

LUXURY FEATURES AT NO EXTRA COST
10 Parkland Road
SCHEDULE "A"
PART 1

EXTERIOR FEATURES

- Single car garage with custom Door
- Antique nickel package grip set including dead bolt
- Architecturally selected and colour co-ordinated stucco and cedar
- Maintenance free aluminum fascia, eavestrough and downspout
- High quality vinyl casement windows. All operable windows to be stormed and screened. All fixed windows to be thermopaned (except in basement) with Low Egas in windows
- Frost free-exterior hose bib
- Fully sodded lot. Lot to be graded to the required standard of the authority having jurisdiction
- Upgraded interlocking driveway and walkway
- Landscaping Package
- Upgraded Interlock patio

INTERIOR FEATURES

- 10' ceilings on main floor and approx. 9' ceilings in basement
- Oak staircase from basement to main floor and second floor. All staircases to be oak with upgraded oak hand rails and glass railings
- Upgraded ceramic floor in all bathrooms, laundry room
- Engineered hardwood flooring in kitchen or porcelain tiles upgrade
- Upgraded 7" baseboard and 3 ½" casing included archways
- Antique nickel lever, door knobs and door hinges
- Engineered hardwood flooring in 2nd floor hallway, main floor dining, great room, den and main floor hallway and all bedrooms
- Smooth ceilings in all rooms and hallways
- Choice of interior paint colour from our samples, kitchen walls, powder room walls, bathroom walls and laundry room walls to be semi-gloss
- Glued down plywood sub-floors on main and second floors
- Laundry Room on 2nd Floor
- 2 Fireplaces Main Floor Great Room and Basement
- Upgraded hardwood look vinyl flooring in basement

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PART 2

KITCHEN FEATURES

- Undermounted double stainless steel sink with pull-out faucet
- Upgraded backsplash in kitchen
- Upgraded custom kitchen cabinetry with elegant quartz countertops

BATHROOM AND LAUNDRY FEATURES

- Heated floors in master ensuite and 2nd floor main bathroom and Powder Room
- Upgraded custom modern cabinets in all bathrooms except powder room
- Upgraded faucets in all bathrooms
- Mirrors in all bathrooms
- Towel bar, soap dish and toilet tissue dispenser in bathrooms
- Full height wall tiles in bathroom tub enclosures
- Ceramic flooring in laundry room and bathrooms
- Six jet Jacuzzi soaker tub
- Basement, 2nd and 3rd floor bathrooms with quartz counter tops and undermount sinks
- Tempered glass shower walls and door in master ensuite shower with seat, rain shower head and regular shower head

ELECTRICAL FEATURES

- 200 amp electrical services with heavy duty copper wiring & circuit breakers
- Heavy duty wiring and outlet for stove in kitchen with gas line
- Outside venting heavy duty wiring outlet for clothes dryer
- Upgraded interior and exterior light fixtures
- Exterior waterproof electrical outlet
- Three smoke/carbon monoxide detectors for your families added protection
- Door chimes
- Vented fans in all bathrooms
- Rough-in central vacuum system
- 20 Interior low voltage ceiling pot lights

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PART 3

ENERGY FEATURES

- Central Air conditioning
- Exterior gas line for barbeque
- Forced air high efficiency gas furnace
- Screens on all operating windows
- All windows and doors fully caulked, all exterior doors weather stripped
- Entire house sealed on exterior walls with heavy duty vapour barriers

COMMUNICATIONS

- (3) Cat 5 wiring for high speed internet access (one on each floor)
- Rough-in central alarm system installed throughout main floor and basement area
- Rough-in 4 cable T.V. outlets
- Rough-in telephone outlets in all bedrooms, family room and basement

BASEMENT

- Finished basement with 1x3 piece washroom, great room/play room, 5th bedroom/office and fireplace
- Infloor heating pipes roughed in

WARRANTY

- Two year builder warranty

ALL ITEMS IN SCHEDULE AS PER BUILDERS SAMPLES

APPLIANCE PACKAGE

- Stainless steel – upgraded fridge, gas cook top stove, built-in microwave with fan, built-in dishwasher, washer and dryer
- Supplied and installed
- From seller's samples

The buyer must choose colours and items within ten days of receipt of samples from builder. If not chosen then the builder reserves the right to choose colours and items from his samples.