



Simply perfect

THE MATTAMY WAY
QUALITY DETAILS YOU'LL LOVE
\$10,000 DESIGN STUDIO CREDIT

At Upper Joshua Creek, our higher standards are anything but standard. Your new home will offer premium quality finished to simplify your life.

- FREE Assignment Fee* (\$5000 Value)
\$500 Admin + \$500 Legal Fee Applicable
- Approximately 9' High Ceilings on Ground & Second Floors & Approximately 8' High Ceilings on the Third Floor (Rear Lane Townhomes)
- Oak Stairs with Choice of Stained or Natural Finish
- SPC Flooring (Stone Plastic Composite) Throughout Excluding Secondary Bedrooms & SPC Tiled Areas
- Quartz Countertops in Kitchen & Primary Ensuite
- Geothermal HVAC Equipment Included
- Water Heater Ownership
- Smart Thermostat
- Free Rogers Xfinity Internet for 1 year
- ENERGY STAR® Certified

Townhomes

Features are as per plan and as per schedule A. In the event of any discrepancies on this incentive sheet, the terms listed on Schedule A shall take precedence. Subject to change without notice. Images are for marketing purposes only and may not reflect included features and finishes. * Free Assignment Fee. \$500 + HST Administration & \$500 + HST Legal Fees are applicable. For details on fees and conditions please visit our Sales Centre. Limited time offer, subject to cancellation at any time by Mattamy Homes. E.&O.E. January 28, 2026



UPPER JOSHUA CREEK



**UPPER JOSHUA CREEK PHASE 6C
FREEHOLD REAR LANE TOWNHOMES**

Model	Sq.ft.	Plan	Elevation	Base Price	Proposed Government Rebate for First Time Home Buyers
The Bowen (ZRLA)	1,769	4 Bedroom	B	\$927,990	\$85,521
			D	\$944,990	\$87,477
			E	\$951,990	\$88,282
			F	\$958,990	\$89,087
The Eastwood (ZRLB)	2,037	4 Bedroom	B	\$967,990	\$90,123
			D	\$984,990	\$92,078
			E	\$991,990	\$92,884
			F	\$998,990	\$93,689
The Renwick End (ZRLC)	2,151	5 Bedroom	B	\$1,009,990	\$94,955
			D	\$1,026,990	\$96,910
			E	\$1,033,990	\$97,716
			F	\$1,040,990	\$98,521
The Upton Corner (ZRLD)	2,177	4 Bedroom	B	\$1,018,990	\$95,990
			D	\$1,035,990	\$97,946
			E	\$1,042,990	\$98,751
			F	\$1,049,990	\$99,556

NO DEVELOPMENT CHARGES FOR CLOSINGS UP TO MAY 31, 2026.

First Time Home Buyers who are eligible may apply for the proposed GST/HST rebate directly with the Canada Revenue Agency once legislation is enacted. If you are a First Time Home Buyer, inquire with your Sales Consultant for more details.

Additional Deposits Required For Premium Lots:
For lots with Premiums \$30,000 and over: 25% is due in 30 days and 25% is due in 90 days

Deposits
\$30,000 with Offer
\$20,000 in 60 Days
\$20,000 in 120 Days
\$20,000 in 180 Days

Bank Draft and/or Credit Card Payment
Required for First Deposit

Deposits cheques payable to:
Mattamy (Joshua Creek) Limited

Prices include applicable taxes. All architect's choice options must be ordered at time of sale and will not be available at design centre. Some lots subject to premiums. Premiums subject to change at any time. Prices and features subject to change without notice. All measurements are approximate. Note: actual usable floor space may vary from the stated floor area. The referenced federal and Ontario first time home buyer GST/HST rebate measures are proposed and not yet in effect. The availability of the rebate depends on enactment of the necessary legislation by the Government of Canada and/or the Government of Ontario (including receiving Royal Assent). Mattamy Homes has no control over whether these measures are enacted. The availability, eligibility criteria, rebate amounts, application forms, and timing will be determined by legislation and by administrative guidance issued by the applicable authorities. Mattamy Homes does not control whether, when, or in what form any such measures take effect. Application procedures (including any assignment of rebates, if permitted by law) and processing times are set by the applicable authorities, not by Mattamy Homes. Any price or incentive that references or assumes a GST/HST rebate (including any "net of rebate" pricing) is conditional on the applicable legislation being enacted as anticipated and on the purchaser's eligibility. If the legislation is not enacted, is enacted with different terms or timing, or the purchaser is ineligible, any assumed rebate will not apply, and the purchaser may be responsible for the full purchase price without the benefit of any such rebate. This material is provided for general information only, does not consider your specific circumstances, and does not constitute tax or legal advice. Purchasers should consult their own tax and legal advisors. References to an Ontario rebate relate to the provincial component of HST for homes in Ontario only. Other provinces and territories may have different rules. Information is current as of November 20, 2025, and is subject to change without notice. E.&O.E. January 24, 2026.



UPPER JOSHUA CREEK



UPPER JOSHUA CREEK PHASE 6C

FREEHOLD 2-STOREY TOWNHOMES (90')

Model	Sq. ft.	Plan	Elevation	Base Price	Proposed Government Rebate for First Time Home Buyers
The Laurel (KTHC)	1,717 <i>(Incl. 18sf Open to Below)</i>	4 Bedroom	Traditional	\$1,058,990	\$100,592
			English Manor	\$1,063,990	\$101,167
			French Chateau	\$1,068,990	\$101,742
The Mint (KTHD)	1,897	4 Bedroom	Traditional	\$1,093,990	\$104,618
			English Manor	\$1,098,990	\$105,194
			French Chateau	\$1,103,990	\$105,769
The Mint End (KTHE)	1,938	4 Bedroom	Traditional	\$1,140,990	\$97,949
			English Manor	\$1,145,990	\$96,799
			French Chateau	\$1,150,990	\$95,648
The Sage Corner (KTHF)	2,218 <i>(Incl. 18sf Open to Below)</i>	4 Bedroom	Traditional	\$1,201,990	\$83,914
			English Manor	\$1,206,990	\$82,763
			French Chateau	\$1,211,990	\$81,613
The Shamrock (KTHG)	2,269 <i>(Incl. 11sf Open to Below)</i>	4 Bedroom	Traditional	\$1,168,990	\$91,507
			English Manor	\$1,173,990	\$90,356
			French Chateau	\$1,178,990	\$89,206
The Shamrock End (KTHH)	2,316 <i>(Incl. 11sf Open to Below)</i>	4 Bedroom	Traditional	\$1,217,990	\$80,232
			English Manor	\$1,222,990	\$79,082
			French Chateau	\$1,227,990	\$77,932

First Time Home Buyers who are eligible may apply for the proposed GST/HST rebate directly with the Canada Revenue Agency once legislation is enacted. If you are a First Time Home Buyer, inquire with your Sales Consultant for more details.

