



# LUXURY FEATURES

## DISTINCTIVE EXTERIORS

1. ELEGANT elevations featuring GENUINE CLAY BRICK, STONE OR STUCCO with ornamental trim details.
2. All Ceilings to be approximately ten (10') foot GROUND LEVEL HIGH and nine (9') foot SECOND FLOOR HIGH. Raised Tray Ceiling in Master Bedroom.
3. Purchaser's choice of exterior colour package on homes, subject to Architectural Control approval. (certain conditions apply)
4. Colour casement windows throughout excluding basement. Operational windows and patio sliding doors complete with screens.
5. 8' TEXTURED EXTERIOR FRONT DOOR (approximate height) and 'Nickel' finish grip set with deadbolt lock as per plan/elevation.
6. Premium quality ROLL-UP GARAGE DOORS approximately 8' High. Styles vary per elevation.
7. Prefinished aluminum soffit, eaves trough and downspouts.
8. Low maintenance prefinished aluminum railings at front as per plan or as required by grade.
9. Decks and railings as required. Locations and sizes may vary according to plan.
10. Quality asphalt roof shingles (25 year manufacturer's warranty) with accenting metal roof details per plan.
11. Exterior Wood finished areas as per applicable plans.
12. Poured concrete porch at front with precast concrete slab walkway from driveway to front entry. Poured in place front steps as required by grade.
13. Two exterior water taps. One in the garage and one at the rear of the house.
14. Exterior coach lights (as per plan).
15. Two coat paved driveway (\$1,000 + HST) to be paid by the purchaser on closing.
16. Entire lot sodded except for paved areas. (Some side yards between homes may require gravel areas due to grade).

## DISTINCTIVE INTERIORS & TRIM

1. Elegant NATURAL OAK FINISH INTERIOR STAIRS with oak handrails, pickets and nosing.
2. Paint grade basement service stair(s) as per applicable plan.
3. Finished Stairs to Basement Foyer, as per applicable plans.
4. Designer milled Trim Package featuring 5-1/4" baseboard\* with matching 2-3/4" casing on all windows and doors in standard finished areas (\*shoe mould added on all tiled and hardwood areas).
5. Trimmed FLAT ARCHWAYS ON GROUND FLOOR in standard finished areas as per applicable plans.
6. Contemporary 2 panel smooth finish approximate 8' interior doors (where applicable) on Ground Floor Only with Satin Nickel finish lever and hinges. All other areas throughout with contemporary 2 panel smooth interior doors.
7. All interior trim and walls to be painted in vendors' standard WHITE colour throughout
8. All 2nd floor ceilings stippled in white with 4" SMOOTH BORDER ON ALL STIPPLED CEILINGS (excludes closets). All closets to have sprayed stipple ceilings only.
9. SMOOTH CEILINGS on Ground Floor, kitchen, powder room, all bathrooms and laundry room excludes basement.
10. All drywall applied with screws using a minimal amount of nails.

## CONTEMPORARY GOURMET KITCHENS

1. Custom quality kitchen cabinets from builder's choices. Cabinetry features include EXTENDED HEIGHT UPPER CABINETS and LED UPPER CABINET VALENCE LIGHTING on separate switch, DEEP UPPER FRIDGE CABINET with DEEP GABLE(S), Bank of Drawers and Breakfast bars with flush countertop (where shown on plan).
2. GRANITE KITCHEN COUNTER TOP including island and servery where applicable with builder's standard edge profile (choice from 2 standard granite colours).
3. Standard appliance openings include approximately 38" wide by 74" high opening for future refrigerator, 32" opening for future freestanding range and 25" opening for future dishwasher.
4. Stainless Steel DOUBLE BOWL UNDERMOUNT KITCHEN SINK with MOEN chrome single handle faucet.
5. KITCHEN CERAMIC BACKSPLASH TILE excludes behind stove (from Builder's standard samples).
6. Opening for dishwasher provided with plumbing and electrical rough-in. (connection not included).
7. Heavy-duty receptacle for stove.
8. Split electrical outlets at counter level for small appliances.
9. STAINLESS STEEL hood exhaust fan over stove location with 6" duct vented to exterior.

