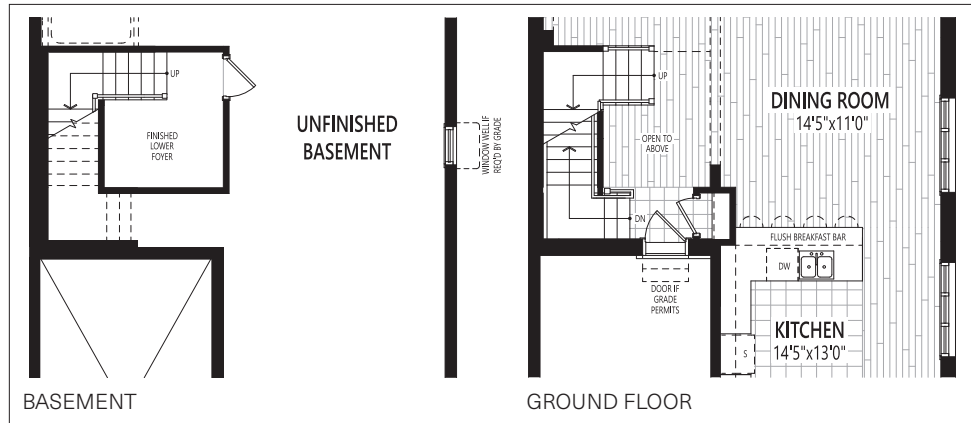


ARCHITECT'S CHOICE OPTIONS

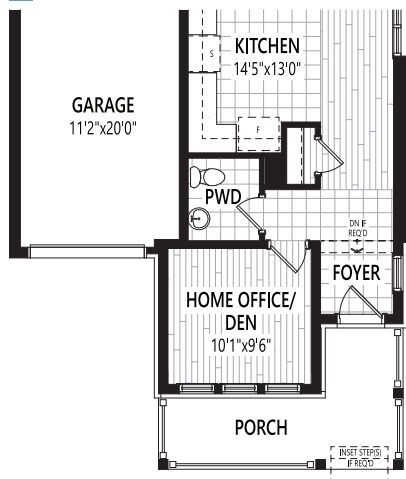
BASEMENT OPTION

1 RAISED BASEMENT CEILING W/ THE NEXT STEP  
(ADDITIONAL 66 SQ. FT.)

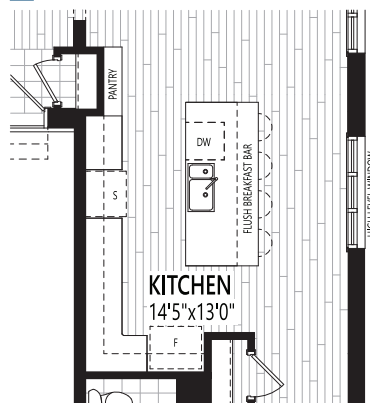


GROUND FLOOR OPTIONS

2 ENCLOSED HOME OFFICE/DEN

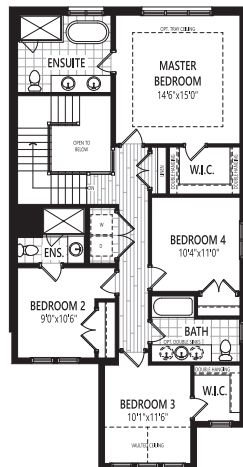


3 CONTEMPORARY KITCHEN



SECOND FLOOR OPTION

4 THIRD BATH  
(LAUNDRY TUB RELOCATED TO BASEMENT)



THE ROSEBANK

2,549 SQ.FT.