Additional Deposits Required For Premium Lots:

For lots with Premiums \$30,000 and over: 25% is due in 30 days and 25% is due in 90 days

Deposits

\$30,000 with Offer \$20,000 in 60 Days

\$20,000 in 120 Days \$20,000 in 180

Days

Bank Draft and/or Credit Card Payment

Required for First Deposit

Deposits cheques payable to:

Mattamy (Joshua Creek) Limited

Prices include applicable taxes. All architect's choice options must be ordered at time of sale and will not be available at design centre. Some lots subject to premiums. Premiums subject to change at any time. Prices and features subject to change without notice. All measurements are approximate. Note: actual usable floor space may vary from the stated floor area. The referenced federal and Ontario first time home buyer GST/HST rebate measures are proposed and not yet in effect. The availability of the rebate depends on enactment of the necessary legislation by the Government of Canada and/or the Government of Ontario (including receiving Royal Assent). Mattamy Homes has no control over whether these measures are enacted. The availability, eligibility criteria, rebate amounts, application forms, and timing will be determined by legislation and by administrative guidance issued by the applicable authorities. Mattamy Homes does not control whether, when, or in what form any such measures take effect. Application procedures (including any assignment of rebates, if permitted by law) and processing times are set by the applicable authorities, not by Mattamy Homes. Any price or incentive that references or assumes a GST/HST rebate (including any "net of rebate" pricing) is conditional on the applicable legislation being enacted as anticipated and on the purchaser's eligibility. If the legislation is not enacted, is enacted with different terms or timing, or the purchaser is ineligible, any assumed rebate will not apply, and the purchaser may be responsible for the full purchase price without the benefit of any such rebate. This material is provided for general information only, does not consider your specific circumstances, and does not constitute tax or legal advice. Purchasers should consult their own tax and legal advisors. References to an Ontario rebate relate to the provincial component of HST for homes in Ontario only. Other provinces and territories may have different rules. Information is current as of November 20, 2025, and is subject to change without notice. E.&O.E. January 27, 2026.



UPPER JOSHUA CREEK



Schedule A (Home Features)
Upper Joshua Creek Phase 6C - Oakville – Rear Lane Towns

The Vendor shall make commercially reasonable efforts to include the following Home Features but at all times subject to the provisions set out in the Agreement of Purchase and Sale to which this schedule is attached (including, without limitation, Section 9 of Schedule "1" therein) and the provisions set out in this Schedule A.

EXTERIOR

1. MATTAMY builds new communities inspired by the sense of neighbourhood. House sitings and exterior colours will be architecturally coordinated in accordance with applicable zoning and architectural control guidelines.
2. Elevations include clay brick and maintenance free vinyl or fibre cement siding, veneer stone, fibre cement rainscreen and EIFS stucco system with Architectural features in other materials, as per elevation.
3. Entry-resistant framing on all perimeter doors (excluding patio doors).
4. Aluminum maintenance-free soffit, downspouts, fascia and eaves-trough.
5. Architectural styled laminate fibreglass shingles with a 30-year manufacturer's limited lifetime warranty.
6. Steel clad insulated entry and exterior door(s) with weather-stripping and deadbolt lock (excluding patio doors and door from garage to exterior if applicable).
7. All vinyl casement windows or simulated single-hung casement windows, or fixed windows throughout, excluding basement. Basement windows to be all-vinyl sliders. All windows as per the Vendor's specifications and caulked on exterior.
8. Sliding patio door or garden door(s), as per plan. High efficiency windows, excluding basement windows and entry door glazing.
9. Glazed panel in front entry door or side light(s) as per elevation.
10. All opening windows and sliding patio doors are complete with screens.
11. Steel insulated door from house to garage, if grade permits, with safety door closer, as per plan.
12. Moulded steel panel insulated sectional roll-up garage doors equipped with heavy duty springs and long-life, rust-resistant door hardware, as per elevation.
13. Entire lot sodded except paved areas (common side yard 6' or less may be finished with granular material).
14. Pre-cast concrete slab walkway to front door entry, pre-cast step(s) at front and/or rear door as required in the discretion of the Vendor.
15. Two exterior water taps, one in front and one at rear of home (or garage).
16. Two exterior weatherproof electrical outlets with ground fault interrupter, one at front and one at rear of home. Brushed nickel front door lockset, individual house number, front coach lights at all exterior home entrances, as per elevation.
17. Two-coat asphalt driveway.

KITCHEN

1. Purchaser's choice of cabinets and quartz countertops from the Vendor's standard selections.
2. Colour co-ordinated kick plates to complement kitchen cabinets.
3. Stainless steel undermount double compartment kitchen sink complete with shut off valves. Includes single lever pull down faucet, from the Vendor's standard selections.
4. Stainless Steel exhaust fan with 6" duct vented to exterior.
5. Heavy duty receptacle for stove and dedicated electrical receptacle for refrigerator.
6. Split receptacle(s) at counter level for future small appliances.
7. Dishwasher space provided in kitchen cabinets with rough-in wiring and drains. Wire will not be connected to electrical panel and no cabinet supplied.

BATHS

1. Purchaser's choice of cabinets and quartz countertops from the Vendors' standard selection in primary bathroom.
2. Purchaser's choice of cabinets and laminate countertops from the Vendors' standard selection in all bathrooms (excluding primary bathroom and powder).
3. Colour co-ordinated kick-plate to complement vanity cabinets.
4. Water resistant board to approximately 60" high on separate shower stall walls.
5. Energy efficient water saver shower head and toilet tank.
6. White acrylic shower base, SPC (Stone Plastic Composite) wall system (where required) and curtain rod in primary ensuite as per plan with aluminum channel as required, all from the Vendors' standard selection.
7. Decorative lighting and beveled mirrors in all bathrooms and powder room.
8. White bathroom fixtures from the Vendors' standard selection including efficient 4.8L elongated toilet.
9. White acrylic bathtubs in all bathrooms, as per plan.
10. Exhaust fans vented to exterior in all bathroom(s) and powder room.
11. Privacy locks on all bathroom and powder room doors.
12. Chrome finish washer-less faucet with pop-up drain and water saving aerator in all bathroom and powder room sinks.
13. Pedestal sink in powder room, as per plan.
14. SPC (Stone Plastic Composite) tile walls from the Vendors' standard selections, up to the ceiling for tub/shower enclosure(s).
15. Bathroom and powder room accessories to include faucet finish matching towel bar and toilet tissue holder, from the Vendors' standard selection.
16. Pressure balance valves to all shower stalls and tub/showers.
17. Shut off valves for all bathroom and powder room sinks.

