

LIVE/WORK TOWNHOMES



Features and Finishes

REVA
WESTFIELD

GENERAL

All interior finishing materials are to be chosen with the assistance of Great Gulf Interior Design Consultants.

All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from Vendor's samples and are as per Vendor's specifications. Purchaser shall only be entitled to make such selections provided that the items are not already ordered or installed.

All exterior finishes and colours are selected by the Vendor and are subject to architectural control.

Homes are covered with Ontario New Home Warranties Plan Act warranty; enrolment fees and any regulatory oversight or other fees to be paid for by Purchaser on closing.

All homes are third party tested and inspected by a certified energy modelling consultant.

EXTERIORS

All model types will be principally brick construction on the first, second, and third floors, as per applicable model/elevation.

Some sections of the house may be constructed of architectural stone, aluminium or vinyl siding, PVC, as per architectural detailing.

Soldier coursing, brick arches, keystones and other masonry detailing as per model/elevation.

All soffits, fascias, eaves and down pipes are prefinished aluminium or vinyl at the option of the Vendor.

Exterior house address number.

Self-sealing limited lifetime warranty laminate shingles.

Weather-stripping on all exterior doors and precast stone thresholds.

Fibreglass insulated front entry door. Glass insert in front entry door, as per applicable model/elevations.

All sliding patio doors to be double-glazed, PVC, with low E glass (as per applicable model/elevation)

All windows are to be triple-glazed, PVC, with low-E glass. All operating windows are to be screened. All operable windows on the first and second floors will be casement throughout with decorative bars on the front elevation, as per applicable model/elevation.

Garage overhead door(s) with glass inserts as per applicable model/elevation.

All garage walls to be completed to drywall and primed.

Front, rear and side yards, if applicable to be fully sodded. Some side yards to be stone, as per grading conditions.

Concrete front entry steps, as per grading conditions.

Precast concrete slab walkway to front entry.

Exterior cold-water tap installed in attached garage.

Vendor will provide a two-coat asphalt driveway at a cost more particularly set out in Schedule B to the Agreement of Purchase and Sale. Driveway surface to be paved with base coat asphalt within eighteen (18) months of closing and the topcoat to be completed within the next calendar year. Vendor not responsible for minor settlement.

All exterior walls, interior partitions and flooring are built using H+ME Technology.

INTERIORS

Approximately 9 ft. ceiling heights on the ground and main floor, approximately 9 ft. ceilings on upper floor, except where precluded by bulkheads.

All Finished areas to receive finished oak stairs with stained railings, handrail and metal pickets with choice of stain from vendor's standard selection, as per applicable model.

Two panel square style interior doors.

Approximately 2 ¾" casings on all windows and doors

Approximately 3 7/8" baseboards (with shoe mould in tiled and laminate areas)

All closets to have wire shelving.

Satin nickel coloured finish hardware on all interior and exterior doors. Dead bolt on all exterior doors where applicable. Grip set with dead bolt on main entry door, and single lever handles on interior doors.

All interior paint is Zero VOC.

Sprayed stippled ceiling with smooth border in all rooms except the kitchen, bathrooms, and laundry room, which are smooth finish.

FLOORING

High performance engineered flooring system "I" - joists throughout, Except for dropped areas to be conventionally framed.

O.S.B. Tongue and groove sub floor glued, nailed, and sanded.

Approximately 7" Laminate flooring with choice of colour from vendors standard selection on the second and third floor, except where shown as tile, as per applicable model/elevation.

Floor tile approx. 12" x 24" all tiled areas as per plan or as shown on applicable model/elevation. Laundry area to be tiled.

KITCHEN

Choice of finished kitchen cabinets with a dishwasher opening.

Single lever chrome faucet with a pull-down sprayer.

Approximately 2cm granite countertops for kitchen with a square edge, standard (no backsplash) and a double stainless steel undermount sink.

Stainless Steel ducted range hood fan over stove.

Kitchen to include approximately 30" stainless top freezer refrigerator, approximately 30" stainless self- clean range with glass cooktop, and stainless built-in dishwasher.

Electrical outlets are located at counter level for small appliances.

BATH/PLUMBING

Choice of vanity cabinets and approximately 2cm granite countertops with a white undermount sink in all bathrooms.

All bathroom(s) to have a wall-mounted mirror and vanity cabinet as per applicable model/elevation.

Primary Ensuite bathroom to have a wall mounted mirror and vanity cabinet with one top drawer as per applicable model/elevation.

Primary ensuite bathroom to contain a framed glass shower enclosure, preformed shower base or mosaic base, walls to be tiled to ceiling, per applicable model/elevation, including waterproof pot light.

All bathtub enclosure walls in bathrooms to be tiled.

All bathtubs to be white acrylic, as per applicable model/elevation.

All toilets are to be white, low flow efficient and regular height.

Exhaust fan in all bathrooms, vented to the exterior.

Privacy locks on all bathroom doors.

Single lever chrome faucets on all sinks, with low flow efficiency, except laundry tub.

Temperature control valves in all showers.

Chrome towel bar and toilet paper dispenser in all bathrooms.

Main floor powder room to contain a vanity cabinet with 2cm quartz countertop, a white undermount sink, toilet and wall-mounted mirror.

Shut off valves for all sinks and toilets.

All water lines to be polyethylene tubing throughout.

LAUNDRY

Laundry room to include a stacked white washer and dryer, with a floor drain.

ELECTRICAL

200 amp. electrical service *2 electrical panels - Work electrical panel (200amp, then run up to residential panel (100amp). As per electrician, there will be only ONE hydro meter for both live and work portions of the Dwelling Unit (i.e., no separate bills)

Copper electrical wiring throughout.