(INCL. 50 SQ.FT. OPEN TO BELOW)

34' Home





FARMHOUSE



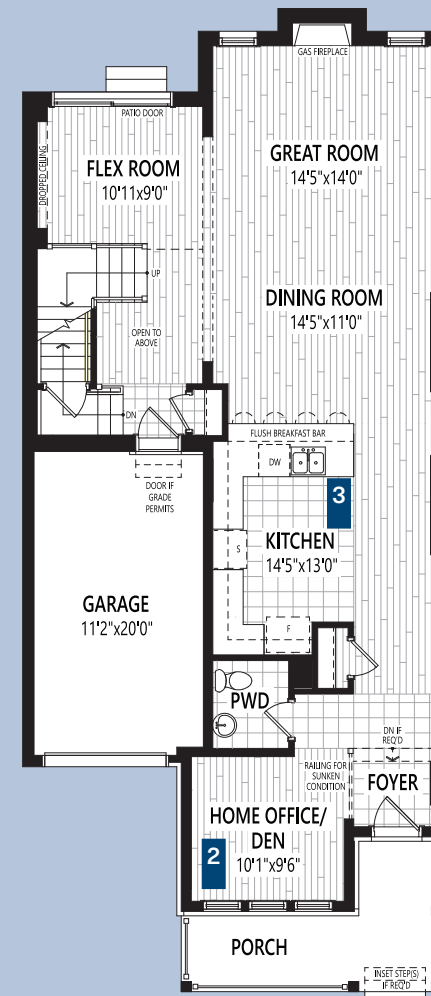
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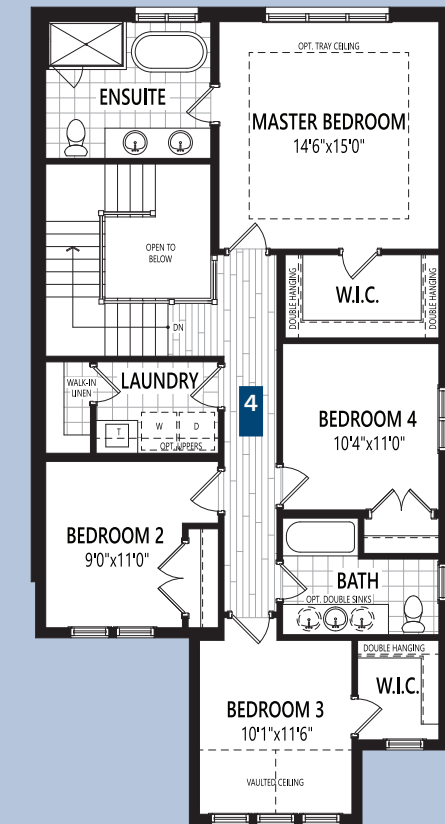
ENGLISH MANOR



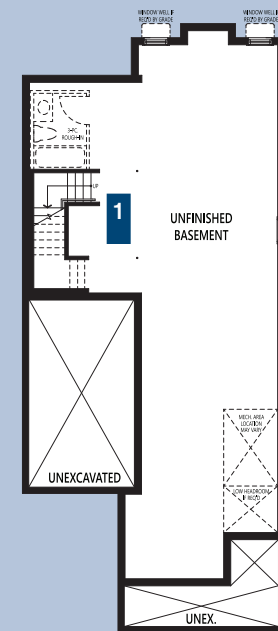
FRENCH CHATEAU



GROUND FLOOR



SECOND FLOOR



BASEMENT

F34E All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. All measurements and dimensions are approximate only and not guaranteed to be exact or to scale. These floor plans and room dimensions apply to the 'Farmhouse' elevation of this model type. Note that plans and room dimensions may vary according to elevation. Plan may be built as the mirror image. "Quiet wall" (where shown) means a wall in which additional insulation has been installed. This will assist in reducing, but not eliminating, ambient sound from adjoining rooms and mechanical systems. The extent of the reduction will vary depending upon various factors including, without limitation, the presence and extent of mechanical systems located in the wall. Lots with a rear-lot/side-lot catch basin easement will be required to purchase the inbound or alternate fireplace option. Please consult your sales representative. E.&O.E. June 2020. Copyright 2019 - Mattamy Homes Limited.

