

# CARIGNAN | QUEBEC

## Features & Finishes



### EXTERIOR FEATURES

- Architecturally designed homes with clay brick and contemporary vinyl siding exteriors, precast banding, sills and detailing.
- Energy efficient windows with low E glazing and with argon filled double glazed windows, including screens on all operating windows. Aluminium window trim finished on the exterior and PVC inside.
- Modern aluminium railings with white coated aluminum framed railings where applicable as per plan.
- Poured concrete entry porches and steps
- Exterior pot lights lighting at the front elevation of the house to provide increased visibility.
- Two (2) exterior electrical outlets, location as per plan.
- One (1) exterior hose bib location as per builder plan

### INTERIOR FEATURES

- Nine (9) foot ceiling heights in ground floor and 8' in other floors
- Contemporary style interior doors and railings, as per plan.
- Contemporary style approximately 4.5" baseboards complete with shoe moulding in laminate and tiled areas, and contemporary approximately 2 ½" casing on windows and doorways.
- Closets to include folding sliding door, and wood shelving with rod as per plan .
- Privacy door locks to all bathroom doors.
- Smooth ceilings throughout the entire home.
- Modern finish contemporary lever styled interior door handles (Wide selection available with Vendors samples)
- Exterior entry door contemporary styled chrome finish hardware which includes dead bolt and door viewer.
- Energy efficient patio door and trench styled door(s) as per plan.
- Interior paint color with low VOC paint, white paint throughout.
- Contemporary styled interior stainless steel railings from Vendors samples..

### KITCHEN FEATURES

- Purchaser's choice of professionally designed kitchens with quality contemporary styled kitchen cabinetry from Vendor's samples.
- Purchaser's choice of quartz surface countertop from Vendor's samples.
- Rectangular under mount double stainless-steel sink with contemporary single lever chrome colored pull down faucet.
- Shut off valve for kitchen sink water supply lines.
- Rough-in electrical and plumbing for dishwasher appliance, rough-in electrical outlet for stove with oven, rough-in vent opening for the range hood chimney, and rough-in electrical for refrigerator
- Island as per plan. Finishes to match the rest of the kitchen.

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### BATHROOM FEATURES

- \$7,500.00 credit plus tax from Vendor to use towards plumbing fixtures for all bathroom's & kitchen finishes
- Purchaser's choice of quality vanity cabinet in bathrooms as per plan from Vendor's samples.
- Solid surface countertop in all bathrooms with oval undermount sink as per plan from Vendor's samples.
- Selection of modern tiles based on Vendor's standard samples of \$6.00+tx per square feet per tile
- Primary Room Ensuite Bathroom:
  - Standalone Tub
  - Frameless glass shower with door as per plan
  - Shower enclosure includes fully tiled from wall to ceiling height, tile selection from Vendor's Samples
  - Acrylic shower base
- Prefabricated shower with tub in other bathrooms per plan.
- Ground fault interrupter protection in all bathrooms and powder room, as required.
- Exhaust fan in all bathrooms and powder room.
- Laminate countertop in all bathrooms from Vendor's samples.
- Shut off valve included for all toilet and vanity basin water supply lines.

### FLOORING FEATURES

- Purchaser's choice of ceramic tile flooring in the entry, powder room, all bathrooms, and laundry area from Vendor's samples, as per plan.
- Purchaser's choice of laminate flooring throughout (excludes carpeted and tiled areas) from Vendor's samples, as per plan.
- Carpeted stairs and any landing areas, one (1) colour from Vendor's samples as per plan.
- All staircases with standard carpet, painted stringers and finish stainless steel handrails, as per plan.

### LAUNDRY FEATURES

- Heavy duty electrical outlet and exterior vent for laundry dryer.
- Drain and water connections for washer, including electrical outlet.
- 12" x 12" Floor tile in laundry area from Vendor's samples of \$6.00 per square feet per tile
- Heavy duty electrical outlet and exterior vent for dryer.

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### ELECTRICAL, HEATING AND GENERAL FEATURES

- 200 AMP electrical service with breaker panel and all copper wiring.
- Hydro and water are metered for each home.
- White decor receptacles and switches throughout.
- Ceiling fixtures provided in all bedrooms, entry, hallways, kitchen, laundry areas, family room to have switched wall outlet.
- Electrical outlet(s) in all bathrooms and powder room include ground fault interrupter.
- Smoke Alarms installed as per Quebec Building Code.
- One (1) Carbon Monoxide Detector per floor as per Quebec Building Code
- Rough-in lighting fixture in all bathrooms.
- Three (3) way switch in hallways where required by the Electrical Code.
- Five (5) finished either telephone jack, data jack, or Cat 5 rough in.
- Two (2) Garage door opener systems with remotes

### ENVIRONMENT FRIENDLY CONSTRUCTION FEATURES

- Caulking and weather-stripping on front entry door, patio sliding door(s), as per plan.
- All Windows and exterior doors installed with expandable foam at perimeter and caulked on the exterior.
- Low-E glass windows as per plan.
- Air exchanger system.
- Included hot water tank appliance for the purpose of supplying domestic hot water and home heating
- Electric baseboards in every room with programmable thermostat
- Quebec GCR warranty of 1, 3 and 5 years

### General:

Prices and specifications are subject to change without notice. Vendor has the right to substitute materials of equal or better value. A wide variety of upgrades and options are available. E. & O. E., December 2022. The Purchaser shall accept minor modifications which the Developer or Municipality may require including walkouts, narrowed driveway entrances, decks, side porches or reverse layouts (mirror image) sitings. Ceiling heights may vary from marketing material due to mechanical, electrical, plumbing or structural requirements. Some areas may be subject to the use of bulkheads, box outs, archways or beams. All plans and specifications are subject to minor modification from time to time, at the sole discretion of the Vendor and without prior notice. All items of modification shall be of equal or better quality, and in accordance with Quebec New Home Warranty Plan Act and its' regulations. The Purchaser acknowledges and agrees that variations in color and shade uniformity may occur and that colors, patterns, and availability of samples in the Vendor's Centre may vary from those displayed and available at time of color selection. Where the Purchaser selection is permitted for items of finish; cabinets, tiles, flooring or paint colors, such selections shall be made from the Vendor's standard samples. The Purchaser acknowledges and agrees they are not relying upon any representation or warranty whatsoever arising out of any conversation with the sales representatives of the Vendor, at any time, other than as expressed in writing in the Agreement of Purchase and Sale and this Schedule "A". Further the Purchaser acknowledges and agrees that on site visits are not permitted by the Builder's Health and Safety Policy and Program, as such the Purchaser shall not at any time enter the property without authorization from the Builder. The Purchaser further acknowledges that this clause has specifically been drawn to the Purchasers' attention prior to execution of this page and this Agreement of Purchase and Sale.