INTERIOR TRIM

1. Stairs with oak treads, oak veneer risers and stringers with choice of stained or natural finish from the Vendor's standard colour selections. Applies to stairs from ground to second floor, second to third floor and from ground to sunken landings as per plan. Excludes stairs to basement.
2. Colonial moulded panel interior passage doors throughout finished areas (Purchaser's choice from the Vendor's standard selections of one style throughout), excluding sliding closet doors, if applicable.
3. Colonial 3 7/8" baseboard throughout with 3/8" profiled door stop trim in all tiled areas.
4. Colonial 2 1/4" trim casing on all swing doors and flat archways up to approx. 12" deep and windows throughout all finished areas, foyer and linen closets, where applicable as per plan (excluding bedroom closets with sliding doors and arches in bedrooms and bathrooms).
5. All drywall applied with screws using a minimal number of nails.
6. Lever handles and hinges (unpainted) finished in satin nickel on all interior doors in finished areas.
7. Wire shelving in all bedroom closets.

LAUNDRY

1. Laundry tub with chrome finish dual knob faucet installed with shut off valve in finished laundry room, unfinished basement or unfinished storage / utility room, as per plan.
2. Heavy duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.

ELECTRICAL

1. Decora style switches and receptacles throughout finished areas.
2. 100 Amp service with circuit breaker type panel.
3. All wiring in accordance with [Ontario hydro] standards.
4. One electrical outlet under electrical panel if located in unfinished area.
5. Electrical outlet(s) in all bathroom(s) and powder room include ground fault interrupter.
6. One electrical outlet in garage for each parking space. One ceiling outlet in garage for each garage door for future garage door opener.
7. Seasonal duplex receptacle located under front porch soffit with interior switch near front door or in main hall closet.
8. Ceiling mounted light fixture(s) in kitchen/breakfast area, den, halls, finished laundry room, family room / great room, dining room and all bedrooms where applicable, as per plan. (Rooms having sloped or ceiling heights over 10' that span the entire room are to have switch-controlled receptacle).
9. Deeper electrical boxes for future smart switches (smart switches not included)
10. Smoke detector with visual signaling component installed as per Ontario Building Code.
11. Carbon monoxide detector on all floors where a finished bedroom is located.
12. Electronic door chime at front door.
13. Builder to provide (1) finished Cat6 data line to great room to accommodate cable, telephone and internet connections.

PAINTING

1. Washable low VOC latex paint on interior walls throughout finished areas. (one colour throughout, from the Vendor's standard selections).
2. Interior trim and doors to be painted white.
3. Smooth finish ceiling on second floor. Sprayed stipple ceilings with approximate 4" smooth borders on ground and third floor excluding bathrooms and finished laundry room, where applicable.

FLOORING

1. Choice of SPC (stone plastic composite) 12"x24" floor tile in primary ensuite, laundry and bathrooms, including powder, where applicable, as per plan from the Vendors' standard package selection.
2. 35oz broadloom in all bedrooms, excluding primary, with 4 lb chip foam under-pad from the Vendor's package standard selection.
3. SPC (stone plastic composite) flooring approx. 5.83" wide flooring in choice of colour from the Vendors' standard package selection throughout non SPC tile or carpet areas on ground, second and third floor, as per plan.
4. Tongue and groove, oriented strand board subflooring throughout, screwed and glued on engineered floor joist system.

ADDITIONAL FEATURES

1. Approximately 9' high ceilings on ground, approximately 9' high ceilings second floor and approximately 8' high ceilings on third floor, except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered. Taller upper kitchen cabinets, transom over exterior entry swing doors. Approx. 8' high interior arches and interior doors. Vanity mirrors and taller windows will be installed and increased, where applicable. Interior faux transoms may be installed where it is not possible to increase specified doors.
2. 2"x 6" exterior wall construction
3. Surveyors report provided electronically with closing documents at no additional cost.
4. Garage floor and driveway sloped for drainage.
5. Concrete garage floor where applicable with re-enforced grade beams.
6. Garage drywalled and primed.
7. Poured concrete basement walls with drainage membrane and weeping tile.
8. Poured concrete front porch as per plan.
9. 2 piece rough in included in basement.
10. Ducts professionally cleaned.

ENERGY STAR

1. High efficiency windows with insulated spacers. Windows installed with expandable foam at perimeter and caulked on the exterior. (excluding basement windows).
2. Spray foam insulation in garage ceiling below livable space in addition to cantilevered areas with living space above. (R31).
3. All ductwork to be sealed with foil tape or mastic sealant.
4. Ceilings insulated to a minimum of R60 below attic space.
5. EnergyStar qualified electric water heater is included, as located in unfinished basement.
6. Energy Star certified Smart Thermostat.
7. LED lighting in all standard light fixtures.
8. Geothermal energy utilized for all homes.
9. Ground Source Heat Pump for heating and cooling.
10. Heat recovery ventilation (HRV) interlocked with HVAC system.
11. Independent third-party inspection and air tightness test.

Additional Provisions and Notices

Purchaser shall have the right to select floor coverings, cabinets and countertops, bathroom fixtures and purchase upgrades from the Vendor's samples subject to their timely availability from the Vendor's normal supplier and provided that the same have not already been ordered for this house. Variations from the Vendor's samples may occur in bricks, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process. The Purchaser is notified that the laundry room may be lowered to accommodate side yard drainage, in extraordinary cases, door(s) from laundry room will be eliminated at Vendor's discretion. Steps where applicable, may vary at any exterior or interior entranceway due to grading variance. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and improve the elevations of the house exposed to the street. The Purchaser accepts these changes as necessary. When the Purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The floor plan shall be that plan illustrated in the Vendor's latest sales display for the model type purchased. The Purchaser acknowledges that the Vendor's model homes have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. All electrical services included in the basic model type are illustrated on architectural plans available at the Vendor's sales office. Most additional features on display in the model homes are available as extras. Front elevations are modified where alternate floor plans selected. The Purchaser is hereby notified due to siting, grading, and paving conditions, roof lines may vary due to structural roof framing conditions and may not be exactly as shown. Due to conditions, risers may be necessary at the front entry. Purchaser is notified that all lots have Architectural Control applied to them and that exterior architectural features may be added or altered at the Vendor's discretion to comply with Architectural Control Guidelines. Mattamy reserves the right to use visual representations of your home, taken both during construction and after occupancy, for the purposes of Public Relations and Advertising, and I/we hereby consent to the same. Specifications and Terms subject to change, E. & O.E., November 7, 2025.



Schedule A (Home Features)
Upper Joshua Creek Phase 6C - Oakville – Townhouse

The Vendor shall make commercially reasonable efforts to include the following Home Features but at all times subject to the provisions set out in the Agreement of Purchase and Sale to which this schedule is attached (including, without limitation, Section 9 of Schedule "1" therein) and the provisions set out in this Schedule A.