## LUXURY BATHROOM FEATURES

1. Master Ensuite features include relaxing FREE-STANDING ACRYLIC TUB with MOEN standard roman style Chrome Faucet, vanity cabinet with marble countertop (from Builder's standard samples), standard TOPMOUNT sink and SEPARATE SHOWER STALL to include: MOEN shower faucet, marble cap, ceramic tile shower base, walls and ceiling and CHROME FRAMED CLEAR GLASS WALLS with chrome-framed shower door (as per plan) from Builder's standard samples.
2. Recessed WATERPROOF SAFETY LIGHT in all separate shower stalls.
3. Bathroom(s) with Acrylic Tub, MOEN Chrome tub/shower faucet, laminate vanity countertop and vanity cabinet from Builder's standard samples. All baths include vanity mirror, strip light above vanity sink and MOEN Chrome single lever vanity faucet. Ceramic wall tile surround to ceiling height in all tub/shower.
4. White Pedestal sink in Powder Room with MOEN single lever Chrome faucet with mirror and strip light above.
5. White bathroom fixtures throughout.
6. All bathroom tiled areas from Builder's standard tile samples.

## EXQUISITE FLOORING FINISHES

1. Approximate 3 1/4" wide NATURAL FINISH OAK PREFINISHED STRIP HARDWOOD flooring on Ground Floor\*, Upper Hall and Stair Landing(s), if applicable, from Builder Series selection (\*excluding standard tiled and unfinished areas).
2. Quality imported 12"x12" or 13"x13" ceramic floor tiles in kitchen, all bathrooms, laundry room, powder room and all applicable landings complete with metal tile edges.
3. 40 oz BROADLOOM with cushion underpad in bedrooms.
4. Tongue and Groove subflooring nailed and glued down, REFASTENED with screws prior to floor finishing.

## LAUNDRY

1. Standard white laundry base cabinet with white laminate counter top and standard Builder drop-in laundry sink complete with hot and cold water faucets as per applicable plan.
2. Standard WHITE UPPER CABINETS above washer and dryer locations, as noted on plan.
3. Heavy-duty outlet for dryer vented to exterior and electrical outlet for washer.
4. Rough-in Plumbing and shut-off valves for washer.

## FIREPLACE

1. Zero clearance, direct vent GAS FIREPLACE with fixed glass pane as per plan.
2. Decorative wood mantle with 3 PIECE MARBLE SURROUND for one sided Fireplace units. Optional Two sided Fireplace to have 4 PIECE MARBLE SURROUND only.

## ELECTRICAL

1. Electrical outlets in all bathrooms and powder room connected to ground fault interrupter.
2. 100 amp service panel with circuit breakers.
3. FOUR STANDARD POT LIGHTS on Ground Floor hallway. Locations predetermined by Builder.
4. Pre-wiring RG6 cable TV rough-in for Master Bedroom and Family Room or Den only (where applicable).
5. Cat5e telephone lines rough-in for Kitchen and Master Bedroom.
6. LIGHT FIXTURES IN ALL BEDROOM CEILINGS plus ceiling fixtures in foyer, kitchen, breakfast and library. Dining room has a capped outlet with switch.
7. Switch controlled plug in living room and family room.

8. Electric outlet in garage plus outlets in the garage ceiling for future garage door openers.
9. Exterior weatherproof electric outlets with ground fault interrupter at front porch and at rear of house.
10. Electric outlet provided near the electrical panel.
11. Smoke/Carbon monoxide detector combo unit and strobe light unit (hard wired) as per OBC requirements.
12. Door chime.
13. Recessed WATERPROOF SAFETY LIGHT in all separate shower stalls.
14. Exhaust fans vented to exterior in all bathrooms.
15. Central vacuum roughed in to basement (for future central vacuum installation).
16. Pre-wired for future security.

## ENERGY PACKAGE

1. ENERGY STAR® CERTIFIED LOW E/ARGON VINYL casement or picture casement thermo pane windows on all elevation(s), basements sliders.
2. High efficiency gas furnace with ECM motor.
3. Energy saving PROGRAMMABLE THERMOSTAT centrally located on ground floor.
4. Ducting sized for future air conditioner.
5. Exposed main basement ductwork Sealed
6. HRV unit vented to exterior.
7. FLOW THROUGH HUMIDIFIER to assist with balancing humidity levels.
8. Insulation to be as per new Ontario Building Code at time of issuance of building permits.
9. SPRAY FOAM over garage ceilings where habitable space above.
10. Flexible, durable PEX hot and cold water piping for reduced noise and condensation.
11. Energy Star qualified or equivalent Rental Hot water tank. Purchaser to execute agreement with designated supplier.

