

EXCLUSIVE FEATURES – OPTIMIST VILLAGE TOWNHOME COLLECTION

EFFECTIVE APRIL 15, 2016

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

Structural Upgrades

- **Vacant Land Condominium – Fee - \$113.00/Month (monthly fee does not include water for household use)**
- 6" concrete block party walls between the units with 2"x4" studs, fibreglass pink 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 2 ceiling light boxes only for ceiling mounted light fixtures. No moulding is included in the tray ceiling.
- Smooth drywalled ceilings in all finished areas except for bedrooms. Bedrooms will have textured orange peel ceilings (no smooth border is included)
- Full basement walkout (**Unit #5 to Unit #14 only**) – Full basement walkout includes larger basement windows, additional side and rear brick, single terrace door and interlocking brick patio at basement walkout level (as per plan)
- Wood "I" floor joists with ¾" premium engineered OSB subfloor
- Covered front porch
- Fully covered rear deck with two pot lights, pressure treated wood joists and pressure treated wood floor boards. No deck stairs are included on any units. No deck railing is included at the rear covered deck of Unit #1 to Unit #4, Unit #15 and Unit#16. Probilt aluminum railing and aluminum pickets will be included at the rear covered deck of Unit #5 to Unit #14 only
- Owens Corning TruDefinition (limited lifetime shingles) shingles with ½" spruce plywood roof sheathing

Window, Exterior Door and Garage Door Upgrades

- Upgraded coloured vinyl windows with no grills.
- Triple glazed glass for rear windows (main floor and basement level) of Units 5-8 and 9-12 only
- MasterGrain stainable fibreglass front door (C501) – 8' tall with multi point locking system and Emtek front door lever handle
- Upgrade garage door to Richard-Wilcox P175 "Polytite" Polycarbonate garage door with high lift track
- Liftmaster Whisper Ultra Quiet 3800 side mount jackshaft 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. Only unit #1 will have a Mirolin soaker tub in the ensuite.
- 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

- 2 exterior pot lights at the front of the home
- 1 exterior pot light at the bump out at the side of the home on unit #4, unit #8, unit #9 and unit #13 only (2 exterior pot lights at the bump out at the side of the home are included at unit #1 only)
- 2 exterior pot lights on the rear covered deck
- 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")

Flooring Upgrades

- Aristocrat Laurentian "Gevaldo" engineered hardwood flooring (3/4" x 3") in the great room and main floor hall only (as per plan)

Kitchen, Bath and Laundry Upgrades

- 30"-36" tall upper cabinets in the kitchen
- Crown moulding and valence trim in the kitchen
- One bank of pots and pans drawers in the kitchen
- 24" deep upper cabinet and gable at the fridge
- 39" breakfast bar
- Soft close drawers (full extension) and soft close doors 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.
- Toro automatic lawn irrigation system
- Premium exterior finish combining Permacon Melville brick and stucco