluminum frame screens for all opening windows and sliding patio doors.
- 12. Exterior hose bibs on rear elevations (excluding Luna Series) and within all garages.
- 13. Black exterior light fixtures on front façade elevation.*
- 14. Covered front porches to receive ceiling mounted exterior pot light.
- 15. Black aluminum frame, privacy screens with frosted glass inserts on select balconies.*
- 16. Sleek glass railing with black aluminum frames and composite deck flooring on all accessible balconies and terraces.*
- 17. Celeste Units feature two storey pressure treated decks and wood picket railings.*
- 18. Concrete front porch with poured in place or precast front entry steps; number of risers vary based on grading.*
- 19. Fully paved asphalt driveway included at no cost.*
- 20. Fully sodded front, side, and rear yards plus boulevards (as per unit location). Narrow side yards between end block units may be graveled at vendor’s sole discretion (where required).*

INTERIOR FEATURES

- 1. Approximately 9’-0” ceilings on all floors except for basement level.
- 2. Shaker style 7’-0” interior passage doors with brushed nickel finish levers throughout, except in basement or as indicated as sliding doors or on garage/exterior doors.
- 3. Beveled (+/-) 2 ¾” casing on all swing interior doors and windows, painted in a white latex semi-gloss finish
- 4. Beveled (+/-) 5 ½” baseboard with doorstop on all levels above grade (except for utility rooms as per plan), painted in a white latex semi-gloss finish.
- 5. Mirrored sliding closet doors in foyer areas.*
- 6. Wall mounted wire shelving installed in all closets.
- 7. Low VOC interior white satin latex paint throughout. All Bathrooms and laundry to receive white semi-gloss latex paint finish.
- 8. Sprayed stippled ceilings throughout except kitchen and bathrooms.

KITCHEN

- 1. Choice of designer selected modern kitchen cabinet finishes with extended uppers with complimentary colour coordinated kick plates.*
- 2. Choice of designer selected quartz countertops with undermount stainless steel sink.
- 3. Choice of designer selected 4” x 16” ceramic subway tile backsplash.
- 4. Pull out single lever faucet in chrome finish.
- 5. Three-speed 450 CFM integrated stainless steel hood fan vented to exterior.
- 6. Kitchen design ready and rough in complete for 24” dishwasher.
- 7. Plumbing shut-off valve located below kitchen sink.
- 8. Walk-in pantry with wall mounted wire shelving.*
- 9. Split electric outlets at counter level for small appliances (as per applicable building code).
- 10. Dedicated outlet for refrigerator and microwave, heavy-duty receptacle for stove as per Vendor’s kitchen design.

BATHROOMS

- 1. Choice of designer selected modern vanity cabinets with doors and drawers (space permitting, in the Vendor’s discretion).*
- 2. Choice of designer selected quartz countertops with porcelain undermounted sinks.
- 3. Single-level chrome faucets with pop-up drains.
- 4. Showers featuring modern acrylic base** and framed glass enclosure and door.*
- 5. Choice of designer selected 8”x10” ceramic wall tile in shower surrounds excluding ceilings.
- 6. Modern 5’-0” soaker bathtubs.*
- 7. Pressure mix shower valves with chrome finish fixtures for all shower stalls and bathtub/showers.*
- 8. Mirror with medicine cabinet in all primary ensuites, designer selected framed vanity mirrors in all other washrooms.
- 9. Privacy locks on all washroom doors.
- 10. Plumbing shut-off valves for all faucets and toilets.
- 11. Toilet accessories including towel bars, and toilet paper holders included for all bathrooms.

FLOORING

- 1. Choice of designer selected wide plank laminate flooring on ground and second floor (except in laundry room, utility room, and tiled areas as per plan).
- 2. Choice of designer selected 12”x12” ceramic floor tile for all tiled areas above grade.
- 3. Choice of designer selected environmentally friendly green-label 40oz broadloom carpet with under pad located on third floor, except tiled areas. Carpets may be seamed as required.
- 4. Tongue and groove sub-flooring on all levels except basement glued and screwed for added durability.

INTERIOR STAIRS AND RAILING

- 1. Oak risers, stair treads and nosing on all floor levels together with a choice of designer selected solid oak square 1 ¾” pickets and post railings with mounted 2 5/8” rectangle handrails.
- 2. All oak stair features to be stained to complement choice of laminate floor finish selected.
- 3. Stair landings to be illuminated by ceiling mounted light fixture as required by Ontario Building Code.

BASEMENT & GARAGE FEATURES

- 1. Premium insulated sectional roll-up garage door(s) with elegant panels and plexiglass inserts equipped with heavy duty springs and rust resistant door hardware.*
- 2. Garage walls and ceilings to be drywalled, taped and primed painted finish.
- 3. Concrete garage floor with grade beams.
- 4. Basement level ceiling height to be approximately 8’-0”.
- 5. Poured concrete basement walls with damp proofing and weeping tile. Preformed drainage membrane along all below grade exterior walls.
- 6. Concrete basement floor drain in basement utility rooms.*
- 7. Rough in plumbing and drains for three-piece bathroom in basement.*

LAUNDRY

- 1. Electrical outlets, water connections and dryer vents to accommodate future washer and dryer.*
- 2. Laundry tub with hot and cold-water faucet.*

HEATING, VENTILATION AND AIR CONDITIONING

- 1. High Velocity Two-Zoned Forced Air High-Efficiency heating system with two programmable smart thermostats.
- 2. Heating system accommodates future central air-conditioning system.
- 3. Heat Recovery Ventilator (HRV) supplied and installed for improved indoor air quality.
- 4. High efficiency tankless natural gas boiler with additional direct storage tank to meet peak hot water demands. On lease with designated supplier, see terms and conditions below.

