

SCHEDULE "B-2"

EXCLUSIVE FEATURES – FONTHILL ABBEY TOWNHOME COLLECTION

EFFECTIVE MAY 11, 2023

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

Structural Upgrades

- 10" thick basement exterior foundation walls
- Above grade party walls between the 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)
- Ground floor and second floor will have 9' ceiling height (except for den and 3pce bath on ground floor which will have 8' ceiling height). Third floor will have 8' ceiling height
- 7'10" basement foundation height pour
- Wood "1" floor joists with ¾" premium engineered OSB subfloor
- Covered front porch
- 2"x6" exterior walls featuring R22 batt insulation
- Roof surface of the home will have a 2ply modified bitumen membrane
- Garage roof/terrace floor surface will have a sheet vinyl decking membrane by TufDek with Probilt aluminum railing and obscure glass panels. On the end units the exterior side of the terrace will have a Probilt 72" tall privacy screen with obscure glass
- Manual retractable awning will be installed above the garage balcony (Supplied and installed by Alexander Awnings). Colour & pattern are pre-determined by the builder. See Schedule "B-18"
- Masonry privacy wall is included on the garage roof/terrace between the interior units only

Window, Exterior Door and Garage Door Upgrades

- Commercial brown triple glazed vinyl windows with no grills (brown finish on the exterior, white interior). Applies to above grade windows only. Poured in place basement window will be black on the exterior with white interior
- Mastergrain contemporary (wood grain) textured stainable fibreglass slab front door – 8' tall with multi point locking system. See Schedule "B-3"
- Emtek front door hardware with Helios lever (in black finish). See Schedule "B-4"
- Richard-Wilcox P-175 Polytite aluminum/polycarbonate garage door (Colour - Umbra Grey) with dark bronze "orange peel" polycarbonate panels and high lift track hardware. See Schedule "B-5"
- Liftmaster 8500w side mount jack shaft automatic garage door opener with 2 remotes (in total), one exterior numeric keypad and one wall control

Plumbing and HVAC Upgrades

- Wirsbo recirc return line to be run to all bathrooms and kitchen to reduce the amount of time required for hot water. Not included in the laundry room
- Upgraded plumbing fixture package. See Schedule "B-6"
- 48"x36" ceramic tile shower enclosure in the ground floor bath is included with 10mm clear tempered glass panels, door with chrome trim, Kerdie waterproofing membrane. Includes ceramic tile on walls and base (no tile on ceiling). Includes pressure balancing shower valve and trim and slide bar, in chrome finish. 1 pot light is included
- 21"w x 18"d vanity in 2pce bath with integrated ceramic sink/countertop
- Mirolin Tucson 60"x32" skirted soaker tub with tiled walls (no tile on ceiling), Riobel Quadrik TQA71C pressure balancing shower valve and trim in chrome finish in the 3pce main bath on the third floor. Includes "Kerdie" waterproof membrane
- Wall to wall curbless ceramic tile shower enclosure in the ensuite is included with frameless glass and sliding door on metal track with roller wheels (chrome finish). Includes thermostatic/pressure balancing shower valves and trim kits (chrome), 2 Riobel 16" wall mounted shower arms with 8" square rain heads (chrome). Includes "Kerdie" waterproof membrane and 1 shower pot light
- Aria framed wall and floor vents
- Water lines and drain included in the finished basement rec-room for future wet bar or future laundry tub
- Floor drain is included in 3rd floor laundry with ceramic tile baseboard (no kerdie membrane)
- Water line for fridge
- Gas line for stove (includes 110v outlet)
- Ecobee Programmable Thermostats (x2) to control the **2 zone heating system** – Basement and ground floor are controlled by one thermostat. 2nd and 3rd floor are controlled by a separate thermostat.
- Navien 240S tankless water heater (rental unit)
- Energy Recovery Ventilator (ERV)
- Carrier 2 stage high efficiency furnace (96%)
- Flow through humidifier on the furnace
- Central Air Conditioning – Carrier 14 Seer

Insulation, Drywall & Paint Upgrades

- Smooth drywalled ceilings in all finished areas
- Garage walls will be painted with two coats of self priming paint

Electrical & Lighting Upgrades

- Dell Smart Home Solutions smart home system package. See Schedule "B-15"

- Hunter Douglas window covering package – Motorized roller shades will be included for all windows and the sliding patio door. No window covering on basement window or the ground floor entry sidelight. See schedule "B-17"
- Interior and exterior pot light package. See Schedule "B-8"
- 3 exterior modern wall sconces - 36" Aspen vertical wall sconces (x2) in bronze finish will be installed on the balcony at the patio door and one 26" Aspen vertical wall sconce in bronze finish will be installed at the front door entry. See Schedule "B-8"
- Screwless wall switch and outlet plate covers
- Complete LED undercabinet lighting in the kitchen
- 36" wide Porter and Charles "Pyramid" stainless steel chimney style hood fan (2 speed) in the kitchen (supplied and installed by the builder) w/ 6" venting – See Schedule "B-13"
- Allowance for interior light fixtures - \$4520.00 incl HST
- Pre-wire for ceiling fan in master bedroom with combo dimmer switch
- One dedicated outlet will be included in the kitchen pantry

