

EXCLUSIVE FEATURES - COYLE CREEK TOWNHOME COLLECTION

EFFECTIVE JUNE 22, 2015

The following exclusive features are included in the Coyle Creek Townhome Collection only and supersede any specifications mentioned in "Schedule B", the schedule of Standard Features:

Structural Upgrades

- 6" concrete block party walls between the units with 2"x4" studs, Roxul insulation and drywall on each side of the block party wall for enhanced security and sound dampening
- 9' ceiling on main floor. Tray ceiling is included in the main floor great room with 4 pot lights. No moulding is included in the tray ceiling.
- Higher 8'4" basement foundation height pour
- Smooth ceilings on the main floor and in finished basement areas
- Full basement walkout on every unit – Includes larger basement windows, additional side and rear James Hardie horizontal hardie board siding, 6'0" sliding patio door and poured concrete pad at basement walkout (as per plan)
- Wood "1" floor joists with ¾" premium engineered OSB subfloor
- Covered front porch
- Fully covered rear deck (no stairs are included) with two pot lights, pressure treated wood joists, pressure treated wood floor boards, aluminum railing and tempered glass panels (clear glass)
- Owens Corning TruDefinition (limited lifetime shingles) shingles with ½" spruce plywood roof sheathing

Window, Exterior Door and Garage Door Upgrades

- Upgraded coloured vinyl windows (Silversand) with simulated divided lights (SDL) on all front windows, front door sidelights and transom. All other windows to have clear glass with no grills.
- Barrington Sierra stainable fibreglass 2 panel plank front door with camber top
- Emtek front door gripset in oil rubbed bronze finish
- Upgrade garage door to Richard-Wilcox Echo Ridge XL insulated (R-16) garage door (swing design with 3 panel windows)
- Liftmaster Whisper Drive #2280-7 belt drive automatic garage door opener and 2 remotes (in total) and one exterior numeric keypad

Plumbing and HVAC Upgrades

- Kindred KSD2UA/9D undermount sink and Moen Arbor 7594C (chrome) faucet in the kitchen
- Convenient 2pce bath on the main floor (as per rendering)
- 4pce ensuite with 2 standard vanity sinks and faucets, American Standard 2 pce "Studio" fully skirted and elongated right height toilet with slow close seat, Mirolin 66"x34" acrylic soaker tub, 5' x 3' ceramic tile shower enclosure with frameless glass and "Kerdie" waterproof membrane. Includes 1 pot light in the tiled shower.
- Maax acrylic 1 pce. tub/shower unit in the basement. No door is included.
- Freestanding plastic (poly) laundry tub supplied and installed in the basement
- Water line for fridge
- Gas line for stove (includes 110v outlet)
- Gas line for BBQ
- Central Air Conditioning – Carrier 13 Seer

Electrical & Lighting Upgrades

- 4 exterior pot lights at the front of the home (except for Unit Type "B" which will have 3 pot lights)
- 2 exterior pot lights on the rear covered deck
- 4 interior (insulated) low voltage pot lights in the great room tray ceiling
- 4 interior (insulated) low voltage pot lights in the kitchen

Electrical & Lighting Upgrades (continued)

- 2 interior (insulated) low voltage pot lights above the stairs to the basement
- 1 pot light in the ensuite shower
- Pre-wire for future low voltage LED undercabinet lighting in kitchen
- Stainless steel chimney hoodfan in the kitchen (supplied and installed by the builder)

Stairs, Railing and Trim Upgrades

- Upgraded N700 oak handrail, contempora series square top oak spindles with BN 90 series oak box newel posts (3 ½")

Flooring Upgrades

- Aristocrat Laurentian "Gevaldo" engineered hardwood flooring (3/4" x 3") in the kitchen and pantry, dining room and great room (extended to in front of the stairs)

Kitchen, Bath and Laundry Upgrades

- Granite countertop in kitchen (including island) – Level 3 granite
- 36" tall upper cabinets (versus standard 30" tall uppers) in the kitchen
- Crown moulding and valence trim in the kitchen
- Two banks of pots and pans drawers in the kitchen
- 24" deep upper cabinet and gable at the fridge

Exterior Finish, Landscaping and Driveway Upgrades

- Fully Sodded lot
- Interlocking brick driveway and front walkway (as per Builder selection)
- Landscape Package at the front of the home (as per Builder selection)
- Rear landscaping package is included for interior units only. See sales representative for additional information. Rear landscaping package is not included for end units.
- 2 - 8'wide x 6'high pressure treated privacy screens between units are included at the rear of interior units only, at the basement walkout level. No privacy screen is included between an end unit and the end unit of an adjacent block.
- Premium exterior finish combining Lafitt stone, James Hardie horizontal siding and James Hardie shakes (as per plan)

Basement Finish

- Fully finished rec-room and bedroom in the basement with carpeting (from builders standard samples)
- Fully finished 3pce bathroom in the basement with ceramic tile flooring (from builders standard samples)

PLUS

Holmes Approved Homes – Built Right Package features

- Stronger 32 MPA footings
- Pinkwood Fire, Moisture and Mould Protection on floor joists, rim board and the exterior side of outside wall sheathing
- Pinkwood or Pressure treated sill plates for moisture and mould protection
 - 30 PERM Tyvek home wrap air barrier
 - Roxul ComfortBatt Wall Insulation
- 2lb. spray foam insulation at all perimeter rim joists, in finished areas only
 - 4'0" Ice and Water Shield around the perimeter of the roof
 - Water Pressure Backup Sump Pump
 - Frost Free Hose Bibs
- Schluter Kerdi waterproof membrane at vertical tiled areas in bathrooms and on tiled shower floors
 - 3M Furnace Filters
 - Low and No VOC paints
- Energy Recovery Ventilator (ERV) in lieu of Heat Recovery Ventilator (HRV) in end units only
 - Flow through humidifier on the furnace
- 4 fully documented inspections completed by Holmes Approved Homes inspectors at set stages during construction
- Certification of each home as a Holmes Approved Home with inspection and certification binder provided to homeowners on closing