TECHNOLOGY AND SECURITY

- 1. Elevated low voltage wire rough-in for future security system located at garage and front entry door.
- 2. Wall mounted power outlet with CAT6 connection located in living room to be determined by the Vendor.
- 3. Rogers high-speed internet included at a fixed monthly rate (See Disclosure Package).
- 4. Internet modem and CAT6 terminals on every floor, exact locations to be determined by the Vendor.
- 5. Electronic smart thermostats with smart phone control capability.

LIGHTING AND ELECTRICAL

- 1. 200 Amp service with circuit breaker panel located by garage entry door.
- 2. Electronic door chime by front entrance
- 3. Weatherproof GFI exterior electrical outlets on front porches and on rear elevations (excluding Luna Series).
- 4. One electrical outlet in garage for each parking space.
- 5. One ceiling outlet in garage for each future garage door opener.
- 6. White decora style switches and outlets throughout home.
- 7. Ceiling mounted LED light fixtures in foyer, living room, all bedrooms, home office (as per plan), walk in closets, kitchen, walk in pantry*, storage closets*, laundry room, utility room, and recreation area.
- 8. Capped ceiling outlet in dining area* and above optional kitchen island.* Locations to be determined by the Vendor.
- 9. Wall sconce vanity light fixture in all bathrooms and a water-resistant pot light in all bathtub and shower enclosures.
- 10. GFI Electrical outlet(s) along vanity countertop in all washrooms.
- 11. All electrical wiring, smoke and carbon monoxide detectors are provided and to be installed as per Electrical Safety Authority and applicable building code.

SUSTAINABILITY

- 1. Individual meters for water, hydro and gas for peace of mind utility consumption and management.
- 2. Energy Star® exhaust fans vented to exterior in all bathrooms.
- 3. Energy efficient LED light fixtures and water saver faucets, shower heads and toilet tanks.
- 4. Windows, sliding and swing patio doors to be aluminum casement double-glazed low E to provide supplier insulation.
- 5. Heat Recovery Ventilator (HRV) supplied and installed for improved indoor air quality.

WARRANTY

Times Group enjoys its reputation as one of the region’s leading home builders. Times Group manages the construction of each of its projects through its affiliate construction company, Times Group Construction, and has completed over 10,000 homes without a chargeable Tarion reconciliation. We offer the peace of mind of the following warranties associated with the Tarion Warranty Corporation:

- 7-year warranty for major structural defects;
- 2-year warranty for plumbing, heating and electrical systems and building envelope.
- 1-year warranty for all other items in accordance with Tarion Guidelines.

*As shown on the applicable floorplan.

**Vendor may substitute acrylic base with mosaic tile if shower enclosure does not accommodate a standard size acrylic base.

All plans, elevations, features, finishes and specifications are subject to modification by the Vendor from time to time without notice. Location of features not indicated on floorplans are in the Vendor’s sole discretion. All finishes for which the Purchaser is entitled to make selections are to be chosen from one of the Vendor’s décor packages, and as per Vendor’s specifications. Purchaser may be required to pay an administrative fee for interchanging samples from multiple designer curated packages.

Purchaser shall make colour and material selections within the specified time period as set by the Vendor. If selections are not made as required, Vendor reserves the right to make selections on behalf of the Purchaser and such selections shall be considered final. There shall be no abatement or reduction of the purchase price or credit granted for any feature listed herein which is omitted at the purchaser’s request.

Purchasers may select upgraded materials from Vendor’s samples at prices set out by the Vendor and Purchaser shall be required to pay any additional costs at the time of selection. Purchaser may be required to re-select colour/material from Vendor’s finishes palettes as a result of unavailability, discontinuation or replacement of the colour/material by the Vendor provided substitutions are of equal or better quality.

Colour, texture or appearance of interior and exterior finishes may vary from Vendor’s samples due to normal manufacturing and installation process. Wood materials such as flooring, doors, millwork and trim carpentry may react to normal fluctuating humidity levels producing expansion, contraction, gapping or cupping, all considered to be within acceptable industry standards. Purchasers are advised to keep humidity level constant to reduce this tendency.

Model suite/vignette furnishings, accessories, built-in cabinetry, window coverings, wall coverings and specialty light fixtures, which are shown or depicted on marketing materials are not included in the purchase price unless specified in this Schedule.

Purchaser acknowledges that ceiling heights are approximate and measured from the top of the unfinished subfloor to the underside of the unfinished ceiling before finishes and excluding bulkheads and ceiling drops as per plan. Ceiling heights and walls may be reduced or modified to accommodate ducts, sprinklers, structural beams, and other building elements. Steps may be introduced or modified at interior and exterior entrances to accommodate grading variance.

The purchaser acknowledges that the water heating system (which may be on a tank or tankless system) will be installed on a lease, and the Purchaser shall assume such contract on the Closing Date.

Purchaser acknowledges that due to site conditions a sump pump may be required. Sump pumps may serve adjoining units, and Purchaser may be required to maintain and power the sump pump independently.

The Vendor reserves the right to make any modifications required pursuant to applicable building code or approval