EXTERIOR

1. MATTAMY builds new communities inspired by the sense of neighbourhood. House sitings and exterior colours will be architecturally coordinated in accordance with applicable zoning and architectural control guidelines. Elevations include clay brick and maintenance free vinyl or fibre cement siding, veneer stone, fibre cement rainscreen and EIFS stucco system with Architectural features in other materials, as per elevation. Entry-resistant framing on all perimeter doors (excluding patio doors). Aluminum maintenance-free soffit, downspouts, fascia and eaves- trough.
2. Architectural styled laminate fibreglass shingles with a 30-year manufacturer's limited lifetime warranty. Steel clad insulated entry and exterior door(s) with weather- stripping and deadbolt lock (excluding patio doors and door from garage to exterior if applicable). All vinyl casement windows or simulated single-hung casement windows, or fixed windows throughout, excluding basement. Basement windows to be all-vinyl sliders and having dimensions of 30" x 24" unless the Vendor, at its discretion, determines alternative dimensions are required based on various potential contributing factors, including, without limitation, the subject grading or other lot specific conditions (i.e. location of stoop, walk out, look out, etc.). All windows as per the Vendor's specifications and caulked on exterior. Sliding patio door or garden door(s), as per plan. High efficiency windows, excluding basement windows and entry door glazing. Glazed panel in front entry door or side light(s) as per elevation.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
10. All opening windows and sliding patio doors are complete with screens.
11. Steel insulated door from house to garage, if grade permits, with safety door closer and keyless entry hardware, as per plan.
12. Moulded steel panel insulated sectional roll-up garage doors equipped with heavy duty springs and long-life, rust-resistant door hardware, as per elevation.
13. Entire lot sodded except paved areas (common side yard 6' or less may be finished with granular material).
14. Pre-cast concrete slab walkway to front door entry, pre-cast step(s) at front and/or rear door as required in the discretion of the Vendor.
15. Two exterior water taps, one in front (or garage), and one at rear of home.
16. Two exterior weatherproof electrical outlets with ground fault interrupter, one at front and one at rear of home. Brushed nickel front door lockset, individual house number, front coach lights at all exterior home entrances, as per elevation.
17. Two-coat asphalt driveway.

KITCHEN

1. Purchaser's choice of cabinets and quartz countertops from the Vendor's standard selections.
- 2.
3. Colour co-ordinated kick plates to complement kitchen cabinets. Stainless steel undermount double compartment kitchen sink complete with shut off valves. Includes single lever pull down faucet, from the Vendor's standard selections.
4. Stainless Steel exhaust fan with 6" duct vented to exterior.
5. Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
6. Split receptacle(s) at counter level for future small appliances.
7. Dishwasher space provided in kitchen cabinets with rough-in wiring and drains. Wire will not be connected to electrical panel and no cabinet supplied.

BATHS

1. Purchaser's choice of cabinets and quartz countertops from the Vendor's standard selections in all bathrooms, including primary.
2. Colour co-ordinated kick-plate to complement vanity cabinets.
- 3.
4. Water resistant board to approximately 60" high on separate shower stall walls. Energy efficient water saver shower head and toilet tank.

5. Fully tiled shower enclosures with 2"x2" white mosaic tile base, 8"x10" ceramic tiled walls (where required) and framed glass door in primary ensuite as per plan with aluminum channel as required, all from the Vendors' standard selection.
6. Decorative lighting and beveled mirrors in all bathrooms and powder room.
- 7.
8. White bathroom fixtures from the Vendor's standard selections including efficient 4.8L elongated toilet.
9. White acrylic bathtubs in all bathrooms, as per plan. Exhaust fans vented to exterior in all bathroom(s) and powder room.
10. Privacy locks on all bathroom and powder room doors.
11. Chrome finish washer-less faucet with pop-up drain and water saving aerator in all bathroom and powder room sinks.
12. Pedestal sink in powder room, as per plan.
13. 8"x10" ceramic wall tile from the Vendors' standard selections, up to the ceiling for tub/shower enclosure(s) and up to and including ceiling for separate shower stalls in bathrooms.
14. Bathroom and powder room accessories to include faucet finish matching towel bar and toilet tissue holder, from the Vendor's standard selections.
15. Pressure balance valves to all shower stalls and tub/showers.
16. Shut off valves for all bathroom and powder room sinks.

INTERIOR TRIM

1. Stairs with oak treads, oak veneer risers and stringers with choice of stained or natural finish from the Vendor's standard colour selections. Applies to stairs from ground to second floor and from ground to sunken landings as per plan. Excludes stairs to basement.
2. Colonial moulded panel interior passage doors throughout finished areas (Purchaser's choice from the Vendor's standard selections of one style throughout), excluding sliding closet doors, if applicable.
3. Colonial 3 7/8" baseboard throughout with 3/8" profiled door stop trim in all tiled areas.
4. Colonial 2 1/4" trim casing on all swing doors and flat archways up to approx. 12" deep and windows throughout all finished areas, foyer and linen closets, where applicable as per plan (excluding bedroom closets with sliding doors and arches in bedrooms and bathrooms).
5. All drywall applied with screws using a minimal number of nails.
6. Lever handles and hinges (unpainted) finished in satin nickel on all interior doors in finished areas.
7. Wire shelving in all bedroom closets.

LAUNDRY

1. Laundry tub with chrome finish dual knob faucet installed with shut off valve in finished laundry room, unfinished basement or unfinished storage / utility room, as per plan.
2. Heavy duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.

ELECTRICAL

1. Decora style switches and receptacles throughout finished areas.
2. 200 Amp service with circuit breaker type panel.
3. All wiring in accordance with [Ontario hydro] standards.
4. One electrical outlet under electrical panel if located in unfinished area.
5. Electrical outlet(s) in all bathroom(s) and powder room include ground fault interrupter.
6. One electrical outlet in garage for each parking space. One ceiling outlet in garage for each garage door for future garage door opener.

Initials...../.....

7. Electrical box with conduit from garage to basement electrical panel for future electric vehicle charging included. This is rough in only. Wiring to electrical panel, plug and transformer not included.
8. Seasonal duplex receptacle located under front porch soffit with interior switch near front door or in main hall closet.
9. Ceiling mounted light fixture(s) in kitchen/breakfast area, den, halls, finished laundry room, family room / great room, dining room and all bedrooms where applicable, as per plan. (Rooms having sloped or ceiling heights over 10' that span the entire room are to have switch-controlled receptacle).
10. Deeper electrical boxes for future smart switches (smart switches not included)
11. Smoke detector with visual signaling component installed as per Ontario Building Code.
12. Carbon monoxide detector on all floors where a finished bedroom is located.
13. Electronic door chime at front door.
14. Builder to provide (1) finished Cat6 data line to great room to accommodate cable, telephone and internet connections.

