

**SCHEDULE "B"**  
**ERIN SQUARE**  
**4675 AND 4655 METCALFE AVENUE**  
**SUITE FEATURES LIST**

**KITCHEN FEATURES**

- 7 ½"-wide laminate flooring from Vendor's samples
- Contemporary-designed cabinetry from Vendor's samples
- Single undermount stainless steel sink with single-lever chrome pull-down faucet
- Under upper cabinet lighting
- Choice of ¾" quartz countertop with square edge from Vendor's samples
- Choice of 4" x 16" gloss ceramic backsplash tiles from Vendor's samples
- Contemporary ceiling light fixture

**BATHROOM FEATURES**

- Contemporary design vanity cabinet from Vendor's samples
- 12" x 24" porcelain floor tile from Vendor's samples
- 3" x 6" glazed ceramic wall tile for end walls of shower
- 12" x 24" porcelain wall tiles for back wall of shower enclosure from Vendor's samples
- 2" x 2" porcelain mosaic floor tiles for walk in showers from Vendor's samples
- 12" x 24" porcelain tile for end walls of bathtub enclosure from Vendor's samples
- 3" x 6" glazed ceramic tile for tub skirt and back wall of bathtub enclosure from Vendor's samples
- Undermount vanity sink
- Chrome single-lever faucet
- Choice of ¾" quartz countertop with standard square edge and matching 4" backsplash from Vendor's samples
- Contemporary mirror with open shelf below
- Exhaust fan in all bathrooms vented to outside
- Privacy locks on bathroom doors
- Pressure-balanced valve for bathtub and shower
- Soaker bathtub, as per plan
- Walk-in shower with glass enclosure and frameless door, as per plan
- Designer wall sconce
- Waterproof shower ceiling fixture, as per plan

**INTERIOR FEATURES**

- Individual seasonally controlled heating and air conditioning (vertical fancoil(s) complete with electric duct heater)
- Outdoor balcony or patio, as per plan
- Emergency voice communication system, smoke detector and heat detector, per O.B.C.\*
- Laundry area complete with washer/dryer hook-up and white ceramic tile floor
- Suite entry alarm connected to 24-hour-a-day monitoring located at concierge desk. Windows and sliding doors monitored for ground floor suites only
- Electrical wiring with circuit breaker service panel
- Individual hydro meter
- Wi-Fi services included in maintenance fee.

**LIVING AREA FEATURES**

- ½" quartz windowsills, colour off-white
- 7 ½"-wide laminate flooring for living room, dining room, den, bedroom(s), hall and foyer from Vendor's samples
- Mirrored sliding closet door at front foyer, as per plan. Balance of sliding closet doors to be finished in white.
- Semi-solid interior doors with chrome lever hardware
- 2 ¼" door casing
- 4" baseboard
- Manual roller shades for windows and balcony or patio sliding door(s)
- Walls, ceilings and bulkheads to be painted with white latex paint.
- Smooth finished ceilings
- Floor-to-ceiling height 9' in principal rooms, excluding bulkheads, as per plan
- Wood trim and doors to be painted with semi-gloss white latex paint
- Pre-wired telephone outlets in living room, master bedroom, 2<sup>nd</sup> bedroom and den (one per room)
- Pre-wired outlets for cable TV in living room, master bedroom, 2<sup>nd</sup> bedroom and den (one per room)
- Capped ceiling outlet in dining room only

- Ceiling light fixture in foyer and den area, where applicable
- Ceiling light fixture in bedrooms
- Waterproof electrical outlet located on balcony or patio
- Fire sprinkler system per building code

**APPLIANCES**

- 30” wide, frost-free refrigerator, counter depth, bottom-mount freezer, stainless steel finish
- 30” self-cleaning range with glass cooktop, stainless steel finish
- 24” built-in dishwasher, stainless steel finish
- Built-in combination microwave range hood, stainless steel finish
- Stacked combination washer and dryer, colour white

Note: Optional island is available at additional cost, as per plan

Please Note: The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. The Purchaser acknowledges that colour, texture, appearance, grains, veining, natural variations in appearance etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes and as a result of any such finishes being of natural products and the Purchaser agrees that the Vendor is not responsible for same. The Vendor is not responsible for shade difference occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall the Vendor be responsible for shade difference in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by the Purchaser. Purchaser acknowledges and agrees that carpeting may be seamed in certain circumstances and said seams may be visible. Purchaser acknowledges and agrees that pre-finished wood flooring (if any) may react to normal fluctuating humidity levels inducing gapping or cupping. The Purchaser acknowledges that marble (if any) is a very soft stone which will require a substantial amount of maintenance by the Purchaser and is very easily scratched and damaged. **Plan and specifications are subject to change without notice. E. & O.E.**

**YOUR NEW HOME IS PROTECTED BY FOUR LEVELS OF GUARANTEES**

- One-Year Guarantee on the workmanship and materials of your new home, a guarantee backed by the TARION\* New Home Warranty Program (the new name for the trusted Ontario New Home Warranty Program).
- Full 2 years coverage on electrical, plumbing, heat delivery & distribution system.
- The TARION\* New Home Warranty Program 7-Year Structural Guarantee on major structural components of your new home.
- Individual components in your new home are guaranteed by the manufacturer. Warranties provided by these reputable brand-name manufacturers are all passed on to you.

\*Ontario Building Code

\*See the TARION New Home Warranty Program for full warranty details.