

EXCLUSIVE FEATURES – MERRITT MEADOWS

THE TOWNHOME COLLECTION

EFFECTIVE OCTOBER 28, 2016

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

Structural Upgrades

- **Freehold Townhomes – No monthly fees**
- Staggered stud wood party walls between the units for enhanced sound dampening
- 9' ceiling on main floor.
- Smooth drywalled ceilings in all finished areas except for bedrooms. Bedrooms will have textured orange peel ceilings (no smooth border is included)
- Some lots have grading drops and Probilt aluminum railing with aluminum spindles may be required. See price list for additional information
- Wood "I" floor joists with ¾" premium engineered OSB subfloor
- Covered front porch
- Fully covered rear deck with one pot light (two pot lights are included for Unit Type A only)
- 10" square (paintable) polycast exterior posts (as per plan)
- 7/16" OSB roof sheathing with Owens Corning TruDefinition (limited lifetime) shingles

Window, Exterior Door and Garage Door Upgrades

- Upgraded coloured vinyl windows (grills as per plan)
- Fibreglass (stainable) one panel front door with ¾ glass (Naples glass) and Emtek front door gripset in oil rubbed bronze finish
- Liftmaster Whisper #8550 belt drive automatic garage door opener and 2 remotes (in total), one exterior numeric keypad and one wall control

Plumbing and HVAC Upgrades

- Convenient ensuite bath on the main floor (as per rendering) with Maax 4'0 acrylic 1-pce shower unit.
- Main bathroom includes a Maax 1pce acrylic tub/shower unit
- No laundry tub is included in the basement. Water lines and drain for future freestanding plastic laundry available at extra cost
- Flow through humidifier on the furnace
- Energy Recovery Ventilator (ERV) on end units only (due to venting limitations)
- Central Air Conditioning – Carrier 13 Seer

Electrical & Lighting Upgrades

- All exterior lighting is included and will be pot lights
- 1 exterior pot light on the rear covered deck (2 pot lights are included on the rear covered deck of Unit Type A only)
- Broan stainless steel hoodfan in the kitchen (supplied and installed)

Stairs, Railing and Trim Upgrades

- Upgraded N700 oak handrail, contempora series 1 5/16" square oak spindles with contempora series newel posts (3"x3")

Kitchen, Bath and Laundry Upgrades

- Premium Artcraft Cabinetry with the following features:
- Crown moulding and valence trim in the kitchen
- 39" breakfast bar in the kitchen

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)
- Minimum 8' length (6' high) pressure treated privacy screens between units are included at the rear of interior units only, at the grade level. No privacy screen is included between an end unit and the end unit of an adjacent block.
- Premium exterior finish combining Lafitt stone skirt at the front of the home with horizontal vinyl siding for the balance of the front and horizontal vinyl siding on the sides and back. Vinyl shakes in front gables