

SCHEDULE "B-2"

EXCLUSIVE FEATURES – WILLOW RIDGE

EFFECTIVE MAY 16, 2023

The following exclusive features are included in Willow Ridge only and supersede any specifications mentioned in "Schedule B", the schedule of Standard Features:

Structural Upgrades

- 9' main floor ceiling
- 8'4" basement foundation height pour
- Wood "I" floor joists with ¾" premium engineered OSB subfloor
- Covered front porch
- 2"x6" exterior walls featuring R22 batt insulation
- Fully covered pressure treated wood rear deck (size as per plan) with Probilt aluminum railing and tempered glass panels. Stairs to grade will be included (only if required by code) and will have Probilt aluminum railing with aluminum spindles
- Certaineed Landmark shingles with 3/8" plywood roof sheathing

Window, Exterior Door and Garage Door Upgrades

- Triple glazed coloured vinyl windows (dark window vinyl colours are included– from builders standard samples). Coloured window vinyl on the outside of the windows with white interior). Applies to above grade windows only. Poured in place basement window will be white, grey or black on the exterior with white interior
- Smooth paintable finish fibreglass front door – 8' tall with multi point locking system. Profile as per house rendering
- Richard-Wilcox "Grandview" garage door(s). 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 for Elevation B only (if space accommodates)
- Liftmaster 87504-267W belt drive top mount automatic garage door opener with 2 remotes (in total), one exterior numeric keypad and one wall control for Elevation A & C only

Exterior Finish, Landscaping and Driveway Upgrades

- Fully Sodded lot
- Elevation A & C premium exterior finishes include combination of Permacon Lafitt stone/Arriscraft Urban Ledge stone and James Hardie siding and shakes on front elevation, brick on first floor at the sides and rear of the home, James Hardie siding on the 2nd floor sides and back of the home (from builders standard samples)
- Elevation B premium exterior finishes include combination of Permacon Lafitt stone/Arriscraft Urban Ledge stone, Cedar renditions aluminum siding and stucco on front elevation. Brick on first floor at the sides and rear of the home, stucco on the 2nd floor sides and back of the home (from builders standard samples)
- Steel roof w/ standing seam accents on the front of the home (Elevation A & C only). Locations as per rendering
- Elevation A & B front porch columns as per rendering. Elevation C only will include powder coated finish heavy gauge metal columns on the front porch. Locations as per rendering

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 featuring Riobel premium plumbing fixtures. See Schedule "B-3"
- 1-PC skirted white toilets (comfort height, elongated bowl, soft close seat) in all bathrooms. See Schedule "B-3"
- Tiled shower enclosure in the ensuite is included with 10mm clear tempered glass panels, door with chrome trim, Kerdie waterproofing membrane. Includes 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
- Mirolin Hessa freestanding tub with Riobel Quadrik deck mounted faucet is included in the ensuite
- Mirolin Austin 60"x30" contemporary skirted soaker tub in the main bath with tiled walls (no tile on ceiling), pressure balancing shower valve and trim in chrome finish. Includes "Kerdie" waterproof membrane
- Floor drain is included where the laundry room is located on the 2nd floor only. Tile baseboard (no kerdie membrane) is included in laundry room where the laundry room is located on the 2nd floor
- Water line for fridge
- Ecobee Programmable 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 and Drywall Upgrades

- Smooth drywalled ceilings in all finished areas
- Garage walls will be drywalled, taped and 1 coat of primer

Electrical & Lighting Upgrades

- Interior and exterior pot light package. See Schedule "B-10"
- Pre-wire only for future LED undercabinet lighting in the kitchen
- 30" 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-11"
- Allowance for interior light fixtures - \$2825.00 incl HST
- Pre-wire for ceiling fan in all bedrooms with combo dimmer switch
- One dedicated outlet will be included in the kitchen for microwave (location of the outlet to be confirmed at the electrical walk-through). The outlet will be installed in the walk-in pantry if the plan includes a standard walk-in pantry

Stairs, and Railing Upgrades

- Carpet grade stairs are included with red oak waterfall edge detail on the open stringer side of finished stairs. See Schedule "B-4"
- Mitred A700 red oak handrail (over the post – no cap) with wrought iron spindles (prince series square plain – finish from builders standard samples) – See Schedule "B-5"

Interior Door & Door Hardware Upgrades

- Main floor interior doors will be 8'0" tall solid core in choice of 1 panel or 2 panel shaker profile. Second floor interior doors will be 6'8" tall solid core. See Schedule "B-6"
- Man door from the garage to the home will be a smooth fibreglass flat slab door (8'0" tall), trimmed to match interior door profile
- Weiser Halifax lever door hardware w/ choice of square or round back plate in black or satin nickel finish. See Schedule "B-7"
- Straight bevel trim package trim – 2 ¾" casing (2189a) with 4 ¼" baseboard (2190a) in MDF material. See Schedule "B-8"

Flooring and Wall Tile Upgrades

- ¾" thick x 6" wide Heritage oak engineered hardwood flooring (from builders' standard samples) in the main floor hall (as per plan), dining room, great room, kitchen, pantry (if applicable), 2nd floor hall. See Schedule "B-9"
- 12"x24" floor tile in the foyer, 2pce bath, kitchen, main bath, ensuite and laundry. 12"x24" wall tile in the ensuite tiled shower (from builders standard samples)
- 12"x12" ceramic tile niche is included in the ensuite tiled shower (from builders standard samples)
- Tile backsplash in the kitchen is included (from builders standard samples)

Kitchen, Bath and Laundry Upgrades

- Luxurious cabinetry supplied and installed by Artcraft Kitchens. See Schedule "H"
- Hanstone or Silestone quartz countertop (from builders standard samples) in the kitchen and all above grade bathrooms
- 45" tall upper cabinets with crown moulding to the ceiling in the kitchen
- Crown moulding and valence trim in the kitchen
- Two bank 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
- Garbage pull-out in the kitchen (with two tall tubs)
- Furniture base on the island
- Laundry base cabinet with laminate countertop

Misc. Upgrades and Features

- 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-12"

Basement Finish

- Basement is unfinished. Finishing options are available at extra cost.
- 2x4 basement exterior walls to be strapped with R12 batt insulation and vapour barrier (no drywall). No interior non load bearing walls will be framed