Electric light fixtures with LED bulbs provided in all rooms except living room, as per applicable model/elevation.

Exterior cast aluminium lights with LED bulbs at all exterior doors, as per applicable model/elevation.

Two exterior waterproof ground fault circuit Interrupter (GFI) electrical outlets: one (1) at the rear of the house and one (1) in the porch area, as per applicable model/elevation.

White decora style switches throughout.

Electrical outlet for future garage door opener(s). One outlet for each garage door.

Smoke detectors with strobe light hard wired to the electrical system, as per applicable code requirements.

Combination smoke detector/carbon monoxide detector hard wired to the electrical system, as per applicable code requirements.

Doorbells to be installed at front entry doors as per applicable model/elevation.

Two electrical outlet with two USB A+C Ports located in the primary bedroom.

One Cat6 capped outlet in Family or Great Room to accommodate all telecommunications.

Rough-in conduit for future installation of an electric vehicle charger located in the garage.

A single ground fault interrupter (GFI) protected electrical outlet in all bathrooms.

MECHANICAL SYSTEMS & INSULATION

Heating and cooling systems to include a programmable thermostat. Two hot water heaters on a rental basis.

Note: All mechanical equipment locations may vary from plan.

Heat Recovery Ventilator (HRV) as per the Ontario Building Code requirements

The Mechanical rooms will include one heating unit, one HRV unit and one hot water heater.

Two AC units will be located on the first floor balcony.

The Purchaser will be responsible for all initial and future installations of fixtures and HVAC fit outs.

All insulation to be as per the Ontario Building Code requirements.

Spray foam insulation to garage ceiling below any habitable space above.

WORK/RETAIL AREA:

All walls and ceilings will be primed only.

The Purchaser will be responsible for all rental payments, set up fees and any other fees required by the provider.

The Vendor will provide plumbing rough-in only for a toilet and sink for a future 2-piece barrier free washroom. The

Vendor will provide for water supply at a meter source only. The Purchaser will be responsible for all future Plumbing connections and fixture installations.

Separate Electrical panel provided as per Electrical item #62 above.

GENERAL PROVISIONS

The Purchaser hereby acknowledges and agrees that due to grading, drainage, building code requirements or other conditions or issues, the Vendor, in its sole discretion, may make changes to modify the floorplan, add and/or eliminate doors or steps without adjustment to the purchase price and without further notice to the Purchaser, including without limitation:

- Eliminating the door between the garage and the house laundry/utility room.
- Eliminating the side door.
- Installing step(s) with or without a railing in the garage due to different grading may interfere with or limit the use of the interior of the garage.

d. Lowering or creating a step down into the laundry/utility room to accommodate the garage door and/or side door to the laundry/utility room.

e. Installing a deck depending upon the grading requirements for that particular lot.

f. Entry steps may be required, varied, and/or eliminated to the house due to grading conditions.

The Purchaser acknowledges that finishing materials contained in any model home or sales office display, including but not limited to, broadloom, furniture, electrical fixtures, drapes, ceramic flooring, upgrades kitchen cabinets, stained staircases, railing, wallpaper, paint, landscaping and fencing, maybe for display purposes only and may not be of the same grade or type, or may not be included in the dwelling unit purchased herein.

Interior design consultation at The Design Studio on all finishes and colour packages included in the purchase price. All interior floor, wall finishes and materials are to be chosen with the assistance of the Vendors Interior Design Consultant. All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from Vendors samples and are as per Vendor's specifications. The purchaser shall only be entitled to make such selections provided that the items are not already ordered or installed.

Purchaser acknowledges the right reserved and/or easement in favour of the Vendor permitting entry for installation of berms, fences and/or landscaping, and the purchaser further acknowledges their undertaking to maintain the berms, fences and/or landscaping after installation.

The Purchaser acknowledges that the Vendor will only replace any obvious floor tile damages caused by settlement within the first year of closing, provided the Vendor is able to match the floor tile dye lots, colours and/or designs.

The Purchaser understands that the engineered flooring system comprises some natural components and is subject to environmental factors. Indoor and outdoor humidity levels may influence its appearance by way of cupping and/or shrinkage of this material.

The purchaser acknowledges that all features are as per applicable plan and are not standard on all plan types.

The Vendor shall have the right to at any time, without notice to the Purchaser, substitute other products and materials for those listed in the Schedule 'A' 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 being substituted.

Natural or natural simulated or broadloom products (i.e. wood, granite, stone, marble, laminate, engineered flooring, carpeting etc.) are subject to variations in shade, appearance, colour, grain and texture from samples displayed and the Purchaser agrees to accept same notwithstanding any such variations.

Due to the nature or the natural grain in wood and the manual process in which stain is applied, there may be some variation in finished colour and texture from prefinished hardwood, including, without limitation, stairs, railings, nosing, trim, and pickets.

The Purchaser acknowledges that there shall be no reduction in the purchase price or credit for any standard feature listed herein which is omitted at the Purchaser's request.

References to model types or model numbers refer to current manufacturer's models. If these types or models change, the Vendor shall provide a product of equal or better quality.

All dimensions, if any, are approximate and are subject to change without notice.

All specifications and materials are subject to change without notice.

If the Purchaser is making any changes to the live-work space, the Purchaser is responsible for all Building code compliance and zoning compliance and the Purchaser acknowledges and confirms that the rated wall must be maintained between any units.

Floor and specific features will depend on the Vendor's package as selected.

Actual useable floor space may vary from stated floor area(s).