PAINTING

1. Washable low VOC latex paint on interior walls throughout finished areas. (one colour throughout, from the Vendor's standard selections).
2. Interior trim and doors to be painted white.
3. Smooth finish ceiling on ground floor. Sprayed stipple ceilings with approximate 4" smooth borders on second floor, excluding bathroom and laundry, where applicable.

FLOORING

1. Stone polymer composite (SPC) flooring in foyer, kitchen, breakfast area, primary bedroom and throughout non-ceramic or SPC vinyl-tiled areas on ground floor and second floor where applicable, as per plan from the Vendor's standard selections.
2. Stone polymer composite (SPC) vinyl tile in powder room and finished laundry room where applicable, as per plan.
3. Choice of ceramic floor tile in ensuite and main bathrooms where applicable, as per plan from the Vendor's standard selections. Carpet in choice of colour from the Vendor's standard selections in non-primary bedrooms. Tongue and groove, oriented strand board subflooring throughout (except basement), screwed and glued on engineered floor joist system.
6. Concrete basement floor with drain.

ADDITIONAL FEATURES

1. Approximately 9' high ceilings on ground floor and approximately 9' high ceilings on second floor, except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered. Taller upper kitchen cabinets, transom over exterior entry swing doors. Approx. 8' high, interior arches and interior doors. Vanity mirrors and taller windows will be installed and increased, where applicable. Interior faux transoms may be installed where it is not possible to increase specified doors.
2. Raised basement ceiling, if grade permits, except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered.
3. 2"x 6" exterior wall construction
4. Surveyors report provided electronically with closing documents at no additional cost.
6. Garage floor and driveway sloped for drainage.
7. Concrete garage floor where applicable with re-enforced grade beams.
8. Garage drywalled and primed.
9. Poured concrete basement walls with drainage membrane and weeping tile. Poured concrete front porch as per plan.
10. 3 piece rough in included in basement.
11. Ducts professionally cleaned.

ENERGY STAR

1. High efficiency windows with insulated spacers. Windows installed with expandable foam at perimeter and caulked on the exterior (excluding basement windows).
2. Spray foam insulation in garage ceiling below livable space in addition to cantilevered areas with living space above. (R31).
3. All ductwork to be sealed with foil tape or mastic sealant.
4. Ceilings insulated to a minimum of R60 below attic space.
5. EnergyStar qualified tankless electric water heater is included (owned), as located in unfinished basement.
6. Energy Star certified smart thermostat, located on Ground Floor.
7. LED lighting in all standard light fixtures.
8. Geothermal energy utilized for all homes.
9. Ground source heat pump interlocked with energy recovery ventilation (ERV).
10. Independent third-party inspection and air tightness test.

Additional Provisions and Notices

Purchaser shall have the right to select floor coverings, cabinets and countertops, bathroom fixtures and purchase upgrades from the Vendor's samples subject to their timely availability from the

Vendor's normal supplier and provided that the same have not already been ordered for this house. Variations from the Vendor's samples may occur in bricks, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process. The Purchaser is notified that the laundry room may be lowered to accommodate side yard drainage, in extraordinary cases, door(s) from laundry room will be eliminated at Vendor's discretion. Steps where applicable, may vary at any exterior or interior entranceway due to grading variance. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and improve the elevations of the house exposed to the street. The Purchaser accepts these changes as necessary. When the Purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The floor plan shall be that plan illustrated in the Vendor's latest sales display for the model type purchased. The Purchaser acknowledges that the Vendor's model homes have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. All electrical services included in the basic model type are illustrated on architectural plans available at the Vendor's sales office. Most additional features on display in the model homes are available as extras. Front elevations are modified where alternate floor plans selected. The Purchaser is hereby notified due to siting, grading, and paving conditions, roof lines may vary due to structural roof framing conditions and may not be exactly as shown. Due to conditions, risers may be necessary at the front entry. Purchaser is notified that all lots have Architectural Control applied to them and that exterior architectural features may be added or altered at the Vendor's discretion to comply with Architectural Control Guidelines. Mattamy reserves the right to use visual representations of your home, taken both during construction and after occupancy, for the purposes of Public Relations and Advertising, and I/we hereby consent to the same. Specifications and Terms subject to change, E. & O.E., January 25, 2026.

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Schedule A (Home Features) Upper Joshua Creek Phase 6C - Oakville – Rear Lane Towns

The Vendor shall make commercially reasonable efforts to include the following Home Features but at all times subject to the provisions set out in the Agreement of Purchase and Sale to which this schedule is attached (including, without limitation, Section 9 of Schedule "1" therein) and the provisions set out in this Schedule A.

EXTERIOR

1. MATTAMY builds new communities inspired by the sense of neighbourhood. House sitings and exterior colours will be architecturally coordinated in accordance with applicable zoning and architectural control guidelines.
2. Elevations include clay brick and maintenance free vinyl or fibre cement siding, veneer stone, fibre cement rainscreen and EIFS stucco system with Architectural features in other materials, as per elevation.
3. Entry-resistant framing on all perimeter doors (excluding patio doors).
4. Aluminum maintenance-free soffit, downspouts, fascia and eaves-trough.
5. Architectural styled laminate fibreglass shingles with a 30-year manufacturer's limited lifetime warranty.
6. Steel clad insulated entry and exterior door(s) with weather-stripping and deadbolt lock (excluding patio doors and door from garage to exterior if applicable).
7. All vinyl casement windows or simulated single-hung casement windows, or fixed windows throughout, excluding basement. Basement windows to be all-vinyl sliders. All windows as per the Vendor's specifications and caulked on exterior.
8. Sliding patio door or garden door(s), as per plan. High efficiency windows, excluding basement windows and entry door glazing.
9. Glazed panel in front entry door or side light(s) as per elevation.
10. All opening windows and sliding patio doors are complete with screens.
11. Steel insulated door from house to garage, if grade permits, with safety door closer, as per plan.
12. Moulded steel panel insulated sectional roll-up garage doors equipped with heavy duty springs and long-life, rust-resistant door hardware, as per elevation.
13. Entire lot sodded except paved areas (common side yard 6' or less may be finished with granular material).
14. Pre-cast concrete slab walkway to front door entry, pre-cast step(s) at front and/or rear door as required in the discretion of the Vendor.
15. Two exterior water taps, one in front and one at rear of home (or garage).
16. Two exterior weatherproof electrical outlets with ground fault interrupter, one at front and one at rear of home. Brushed nickel front door lockset, individual house number, front coach lights at all exterior home entrances, as per elevation.
17. Two-coat asphalt driveway.