Stairs, and Railing Upgrades

- Stairs from ground floor to basement level will be paint grade (carpeted) with closed risers and closed stringers (Unit Type A and B only)
- Oak stairs are included from ground floor to 2nd floor and from 2nd floor to the third floor with closed stringers and open risers (Unit Type A, B & C). Stringer, newel posts and handrail will be red oak. The stair tread will be white oak
- Mitred A700 over the post oak handrail, BN 80 series oak newel posts (3 ½") and Prince series plain wrought iron spindles (choice of black sandtex or gunmetal spindle finish)

Interior Door & Door Hardware Upgrades

- Interior doors will be solid core 1 panel true shaker profile. See Schedule "B-10"
- Ground floor and second floor interior doors will be 7'0" tall (with 2 hinges). Third floor and basement level will have interior doors that are 6'8" height
- Man door from the garage to the home will be a smooth fibreglass flat slab door (7'0" tall), trimmed to match interior door profile
- 1 panel pocket door is included at the kitchen walk-in pantry w/ white diffused laminate glass
- 1 panel door w/ white diffused laminate glass is included at the entry to the ensuite
- Weiser Halifax lever door hardware w/ square back plate in black or satin nickel finish. See Schedule "B-11"
- Step Bevel trim pkg w/ 3 ½" casing and 5 ½" baseboard (MDF). See Schedule "B-12"

Closet and Pantry Shelving Upgrades

- Thermal fused laminate shelving (colour choice from builders standard samples) supplied and installed by Artcraft Kitchens in the kitchen pantry. See Schedule "H"
- Thermal fused laminate shelving (colour choice from builders standard samples) supplied and installed by the closet shelving supplier (Closets, Shutters and More) in all closets. See Schedule "B-9"

Flooring and Wall Tile Upgrades

- 5/8" thick New York plank white oak wire brushed engineered hardwood flooring (7 ½" width - from builders' standard samples) in the ground floor den/office, living room, dining room, kitchen, servery, pantry, 3rd floor hall, master bedroom and bedroom #2 - as per plan. See Schedule "B-7"
- 12"x24" ceramic floor tile in the ground floor entry, 3pce bath on ground floor, 2pce powder room, third floor laundry closet, 3pce bath on the third floor and the ensuite
- 12"x12" ceramic tile niche is included in the ground floor tiled shower
- 14" tall (wall to wall) niche in the ensuite shower with quartz sill at top and bottom and quartz at the back of the niche
- Choice of "Colour and Dimensions", "Carolina" or "Marlow" subway tile backsplash in the kitchen and servery (from builders standard samples). Tiled backsplash will be installed up to the ceiling behind the chimney range hood

Kitchen, Bath and Laundry Upgrades

- Luxurious cabinetry supplied and installed by Artcraft Kitchens. See Schedule "H"
- Granite countertop (Level 3 granite) or Hanstone quartz countertop (from builders standard samples) in the ground floor 3pce bath, kitchen (incl island), servery, 3pce bath on the third floor and the ensuite
- 45" tall upper cabinets with crown moulding to the ceiling in the kitchen and servery
- Crown moulding and valence trim in the kitchen
- Two banks of pots and pans drawers in the kitchen
- 26" deep upper cabinet and gables at the fridge
- Soft close drawers (full extension) and soft close doors in the kitchen and baths
- Floating vanity is included in the ensuite

Exterior Finish, Landscaping and Driveway Upgrades

- Fully Sodded lot
- Interlocking brick driveway and ground floor front entrance walkway (as per Builder selection)
- Landscape Package at the ground floor front entry to the home (as per Builder selection)
- Wall mounted municipal address numbers to be supplied and installed by the builder. One on the front of the townhome the other at the rear garage side (location and style to be determined by the builder)
- Toro automatic lawn irrigation system
- Premium exterior finish combining Arriscraft architectural linear series brick (Colour: Charcoal) with Cedar Renditions wood grain aluminum and stucco (as per plan)

Misc. Upgrades and Features

- Cambridge residential elevator with 34"x40" cab to be included in each townhome unit (Rinaldi Homes will pay for the cost of the yearly elevator maintenance service contract and the required residential phone landline for 5 years from the date of elevator installation). The elevator will be accessible from the basement, ground floor, second floor and third floor. See Schedule "B-16"
- Bilco Type "S" roof access hatch will be installed in the 2nd floor hallway of Units 3, 6, 11 & 15 to allow for scheduled maintenance and inspection of roofs
- Regency Skope 77" wide linear electric fireplace (Model E195) will be supplied and installed in the living room. Fireplace will be installed in a drywalled and painted boxed out wall that is 89"w x 14" d. Includes thermostatic remote control and blower. See Schedule "B-14"
- Garage Kings Signature Series 3 coat Polyaspartic garage floor finish
- **Holmes Approved Homes** - Inspections completed at 3 stages of construction - Certificate will be provided to homeowners on closing

Basement Finish

- Basement rec-room will be fully finished. Flooring will be luxury vinyl plank (from builders standard samples)