



Exclusive Features

EFFECTIVE NOVEMBER 10, 2024

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

Structural Upgrades

- 7'10" basement foundation height pour
- 9'0" main floor ceiling
- Above grade party wall between the units will consist of two 2"x4" stud walls (insulated with batt insulation), 2 layers of 5/8" Type "X" drywall will be installed on each 2"x4" stud wall with 1" air space between the two stud walls. There will be 4 layers of 5/8" Type "X" drywall in total.
- Wood "I" floor joists with 3/4" premium engineered OSB subfloor (glued and screwed)
- Fully covered pressure treated wood rear deck (size as per plan). Includes Probilt aluminum railing with tempered glass panels. A 6' tall privacy panel with acid etched glass will be installed on units where a rear covered deck is not directly adjacent to another rear covered deck. The 6' tall privacy panel will be installed on the side of the rear covered deck adjacent to the property line. If rear deck stairs are required by code the rear deck stairs will have Probilt aluminum railing with aluminum spindles.
- Certainteed Landmark shingles

Window, Exterior Door and Garage Door Upgrades

- Triple glazed coloured vinyl windows are included. Black 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 colour finish on the outside and white finish on the inside.
- Smooth 2 panel paintable fibreglass front door (no glass in the door) except for Unit Type A which will have smooth paintable fibreglass front door with 3/4" clear glass. Front door hardware will be San Clemente gripset in black finish.
- Exterior 2nd entrance door with half glass (clear glass, no grills) will be included at the side of the home on end units (Type B & C only) located as per plan. Door includes lever handle and deadbolt in black finish
- Garex "Tilly" garage doors with glass detailing as per plan.
- Liftmaster #87504-267 Ultra Quiet belt drive automatic garage door opener and 2 remotes (in total), one exterior numeric keypad and one wall control

Plumbing and HVAC Upgrades

- Plumbing fixture package featuring Riobel faucets in the kitchen and all baths. See Schedule "B-3"
- 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
- Water lines, drain and freestanding plastic laundry tub (on legs) is not included in any units.
- Floor drain is included in the 2nd floor laundry. No "Kerdie" waterproof membrane is included in the laundry room.
- Drain in the basement for future bar sink (location predetermined by the builder) is included for end units of unit type B & C only where there is an exterior side door to the basement. No water lines are included
- Water line for fridge
- Carrier high efficiency furnace (96%) with ECM motor
- Ecobee Programmable Thermostat
- Navien 240S tankless water heater (rental unit)
- Energy Recovery Ventilator (ERV)
- Flow through humidifier on the furnace
- Central Air Conditioning – Carrier 14 Seer
- Fully active radon mitigation system installed with fan to exterior. Includes PVC collector and exhaust piping with radon suction fan and exhaust to exterior

Electrical & Lighting Upgrades

- 100 amp electrical service
- 4" conduit in the garage for future electric vehicle wiring is not included but available at extra cost
- Interior and exterior pot light package. See Schedule "B-9"
- Pre-wire only for future LED undercabinet lighting in the kitchen
- 30" wide stainless steel chimney style hood fan is included in the kitchen (supplied and installed by the builder) w/ 6" venting – See Schedule "B-10"
- Pre-wire for ceiling fan in all bedrooms with combo dimmer switch
- Allowance for interior light fixtures - \$1695.00 incl HST
- Central vacuum rough-in is not included

Insulation and Drywall Upgrades

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

Stairs, and Railing Upgrades

- Utility grade stairs to the basement are included in Unit Type B, C & D. Stairwell to the basement in Unit Type A only will be fully finished including carpeting on the stairs (from builders' standard samples).
- Red oak waterfall edge detail on the open stringer side of finished stairs is included. See Schedule "B-4"
- A700 oak railing, contempora series square top oak spindles, BNC 87 series oak newel posts (3 1/2") with chamfered top (no cap and no collar). See Schedule "B-4"

Interior Door & Door Hardware Upgrades

- 6'8" tall (hollow core) interior doors are standard. Interior doors will be a choice of Lincoln Park (1 panel) or Logan (2 panel) profile. See Schedule "B-5"
- Man door from the garage to the home will be a smooth fibreglass flat slab door (6'8" 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-6"
- Straight bevel trim package trim – 2 3/4" casing (2189a) with 4 3/4" baseboard (2190a) in MDF material. See Schedule "B-7"

Flooring and Wall Tile Upgrades

- Aristocrat Estate Collection 3/4" thick white oak engineered hardwood flooring (6" width - from builders' standard samples) in the main floor hall (as per plan), den (Type A only), great room, dinette, kitchen (incl walk-in pantry, if applicable). See Schedule "B-8"
- 12"x24" floor tile in the foyer (as per plan), 2pce bath, main bath, ensuite and laundry (from builders' standard samples). See Schedule "B-8"
- Tile backsplash is not included in the kitchen but is available at extra cost

Kitchen, Bath and Laundry Upgrades

- Luxurious cabinetry supplied and installed by Artcraft Kitchens. Wide variety of oak, maple, low pressure (LP) laminate doors and 1pce MDF shaker and flat panel door profiles (in 3 paint colour options) to choose from
- Laminate countertops are standard in the 2pce bath, kitchen, main bath and ensuite
- 37" 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
- Sink liner in bottom of the kitchen sink cabinet
- 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 (as per Builder selection) with precast concrete step(s) to the front porch
- Precast concrete slabs will be installed from the driveway to the exterior 2nd entrance door at the side of end units (Type B & C only)
- Landscape Package at the front of the home (as per Builder selection)
- Minimum 1-8' length (6' high) pressure treated wood privacy fence between units will be included at the rear of interior units only, at the grade level. No privacy fence is included between an end unit and the end unit of an adjacent block at the grade level
- House number is included (to be supplied and installed by the builder). It will be predetermined by the builder and cannot be changed by the buyers
- No rear fencing is included
- Exterior finish combining brick on the first floor at the front, sides and back of the units with vinyl siding on the 2nd floor at the front, sides and back of the units. 2 exterior material colour packages will be offered, locations of the exterior colour packages will be predetermined by the builder and cannot be changed by the buyers

Basement Finish

- No basement finish is included

Holmes Approved Homes – 3 stage inspections

- Inspections completed at 3 stages of construction - Certificate will be provided to homeowners on closing