

## **SCHEDULE "B-2"**

### **EXCLUSIVE FEATURES – BLACK CREEK SIGNATURE COMMUNITY** **SEMI – DETACHED HOME COLLECTION**

EFFECTIVE AUGUST 2, 2022

The following exclusive features are included in the semi-detached homes of The Black Creek Signature Community and supersede any specifications mentioned in "Schedule B", the schedule of Standard Features:

#### **Structural Upgrades**

- Higher 8'4" basement foundation height pour
- 9'0" main floor ceiling
- Party walls between the semi-detached units will consist of 2"x4" stud wall (insulated with batt insulation) with ¾" air space and two layers of 1" thick shaft liner, another ¾" air space and a second 2"x4" stud wall (insulated with batt insulation)
- Fully covered rear deck (size as per plan). Includes Probilt aluminum railing with tempered glass panels at the rear covered deck. If rear deck stairs are required by code the rear deck stairs will have Probilt aluminum railing with aluminum spindles

#### **Window, Exterior Door and Garage Door Upgrades**

- Triple glazed coloured vinyl windows are included (includes dark colour vinyl windows as per builder exterior selection packages). Coloured finish on exterior and white finish on the interior of the windows. Applies to above grade windows only. Poured in place basement windows will be black.
- 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**

- Blanco Formera undermount stainless steel sink (3 configurations to choose from) with Riobel Pronto single hole pull down kitchen faucet (PO101SS) in stainless steel finish. See Schedule "B-3".
- Gerber "Wicker Park" series rectangular top mount white sink with Riobel Quadrik (QAS01C) single hole chrome faucet and Gerber Avalanche 2-PC white toilet (comfort height, elongated bowl, soft close seat) in the 2pce bath, main bath and ensuite. See Schedule "B-3".
- Energy Recovery Ventilator (ERV)
- Flow through humidifier on the furnace
- Central Air Conditioning – Carrier 13 Seer

#### **Electrical & Lighting Upgrades**

- 5 exterior LED pot lights at the front of the home and 2 LED pot lights at the rear covered deck
- 4 LED pot lights will be included in the kitchen

#### **Stairs, and Railing Upgrades**

- Carpet grade stairs are included with oak waterfall edge detail on the open stringer side of finished stairs. See Schedule "B-4"
- Contemporas series square top oak spindles with BN 80 series oak newel posts (3 ½") and oak box newel post caps (3 profiles to choose from)

#### **Insulation and Drywall Upgrades**

- Smooth drywalled ceilings in all finished areas

#### **Interior Door & Door Hardware Upgrades**

- Two interior (hollow core) door profiles are available to choose from: Lincoln Park (1 panel), Logan (2 panel) See Schedule "B-5"
- Two Weiser interior door hardware profiles are available to choose from: Toluca lever in satin nickel finish or black finish, Halifax lever w/ square back plate in black or satin nickel finish See Schedule "B-6".
- Straight bevel trim package trim – 2 ¾" casing (2189a) with 4 ¼" baseboard (2190a) in MDF material. See Schedule "B-7".

#### **Flooring and Wall Tile Upgrades**

- Aristocrat Estate Collection ¾" thick engineered hardwood flooring (3" – 6" widths - from builders' standard samples) in the main floor hall (in front of the stairs), great room, kitchen (incl. walk-in pantry), dining room, stair landing (at stairs between main floor and 2<sup>nd</sup> floor) and 2<sup>nd</sup> floor hallway. See Schedule "B-8".
- 12"x24" porcelain floor tile in the front entry, mud room, 2pce bath, main bath, ensuite and 2<sup>nd</sup> floor laundry room (from builders standard samples)
- Choice of "Liverpool" or "New Yorker" subway tile backsplash in the kitchen

### **Kitchen, Bath and Laundry Upgrades**

- Luxurious cabinetry supplied and installed by Artcraft Kitchens.
- Granite countertop (Level 3 granite) or standard series Caesarstone quartz countertop (from builders standard samples) in the kitchen (incl island). Laminate countertops are standard in the 2pce bath, ensuite and main bath
- 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
- 26" deep upper cabinet and gable at the fridge
- Soft close drawers (full extension) and soft close doors in the kitchen

### **Exterior Finish, Landscaping and Driveway Upgrades**

- First floor at the front, side and back of each unit will be brick with 2<sup>nd</sup> floor front, side and back of each unit to be stucco. Elevation B will include Kaycan Urbanix woodgrain aluminium (#67- Harvest Cedar) on the front elevation as per plan. All exterior finishes will be preselected by the builder and the buyers agree to accept all exterior finishes as selected by the builder.
- Fully Sodded lot
- Interlocking brick driveway and front walkway (as per Builder selection)
- Interlocking brick rear patio (approx. 16'x10') at the basement walkout level (as per Builder selection) on Unit 48L and 48R Mitchell only
- Landscape Package at the front of the home (as per Builder selection)
- Minimum 8' length (6' high) pressure treated wood privacy screens between the semi-detached units in the same building are included. No privacy screen is included between a semi-detached unit in one building and a semi-detached unit in an adjacent semi-detached building
- 5' high black chain link fence will be installed at the back of the lot on Unit 48L and 48R Mitchell only. No gate will be installed.

### **Basement Finish**

- No basement finish is included