KITCHEN

1. Purchaser's choice of cabinets and quartz countertops from the Vendor's standard selections.
2. Colour co-ordinated kick plates to complement kitchen cabinets.
3. Stainless steel undermount double compartment kitchen sink complete with shut off valves. Includes single lever pull down faucet, from the Vendor's standard selections.
4. Stainless Steel exhaust fan with 6" duct vented to exterior.
5. Heavy duty receptacle for stove and dedicated electrical receptacle for refrigerator.
6. Split receptacle(s) at counter level for future small appliances.
7. Dishwasher space provided in kitchen cabinets with rough-in wiring and drains. Wire will not be connected to electrical panel and no cabinet supplied.

BATHS

1. Purchaser's choice of cabinets and quartz countertops from the Vendors' standard selection in primary bathroom.
2. Purchaser's choice of cabinets and laminate countertops from the Vendors' standard selection in all bathrooms (excluding primary bathroom and powder).
3. Colour co-ordinated kick-plate to complement vanity cabinets.
4. Water resistant board to approximately 60" high on separate shower stall walls.
5. Energy efficient water saver shower head and toilet tank.
6. White acrylic shower base, SPC (Stone Plastic Composite) wall system (where required) and curtain rod in primary ensuite as per plan with aluminum channel as required, all from the Vendors' standard selection.
7. Decorative lighting and beveled mirrors in all bathrooms and powder room.
8. White bathroom fixtures from the Vendors' standard selection including efficient 4.8L elongated toilet.
9. White acrylic bathtubs in all bathrooms, as per plan.
10. Exhaust fans vented to exterior in all bathroom(s) and powder room.
11. Privacy locks on all bathroom and powder room doors.
12. Chrome finish washer-less faucet with pop-up drain and water saving aerator in all bathroom and powder room sinks.
13. Pedestal sink in powder room, as per plan.
14. SPC (Stone Plastic Composite) tile walls from the Vendors' standard selections, up to the ceiling for tub/shower enclosure(s).
15. Bathroom and powder room accessories to include faucet finish matching towel bar and toilet tissue holder, from the Vendors' standard selection.
16. Pressure balance valves to all shower stalls and tub/showers.
17. Shut off valves for all bathroom and powder room sinks.

INTERIOR TRIM

1. Stairs with oak treads, oak veneer risers and stringers with choice of stained or natural finish from the Vendor's standard colour selections. Applies to stairs from ground to second floor, second to third floor and from ground to sunken landings as per plan. Excludes stairs to basement.
2. Colonial moulded panel interior passage doors throughout finished areas (Purchaser's choice from the Vendor's standard selections of one style throughout), excluding sliding closet doors, if applicable.
3. Colonial 3 7/8" baseboard throughout with 3/8" profiled door stop trim in all tiled areas.
4. Colonial 2 1/4" trim casing on all swing doors and flat archways up to approx. 12" deep and windows throughout all finished areas, foyer and linen closets, where applicable as per plan (excluding bedroom closets with sliding doors and arches in bedrooms and bathrooms).
5. All drywall applied with screws using a minimal number of nails.
6. Lever handles and hinges (unpainted) finished in satin nickel on all interior doors in finished areas.
7. Wire shelving in all bedroom closets.

LAUNDRY

1. Laundry tub with chrome finish dual knob faucet installed with shut off valve in finished laundry room, unfinished basement or unfinished storage / utility room, as per plan.
2. Heavy duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.

ELECTRICAL

1. Decora style switches and receptacles throughout finished areas.
2. 100 Amp service with circuit breaker type panel.
3. All wiring in accordance with [Ontario hydro] standards.
4. One electrical outlet under electrical panel if located in unfinished area.
5. Electrical outlet(s) in all bathroom(s) and powder room include ground fault interrupter.
6. One electrical outlet in garage for each parking space. One ceiling outlet in garage for each garage door for future garage door opener.
7. Seasonal duplex receptacle located under front porch soffit with interior switch near front door or in main hall closet.
8. Ceiling mounted light fixture(s) in kitchen/breakfast area, den, halls, finished laundry room, family room / great room, dining room and all bedrooms where applicable, as per plan. (Rooms having sloped or ceiling heights over 10' that span the entire room are to have switch-controlled receptacle).
9. Deeper electrical boxes for future smart switches (smart switches not included)
10. Smoke detector with visual signaling component installed as per Ontario Building Code.
11. Carbon monoxide detector on all floors where a finished bedroom is located.
12. Electronic door chime at front door.
13. Builder to provide (1) finished Cat6 data line to great room to accommodate cable, telephone and internet connections.

PAINTING

1. Washable low VOC latex paint on interior walls throughout finished areas. (one colour throughout, from the Vendor's standard selections).
2. Interior trim and doors to be painted white.
3. Smooth finish ceiling on second floor. Sprayed stipple ceilings with approximate 4" smooth borders on ground and third floor excluding bathrooms and finished laundry room, where applicable.

FLOORING

1. Choice of SPC (stone plastic composite) 12"x24" floor tile in primary ensuite, laundry and bathrooms, including powder, where applicable, as per plan from the Vendors' standard package selection.
2. 35oz broadloom in all bedrooms, excluding primary, with 4 lb chip foam under-pad from the Vendor's package standard selection.
3. SPC (stone plastic composite) flooring approx. 5.83" wide flooring in choice of colour from the Vendors' standard package selection throughout non SPC tile or carpet areas on ground, second and third floor, as per plan.
4. Tongue and groove, oriented strand board subflooring throughout, screwed and glued on engineered floor joist system.

ADDITIONAL FEATURES

1. Approximately 9' high ceilings on ground, approximately 9' high ceilings second floor and approximately 8' high ceilings on third floor, except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered. Taller upper kitchen cabinets, transom over exterior entry swing doors. Approx. 8' high interior arches and interior doors. Vanity mirrors and taller windows will be installed and increased, where applicable. Interior faux transoms may be installed where it is not possible to increase specified doors.
2. 2"x 6" exterior wall construction
3. Surveyors report provided electronically with closing documents at no additional cost.
4. Garage floor and driveway sloped for drainage.
5. Concrete garage floor where applicable with re-enforced grade beams.
6. Garage drywalled and primed.
7. Poured concrete basement walls with drainage membrane and weeping tile.
8. Poured concrete front porch as per plan.
9. 2 piece rough in included in basement.
10. Ducts professionally cleaned.

