



Exclusive Features

EFFECTIVE July 6, 2026

The following exclusive features are included in the Forest Park freehold bungalow townhomes only and supersede any specifications mentioned in "Schedule B", the schedule of Standard Features:

Structural Upgrades

- 9' main floor ceiling
- 8'6" basement foundation height pour
- Above grade party walls between the units will consist of a layer of 1/2" drywall on the interior side of a 2"x4" stud wall (insulated with batt insulation), followed by a 3/4" air space, two layers of 1" thick shaftliner, another 3/4" air space and a second 2"x4" stud wall (insulated with batt insulation), finished with a layer of 1/2" drywall on the interior side.
- Fire separation walls will consist of 8" poured concrete extending to the ceiling, with 2"x4" framed walls (insulated with batt insulation) on both sides. The fire separation will continue through the attic using concrete block construction and will extend through the roof (where required by the building code).
- Wood "I" floor joists with 3/4" premium engineered OSB subfloor
- Covered front porch
- 2"x6" exterior walls featuring R22 batt insulation
- A 6' tall privacy panel with obscure glass will be installed on the rear covered deck where indicated on the applicable plans.
- Certainteed Landmark shingles with 1/2" plywood roof sheathing



Fully covered rear deck with Trex composite floorboards (deck size as per plan), aluminum railing and tempered clear glass panels. Stairs to grade will be included (number of risers will depend on grade) and will have aluminum railing with aluminum spindles.

Window, Exterior Door and Garage Door Upgrades

- Window colours will be as per the exterior colour package. Triple-glazed vinyl windows are included. Above-grade windows will have a coloured exterior vinyl finish with a white interior. Poured in place basement windows will have a grey or black exterior finish (as per the exterior colour package) and a white interior.
- Factory finished stained fiberglass front door – 6'8" tall with transom above and gripset hardware.
- Richard-Wilcox "Briarcrest" garage door(s) with glass detailing as per plan.
- Liftmaster 87504-267W belt drive top mount automatic garage door opener with 2 remotes (in total), one exterior numeric keypad and one wall control.

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.
- Wrought iron fence (5' high) will be included at the rear of units 1-6. Pressure treated wood fence (6' high) will be included at the rear of all other townhome lots. The profile of the fences will be pre-determined by the builder and cannot be changed by the buyers.
- Premium exterior finish combining stone, James Hardie siding, and metal standing seam accents. 4 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.

Plumbing and HVAC Upgrades

- Wirsbo recirc return line to be run to all bathrooms, laundry and kitchen to reduce the amount of time required for hot water.
- Upgraded plumbing fixture package featuring Riobel premium plumbing fixtures.
- 1-PC skirted white toilets (comfort height, elongated bowl, soft close seat) in all bathrooms.
- 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.
- Freestanding tub with deck mounted faucet in the ensuite is included in Unit type B & C only (as per plan).
- 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



5' 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. 1 pot light is included.

Plumbing and HVAC Upgrades (Cont'd)

- 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.
- A poly tub is included in the unfinished basement of all units.

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

- 200 amp service
- Interior and exterior pot light package.
- Pre-wire only for future LED undercabinet lighting in the kitchen
- 30” wide stainless steel chimney style hood fan in the kitchen (supplied and installed by the builder) with 6” venting.
- Allowance for interior light fixtures - \$1695.00 incl HST
- Pre-wire for ceiling fan in all bedrooms with combo dimmer switch
- One dedicated outlet will be included in the walk-in pantry for a microwave (location of the outlet to be confirmed at the electrical walk-through).
- Central vac rough-in is not included.
- A plastic conduit will be run from the garage to the unfinished area in the basement to accommodate future wiring for an electric vehicle charger.

Stairs & Railing Upgrades

- Carpet grade stairs are included with A700 oak railing, BNC 87 series oak newel posts (3 ½”) with chamfered top (no collar).



Metal spindles (Prince Series square plain metal spindles – finish from builders standard samples)

Interior Door & Door Hardware Upgrades

- 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 with choice of square or round back plate in black or satin nickel finish.
- Straight bevel trim package trim – 2 ¾” casing (2189a) with 4 ¾” baseboard (2190a) in MDF material.



Main floor interior doors will be 8’0” tall solid core in choice of 1 panel or 2 panel shaker profile.

Flooring and Wall Tile Upgrades

- 3/4” thick x 6” wide Heritage oak engineered hardwood flooring (from builders’ standard samples) in the main floor hall, dining room, kitchen, walk-in pantry, and great room.
- 12”x24” floor tile in the foyer, 3pc bath, laundry, ensuite (and walk-in closet in unit type B & C only). 12”x24” wall tile is included in the ensuite tiled shower and above the acrylic tub in the main bath (from builders standard samples).
- 12”X20” ceramic tile niche is included in the ensuite tiled shower (from builders standard samples).
- 12”X12” ceramic tile niche is included in the main bath (from builders standard samples).
- Tile backsplash in the kitchen is included to the underside of the upper cabinets and to the ceiling around the chimney hood (from builders standard samples).

Kitchen, Bath and Laundry Upgrades

- Luxurious cabinetry supplied and installed by Artcraft Kitchens.
- Crown moulding and valence trim in the kitchen.
- 1 bank of 4 drawers in the island and 1 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.
- Water protection sink liner in bottom of the kitchen sink cabinet is included.
- Laundry in Type B units only include a base cabinet with a drop-in sink and laminate countertop.



Solid surface countertop in the kitchen and all above grade bathrooms (Hanstone or Silestone quartz from builders standard samples).

45” tall upper cabinets with crown moulding to the ceiling in the kitchen.

Basement Finish

- Basement is unfinished. Finishing options are available at extra cost.
- Basement exterior perimeter foundation walls will be strapped with 2”x4” framing, R12 batt insulation and vapour barrier (no drywall). The basement party wall will be strapped with 2”x4” framing, R12 batt insulation and Tyvek in lieu of a vapour barrier (no drywall). No interior non-load-bearing walls will be framed.
- Oversized window (60”x48”) is included in the basement rec room of all units (as per plan).



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



The Rinaldi Difference

Look for this symbol throughout to discover the thoughtful details that set the Signature Collection apart.