



WILLOW RIDGE
AT SAFFRON MEADOWS

Exclusive Features

EFFECTIVE NOVEMBER 23, 2023

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

- Higher 8'4" basement foundation height pour
- 9'0" main floor ceiling
- 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)
- Wood "I" floor joists with ¾" premium engineered OSB subfloor
- Fully covered rear deck (size as per plan) with TREX composite floorboards. Includes Probilt aluminum railing with tempered glass panels at rear covered deck. 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.
- Smooth paintable fibreglass front door (8' tall) with multi point locking system and black door hardware.
- Richard Wilcox Premium Contemporary garage doors with glass detailing as per rendering.
- Liftmaster Whisper #8550w belt drive automatic garage door opener and 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-3"
- Ceramic tile shower enclosure in the ensuite is included in Unit Type A, C & D only with frameless glass, Riobel pressure balancing shower valve and trim (chrome) with chrome slide bar. Includes "Kerdie" waterproof membrane. No pot light is included.
- Laundry base cabinet with stainless steel drop-in sink and chrome faucet is included in the main floor laundry of Type D only. Water lines, drain and freestanding plastic laundry tub (on legs) is not included in any units.
- Floor drain is included where the laundry room is located on the 2nd floor only. Tile baseboard is included in 2nd floor laundry only. No "Kerdie" waterproof membrane is included in the laundry room.
- Water line for fridge
- Ecobee Programmable Thermostat
- Navien 240S tankless water heater (rental unit)
- Energy Recovery Ventilator (ERV)
- Flow through humidifier on the furnace
- Central Air Conditioning – Carrier 13 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

- 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"
- Allowance for interior lights - \$2825.00 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 Type B units. Stairwell to the basement in Type A, C & D will be fully finished including carpeting on the stairs (from builders' standard samples).
- 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 ½") with chamfered top (no cap and no collar). See Schedule "B-5"

Interior Door & Door Hardware Upgrades

- 8' tall (solid core) interior doors on the main floor. 6'8" tall (solid core) interior doors on the 2nd floor. Interior doors will be a choice of 1 panel or 2 panel true shaker profile. 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

- Aristocrat Estate Collection ¾" thick engineered hardwood flooring (6" width - from builders' standard samples) in the foyer (Type C & D units only), living room, dining room, kitchen, 2nd floor hall and 2nd floor loft (where a loft is included as standard on the plans) only.
- 12"x24" porcelain floor tile in the front entry, main bath, ensuite and laundry (from builders' standard samples)
- Tile backsplash in the kitchen is available at extra cost

Kitchen, Bath and Laundry Upgrades

- Luxurious cabinetry supplied and installed by Artcraft Kitchens. Wide variety of low pressure (LP) laminate doors and 1pce MDF shaker and flat panel door profiles (in 3 paint colour options) to choose from
- Granite countertop (Level 3 granite) or Hanstone and Silestone quartz (from builders' standard samples) in the kitchen (incl island). Laminate countertops are standard in the 2pce bath, ensuite, main bath and laundry room (Unit Type D only)
- 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
- Laundry base cabinet with laminate countertop in Unit Type D only

Exterior Finish, Landscaping and Driveway Upgrades

- Fully Sodded lot
- Interlocking brick driveway and front walkway (as per Builder selection)
- 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
- Pressure treated wood fence will be included at the rear of the townhome lots. The profile of the fence will be pre-determined by the builder and cannot be changed by the buyers
- Premium exterior finish combining brick on the first floor at the front, sides and back of the units with stucco on the 2nd floor at the front, sides and back of the units. 3 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

Other Upgrades

- **Holmes Approved Homes** - Inspections completed at 3 stages of construction - Certificate provided to homeowners on closing