

SCHEDULE "B-2"

EXCLUSIVE FEATURES – BLACK CREEK SIGNATURE COMMUNITY TOWNHOME COLLECTION

EFFECTIVE AUGUST 11, 2022

The following exclusive features are included in the townhomes 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
- 6" poured concrete party walls between the units with 2"x4" studs, batt insulation and drywall on each side of the party wall for enhanced security and sound dampening. There will be one firewall in each townhome block w/ 8" concrete block walls with 2"x4" studs, batt insulation and drywall on each side of the concrete block fire wall
- Wood "I" floor joists with ¾" premium engineered OSB subfloor
- Fully covered rear deck (size as per plan). Includes Probilt aluminum railing with aluminum spindles at the rear covered deck. Probilt aluminum railing with tempered glass panels at rear covered deck will be included at Unit 15, 16, 17 & 18 only. If rear deck stairs are required by code the rear deck stairs will have Probilt aluminum railing with aluminum spindles. 5' tall privacy screen with acid etched glass will be installed on one side of rear deck, on end units only. The 5' tall privacy screen will be installed on the side of the deck adjacent to the end unit in the adjacent block
- Unit type F and G only will include a bay window with copper roof at the front den/bedroom2, as per plan

Window, Exterior Door and Garage Door Upgrades

- Triple glazed coloured vinyl windows are included. 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 grey.
- 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

- 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".
- Water lines, drain and freestanding plastic laundry tub (on legs) will be installed in the basement
- Energy Recovery Ventilator (ERV)
- Flow through humidifier on the furnace
- Central Air Conditioning – Carrier 13 Seer

Electrical & Lighting Upgrades

- All exterior lighting is included and will be pot lights. 2 LED pot lights are included at the rear covered deck
- 4 LED pot lights will be included in the kitchen
- Elica "Nemi" stainless steel hoodfan in the kitchen (supplied and installed)

Stairs, and Railing Upgrades

- Carpet grade stairs to the basement are included. Oak waterfall edge detail on the open stringer side of finished stairs is included on the end units only. See Schedule "B-4"
- A700 oak railing, contempora 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 oil rubbed bronze or satin nickel 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 great room only (as per plan). See Schedule "B-8".
- 12"x24" porcelain floor tile in the front entry, main floor laundry, kitchen, main bath and ensuite (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 and bathrooms

Exterior Finish, Landscaping and Driveway Upgrades

- Fully Sodded lot
- Interlocking brick driveway and front walkway (as per Builder selection)
- Interlocking brick rear patio (approx. 12' x 10') will be installed at the basement walkout level (as per Builder selection) at Unit 15, 16, 17 & 18 only
- Landscape Package at the front of the home (as per Builder selection)
- Minimum 1-8' length (6' high) pressure treated privacy screen between units will be 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 at the grade level
- 6' tall pressure treated wood fence with 6"x6" pressure treated wood posts is included at the rear of units 19-32 only
- 5' high black chain link fence will be installed at the back of the lot at Unit 15, 16, 17 & 18 only. No gate will be installed.
- Premium exterior finish combining Lafitt stone skirt at the front of the home with James Hardie siding for the balance of the front and James Hardie siding on the sides and back. James Hardie shakes in roof gables except for front roof gables with bay window

Basement Finish

- No basement finish is included