ENERGY STAR

1. High efficiency windows with insulated spacers. Windows installed with expandable foam at perimeter and caulked on the exterior. (excluding basement windows).
2. Spray foam insulation in garage ceiling below livable space in addition to cantilevered areas with living space above. (R31).
3. All ductwork to be sealed with foil tape or mastic sealant.
4. Ceilings insulated to a minimum of R60 below attic space.
5. EnergyStar qualified electric water heater is included, as located in unfinished basement.
6. Energy Star certified Smart Thermostat.
7. LED lighting in all standard light fixtures.
8. Geothermal energy utilized for all homes.
9. Ground Source Heat Pump for heating and cooling.
10. Heat recovery ventilation (HRV) interlocked with HVAC system.
11. Independent third-party inspection and air tightness test.

Additional Provisions and Notices

Purchaser shall have the right to select floor coverings, cabinets and countertops, bathroom fixtures and purchase upgrades from the Vendor's samples subject to their timely availability from the Vendor's normal supplier and provided that the same have not already been ordered for this house. Variations from the Vendor's samples may occur in bricks, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process. The Purchaser is notified that the laundry room may be lowered to accommodate side yard drainage, in extraordinary cases, door(s) from laundry room will be eliminated at Vendor's discretion. Steps where applicable, may vary at any exterior or interior entranceway due to grading variance. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and improve the elevations of the house exposed to the street. The Purchaser accepts these changes as necessary. When the Purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The floor plan shall be that plan illustrated in the Vendor's latest sales display for the model type purchased. The Purchaser acknowledges that the Vendor's model homes have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. All electrical services included in the basic model type are illustrated on architectural plans available at the Vendor's sales office. Most additional features on display in the model homes are available as extras. Front elevations are modified where alternate floor plans selected. The Purchaser is hereby notified due to siting, grading, and paving conditions, roof lines may vary due to structural roof framing conditions and may not be exactly as shown. Due to conditions, risers may be necessary at the front entry. Purchaser is notified that all lots have Architectural Control applied to them and that exterior architectural features may be added or altered at the Vendor's discretion to comply with Architectural Control Guidelines. Mattamy reserves the right to use visual representations of your home, taken both during construction and after occupancy, for the purposes of Public Relations and Advertising, and I/we hereby consent to the same. Specifications and Terms subject to change, E. & O.E., November 7, 2025.



Schedule A (Home Features) Upper Joshua Creek Phase 6C - Oakville – Townhouse

The Vendor shall make commercially reasonable efforts to include the following Home Features but at all times subject to the provisions set out in the Agreement of Purchase and Sale to which this schedule is attached (including, without limitation, Section 9 of Schedule "1" therein) and the provisions set out in this Schedule A.

EXTERIOR

1. MATTAMY builds new communities inspired by the sense of neighbourhood. House sitings and exterior colours will be architecturally coordinated in accordance with applicable zoning and architectural control guidelines.
2. Elevations include clay brick and maintenance free vinyl or fibre cement siding, veneer stone, fibre cement rainscreen and EIFS stucco system with Architectural features in other materials, as per elevation.
3. Entry-resistant framing on all perimeter doors (excluding patio doors).
4. Aluminum maintenance-free soffit, downspouts, fascia and eaves-trough.
5. Architectural styled laminate fibreglass shingles with a 30-year manufacturer's limited lifetime warranty.
6. Steel clad insulated entry and exterior door(s) with weather-stripping and deadbolt lock (excluding patio doors and door from garage to exterior if applicable).
7. All vinyl casement windows or simulated single-hung casement windows, or fixed windows throughout, excluding basement. Basement windows to be all-vinyl sliders and having dimensions of 30" x 24" unless the Vendor, at its discretion, determines alternative dimensions are required based on various potential contributing factors, including, without limitation, the subject grading or other lot specific conditions (i.e. location of stoop, walk out, look out, etc.). All windows as per the Vendor's specifications and caulked on exterior.
8. Sliding patio door or garden door(s), as per plan. High efficiency windows, excluding basement windows and entry door glazing.
9. Glazed panel in front entry door or side light(s) as per elevation.
10. All opening windows and sliding patio doors are complete with screens.
11. Steel insulated door from house to garage, if grade permits, with safety door closer and keyless entry hardware, as per plan.
12. Moulded steel panel insulated sectional roll-up garage doors equipped with heavy duty springs and long-life, rust-resistant door hardware, as per elevation.
13. Entire lot sodded except paved areas (common side yard 6' or less may be finished with granular material).
14. Pre-cast concrete slab walkway to front door entry, pre-cast step(s) at front and/or rear door as required in the discretion of the Vendor.
15. Two exterior water taps, one in front (or garage), and one at rear of home.
16. Two exterior weatherproof electrical outlets with ground fault interrupter, one at front and one at rear of home. Brushed nickel front door lockset, individual house number, front coach lights at all exterior home entrances, as per elevation.
17. Two-coat asphalt driveway.

KITCHEN

1. Purchaser's choice of cabinets and quartz countertops from the Vendor's standard selections.
2. Colour co-ordinated kick plates to complement kitchen cabinets.
3. Stainless steel undermount double compartment kitchen sink complete with shut off valves. Includes single lever pull down faucet, from the Vendor's standard selections.
4. Stainless Steel exhaust fan with 6" duct vented to exterior.
5. Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
6. Split receptacle(s) at counter level for future small appliances.
7. Dishwasher space provided in kitchen cabinets with rough-in wiring and drains. Wire will not be connected to electrical panel and no cabinet supplied.

BATHS

1. Purchaser's choice of cabinets and quartz countertops from the Vendor's standard selections in all bathrooms, including primary.
2. Colour co-ordinated kick-plate to complement vanity cabinets.
3. Water resistant board to approximately 60" high on separate shower stall walls.
4. Energy efficient water saver shower head and toilet tank.

5. Fully tiled shower enclosures with 2"x2" white mosaic tile base, 8"x10" ceramic tiled walls (where required) and framed glass door in primary ensuite as per plan with aluminum channel as required, all from the Vendors' standard selection.
6. Decorative lighting and beveled mirrors in all bathrooms and powder room.
7. White bathroom fixtures from the Vendor's standard selections including efficient 4.8L elongated toilet.
8. White acrylic bathtubs in all bathrooms, as per plan.
9. Exhaust fans vented to exterior in all bathroom(s) and powder room.
10. Privacy locks on all bathroom and powder room doors.
11. Chrome finish washer-less faucet with pop-up drain and water saving aerator in all bathroom and powder room sinks.
12. Pedestal sink in powder room, as per plan.
13. 8"x10" ceramic wall tile from the Vendors' standard selections, up to the ceiling for tub/shower enclosure(s) and up to and including ceiling for separate shower stalls in bathrooms.
14. Bathroom and powder room accessories to include faucet finish matching towel bar and toilet tissue holder, from the Vendor's standard selections.
15. Pressure balance valves to all shower stalls and tub/showers.
16. Shut off valves for all bathroom and powder room sinks.

