



MAPLE LEAF AVE

Exclusive Features

EFFECTIVE February 14, 2024

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

- 9' main floor ceiling
- 8'4" basement foundation height pour
- Pressure treated wood covered rear deck (size as per plan). No stairs and no railing is included at the rear covered deck

Exterior Finish Upgrades

- Lafitt stone skirt at the front, sides and back of the home (as per the rendering) with the balance of the first floor in vertical James Hardie siding and James Hardie Shakes in the gables (from builders standard samples) – 27 Maple Leaf Ave S and 35 Maple Leaf Ave South only
- Lafitt stone skirt at the front, sides and back of the home (as per the rendering) with the balance of the first floor in stucco (from builders standard samples) – 31 Maple Leaf Ave S only

Window, Exterior Door and Garage Door Upgrades

- Triple glazed coloured vinyl windows are included (includes dark colour vinyl windows from builders standard samples). 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 selected from a choice of three colours (white, grey or black)
- Liftmaster 87504-267W belt drive top mount automatic garage door opener (x2) with 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".
- Plumbing Fixtures from builders standard samples (same specs as Black Creek)
- Tiled shower in ensuite with frameless glass. No pot light and no niche
- Energy Recovery Ventilator (ERV)
- Flow through humidifier on the furnace
- Central Air Conditioning – Carrier 13 Seer

Electrical & Lighting Upgrades

- Lighting allowance for fixtures - \$2825.00 including HST
- 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.
- Contempora series square top oak spindles with BN 80 series oak newel posts (3 1/2") and oak box newel post caps (3 profiles to choose from)

Interior Door & Door Hardware Upgrades

- Three interior (hollow core) door profiles are available to choose from: Lincoln Park (1 panel), Logan (2 panel) or Conmore (5 panel). Standard door height is 6'8". See Schedule "B-5"
- Weiser Halifax lever door hardware w/ square or round back plate in black or satin nickel finish. See Schedule "B-6"
- Straight bevel trim package trim – 2 3/4" casing (2189a) with 4 1/4" baseboard (2190a) in MDF material. See Schedule "B-7".

Flooring and Wall Tile Upgrades

- 12"x24" ceramic tile from builders standard samples in the foyer, 2pce, laundry and ensuite
- Aristocrat Estate Collection 3/4" thick engineered hardwood flooring (6" width - from builders' standard samples) in the main floor hall, kitchen (incl WIP), dining room, great room, master bedroom (incl WIC) and Bedroom #2 (incl WIC)
- Subway tile backsplash in the kitchen is included (from builders standard samples)

Kitchen, Bath and Laundry Upgrades

- Luxurious cabinetry supplied and installed by Artcraft Kitchens.
- Granite countertop (Level 3 granite) or quartz countertop (from in standard set of colours and finishes) in the kitchen (incl island)
- Crown moulding and valence trim in the kitchen
- Two banks of pots and pans drawers in the kitchen
- Double garbage pullout in kitchen
- Sink liner in the sink cabinet
- 26" deep upper cabinet and gable at the fridge
- Soft close drawers (full extension) and soft close doors in the kitchen
- Laundry base cabinet with laminate countertop is included in the laundry room