## ADDITIONAL FEATURES

1. COLD CELLAR with vent to exterior on all detached homes. Includes ceiling light and solid core door.
2. ROUGH-IN 3-PIECE PLUMBING (Drains only) in basement for future bathroom, as per Vendor's standard location.
3. DRYWALLED GARAGE fully taped (not sanded or painted, concrete and block areas excepted).
4. Steel insulated DOOR FROM GARAGE to house with self-closing device (grade permitting). The Builder reserves the right to replace the door with a wall depending on grades and zoning restrictions. If the door is not installed the Purchaser will be credited \$500+HST for use during colour selections.
5. House PROFESSIONALLY CLEANED, including WINDOWS AND DUCTWORK.
6. Survey provided on closing.

## WARRANTY

All Tiffany Park Homes (Woodbridge) Ltd. homes are covered by TARIION WARRANTY CORPORATION and are backed by Tiffany's customer service for 1 year.

## TWO YEAR WARRANTY PROTECTION

1. The home is free from defects in workmanship and materials including caulking of windows and doors to prevent water penetration as well as water penetration through basement or foundation walls.
2. Defects in workmanship in the plumbing, heating and electrical distribution systems.
3. Defects in materials or workmanship which result in the detachment, displacement or deterioration of exterior cladding.
4. Warranties are limited to the requirements established by the Ontario New Home Warranty Plan Act.

## SEVEN YEAR WARRANTY PROTECTION (MAJOR STRUCTURAL)

1. Defects in workmanship and materials that result in the failure of a load bearing part of the house structure or any defect in workmanship or material that adversely affects your use of the building as a home. Warranty as defined by the Ontario New Home Warranty Plan Act.

Materials, specifications and floor plans are subject to change without notice. All house renderings are artist's conceptions. All floor plans are approximate dimensions. Locations of furnace and hot water tank may vary from plan. Actual usable floor space may vary from stated floor area. Exterior elevation, appearances and finishing will be similar to pictures, but may not necessarily be identical.

1. The Vendor will not allow the Purchaser to do any work or supply any material for work to finish the dwelling before closing.
  2. Variations from Vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes etc. due to normal production processes.
  3. Purchaser is advised that the Tarion Warranty Corporation enrolment fee is not included in the purchase price.
  4. Number of steps on front and rear may vary from that shown according to grade conditions and municipal requirements, and cannot be guaranteed.
  5. Landing or vestibule lowered for entry door(s), at the Vendor's discretion.
  6. Some ceiling heights in various rooms, hallways and at bulkheads may be less than 9' on 2nd floor and less than 10' on ground floor.
  7. Purchaser is notified that jogs in walls of rooms and boxing may vary from model to model and house to house to accommodate structural and mechanical requirements for the house.
  8. Marble, granite and wood are subject to natural variations in colour and grain. Ceramic and porcelain tile, carpet and laminate flooring are subject to pattern, shade and colour variations.
  9. Installed natural stone may not be exactly like the showroom sample. Quarried stone is a product of nature and is not subject to the rules of consistency that apply to manufactured materials. Pits and fissures as well as variations in tonal qualities, veining and shading are all natural characteristics and generally desirable.
  10. Wood is a natural product and variations in colour and grain pattern from one piece to another is normal. The open grain in some wood surfaces tends to show a rough appearance, however this is a natural property of wood and is acceptable.
  11. The colour and finish from the factory prefinished laminate and/or wood will not match with the staircase, treads, risers, nosing, newel and supporting posts, handrails, pickets due to the nature of the natural species, as well as manufacturing processes and site finishing.
  12. Colours of materials will be as close to samples as possible, but will not be identical to samples due to variances between manufacturing processes, site finishing and dye lots produced.
  13. The Vendor shall have the right to substitute other products and materials for those listed in the 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.
  14. The Purchaser acknowledges that finishing materials contained in any model home or sales office display including but not limited to: carpet, furniture, electrical fixtures, ceramic flooring, upgraded kitchen cabinets, stained staircases, railing, hardwood, wallpaper, painting, landscaping and fencing will be for display purposes only and will not be of the same grade or type, or will not be included in the dwelling unit purchased herein.
  15. 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 purchase, 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.
  16. The Purchaser acknowledge and agree that the Selection(s) offered by the Vendor are restricted to those listed in the Schedule and there are No other Selections or Options available to the Purchaser.
- E. & O. E. July 2020