INTERIOR TRIM

1. Stairs with oak treads, oak veneer risers and stringers with choice of stained or natural finish from the Vendor's standard colour selections. Applies to stairs from ground to second floor and from ground to sunken landings as per plan. Excludes stairs to basement.
2. Colonial moulded panel interior passage doors throughout finished areas (Purchaser's choice from the Vendor's standard selections of one style throughout), excluding sliding closet doors, if applicable.
3. Colonial 3 7/8" baseboard throughout with 3/8" profiled door stop trim in all tiled areas.
4. Colonial 2 1/4" trim casing on all swing doors and flat archways up to approx. 12" deep and windows throughout all finished areas, foyer and linen closets, where applicable as per plan (excluding bedroom closets with sliding doors and arches in bedrooms and bathrooms).
5. All drywall applied with screws using a minimal number of nails.
6. Lever handles and hinges (unpainted) finished in satin nickel on all interior doors in finished areas.
7. Wire shelving in all bedroom closets.

LAUNDRY

1. Laundry tub with chrome finish dual knob faucet installed with shut off valve in finished laundry room, unfinished basement or unfinished storage / utility room, as per plan.
2. Heavy duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.

ELECTRICAL

1. Decora style switches and receptacles throughout finished areas.
2. 200 Amp service with circuit breaker type panel.
3. All wiring in accordance with [Ontario hydro] standards.
4. One electrical outlet under electrical panel if located in unfinished area.
5. Electrical outlet(s) in all bathroom(s) and powder room include ground fault interrupter.
6. One electrical outlet in garage for each parking space. One ceiling outlet in garage for each garage door for future garage door opener.

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7. Electrical box with conduit from garage to basement electrical panel for future electric vehicle charging included. This is rough in only. Wiring to electrical panel, plug and transformer not included.
8. Seasonal duplex receptacle located under front porch soffit with interior switch near front door or in main hall closet.
9. Ceiling mounted light fixture(s) in kitchen/breakfast area, den, halls, finished laundry room, family room / great room, dining room and all bedrooms where applicable, as per plan. (Rooms having sloped or ceiling heights over 10' that span the entire room are to have switch-controlled receptacle).
10. Deeper electrical boxes for future smart switches (smart switches not included)
11. Smoke detector with visual signaling component installed as per Ontario Building Code.
12. Carbon monoxide detector on all floors where a finished bedroom is located.
13. Electronic door chime at front door.
14. Builder to provide (1) finished Cat6 data line to great room to accommodate cable, telephone and internet connections.

PAINTING

1. Washable low VOC latex paint on interior walls throughout finished areas. (one colour throughout, from the Vendor's standard selections).
2. Interior trim and doors to be painted white.
3. Smooth finish ceiling on ground floor. Sprayed stipple ceilings with approximate 4" smooth borders on second floor, excluding bathroom and laundry, where applicable.

FLOORING

1. Stone polymer composite (SPC) flooring in foyer, kitchen, breakfast area, primary bedroom and throughout non-ceramic or SPC vinyl-tiled areas on ground floor and second floor where applicable, as per plan from the Vendor's standard selections.
2. Stone polymer composite (SPC) vinyl tile in powder room and finished laundry room where applicable, as per plan.
3. Choice of ceramic floor tile in ensuite and main bathrooms where applicable, as per plan from the Vendor's standard selections.
4. Carpet in choice of colour from the Vendor's standard selections in non-primary bedrooms.
5. Tongue and groove, oriented strand board subflooring throughout (except basement), screwed and glued on engineered floor joist system.
6. Concrete basement floor with drain.

ADDITIONAL FEATURES

1. Approximately 9' high ceilings on ground floor and approximately 9' high ceilings on second floor, except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered. Taller upper kitchen cabinets, transom over exterior entry swing doors. Approx. 8' high, interior arches and interior doors. Vanity mirrors and taller windows will be installed and increased, where applicable. Interior faux transoms may be installed where it is not possible to increase specified doors.
2. Raised basement ceiling, if grade permits, except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered.
3. 2"x 6" exterior wall construction
4. Surveyors report provided electronically with closing documents at no additional cost.
5. Garage floor and driveway sloped for drainage.
6. Concrete garage floor where applicable with re-enforced grade beams.
7. Garage drywalled and primed.
8. Poured concrete basement walls with drainage membrane and weeping tile.
9. Poured concrete front porch as per plan.
10. 3 piece rough in included in basement.
11. Ducts professionally cleaned.

ENERGY STAR

1. High efficiency windows with insulated spacers. Windows installed with expandable foam at perimeter and caulked on the exterior (excluding basement windows).
2. Spray foam insulation in garage ceiling below livable space in addition to cantilevered areas with living space above. (R31).
3. All ductwork to be sealed with foil tape or mastic sealant.
4. Ceilings insulated to a minimum of R60 below attic space.
5. EnergyStar qualified tankless electric water heater is included (owned), as located in unfinished basement.
6. Energy Star certified smart thermostat, located on Ground Floor.
7. LED lighting in all standard light fixtures.
8. Geothermal energy utilized for all homes.
9. Ground source heat pump interlocked with energy recovery ventilation (ERV).
10. Independent third-party inspection and air tightness test.

Additional Provisions and Notices

Purchaser shall have the right to select floor coverings, cabinets and countertops, bathroom fixtures and purchase upgrades from the Vendor's samples subject to their timely availability from the

Vendor's normal supplier and provided that the same have not already been ordered for this house. Variations from the Vendor's samples may occur in bricks, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process. The Purchaser is notified that the laundry room may be lowered to accommodate side yard drainage, in extraordinary cases, door(s) from laundry room will be eliminated at Vendor's discretion. Steps where applicable, may vary at any exterior or interior entranceway due to grading variance. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and improve the elevations of the house exposed to the street. The Purchaser accepts these changes as necessary. When the Purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The floor plan shall be that plan illustrated in the Vendor's latest sales display for the model type purchased. The Purchaser acknowledges that the Vendor's model homes have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. All electrical services included in the basic model type are illustrated on architectural plans available at the Vendor's sales office. Most additional features on display in the model homes are available as extras. Front elevations are modified where alternate floor plans selected. The Purchaser is hereby notified due to siting, grading, and paving conditions, roof lines may vary due to structural roof framing conditions and may not be exactly as shown. Due to conditions, risers may be necessary at the front entry. Purchaser is notified that all lots have Architectural Control applied to them and that exterior architectural features may be added or altered at the Vendor's discretion to comply with Architectural Control Guidelines. Mattamy reserves the right to use visual representations of your home, taken both during construction and after occupancy, for the purposes of Public Relations and Advertising, and I/we hereby consent to the same. Specifications and Terms subject to change, E. & O.E., January 25, 2026.

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