**UPPER HALLWAY****Flooring (Hardwood)**

Optional: Vintage NSS – Smooth Collection UV Oil – White Oak Apollo – 6-½" x ¾"

**BASEMENT FOYER**

Architect's Choice Option: Raised Basement Ceiling w/The Next Step

**Flooring (LVT – SPC)**

Optional: Goodfellow – Everest – 7.17" x 73.43" – BATURA (5006)

**STAIRS**

Optional: Split Stain – Oak

**Rail**

Optional: R3C

**Pickets**

Optional: T10 Square Plain – Black

**Post**

Optional: 4" x 4" Victorian Non-Chamfered

**Stain**

Included: Emas

**Carpet Runner**

Optional: Escape to Maui – 14722 Macrame (Upgraded ½ Regency Underpad)

**TRIM AND CEILING FINISHES****Trim Selection**

Included: 5-¼" Chamfered Baseboard with 2-¾" Chamfered Casing

**Included Ceiling Finish**

Included: Smooth Ceilings on First Floor

**Optional Ceiling Finish**

Optional: Smooth Ceiling on Second Floor

**Interior Door Selection**

Optional: Lincoln Park  
Optional: Barn Door on Matte Black Track System with Matte Black Hardware

**Interior Door Hardware**

Optional: Milan Round with Square Plate – Iron Black

**Exterior Door Hardware**

Optional: San Clemente Matte Black

**Ceiling in Master Bedroom**

Optional: Tray Ceiling



# THE ROSEBANK

## Elev. 'Farmhouse'

**2,549 SQ.FT.**

(INCLUDING 50 SQ.FT. OPEN TO BELOW)

**F34E**

\*Pricing varies based on model type and is subject to change without notice. E.&O.E. June 2020. \*Specifications subject to change without notice. Structural changes may have been made, but not noted. \*California closet organizers are not standard or available for purchase at the Design Studio. \*All appliances have been upgraded and are not standard. \*Furniture, draperies, window coverings, millwork on walls (where applicable), lighting fixtures, frosted windows, glass shelves, ceiling speakers and other electronic items, appliances, wall mirrors, accessories, and wallpaper are for display purposes only. Custom paint finishes and colours as displayed are not available for purchase at Design Studio. Some Architect's Choice Options and Design Studio options may no longer be available for purchase. \*Redesigned and upgraded kitchen, bath, and additional built-in cabinetry throughout. \*Upgraded electrical layout with upper and under valance lighting, puck lights and pot lights throughout. \*Cabinetry supplier and availability of cabinet design is subject to change without notice. Epoxy flooring in garage & basement, garage organizing slat walls and car charger are for display purposes only and not available for purchase. All exterior materials including light fixtures, house/suite number, front entry door handle, porch, deck & balcony size and layout, railings & materials, furniture & props are for display purposes. Smart Technology hardware & options may not be available for purchase through Mattamy, rather a Buyer personal purchase after closing. Modifications to the exterior & interior home may apply. See Sales Consultants for more details.

34' Detached Model Home Features



## FOYER

### Flooring (Hardwood)

Optional: Vintage NSS – Smooth Collection UV Oil – White Oak Apollo – 6-½" x ¾"

## KITCHEN

Architect's Choice Option: Contemporary Kitchen

### Perimeter Cabinets

Optional: Boston Paint Orchid White

### Island Cabinets

Optional: Boston Maple – Oyster

### Countertop

Optional Group 2: Caesarstone Clamshell with Optional Waterfall Edge

### Backsplash

Optional: Olympia – 4" x 12" Piccadilly Glossy Avorio (70/30 Offset Installation)

### Cabinet Hardware

Optional: 12805 – Matte Black

### Kitchen Faucet

Optional: Paterson Single Handle with Pull Down Spout – Matte Black

### Flooring

Optional: Vintage NSS - Smooth Collection UV Oil - White Oak Apollo - 6-½" x ¾"

### Sink

Optional: Blanco Icon Silgranit – Anthracite 409590

## Kitchen Features (Optional)

- Deep Fridge Upper and Gable
- Crown and Light Valance
- Base Pie Cut Corner
- Pot and Pan Drawers
- Bank of Drawers
- Stacked Uppers with Finished Interior Clear Glass Doors
- Apron Sink
- Microwave Base in the Island
- Furniture Kick on Island
- Décor Hood Fan
- False Doors on Island and Gable

## GREAT AND DINING ROOM

### Flooring (Hardwood)

Optional: Vintage NSS – Smooth Collection UV Oil – White Oak Apollo – 6-½" x ¾"

### TV Mount

Optional: Framing for TV Wall Mount

### Fireplace Mantle

Reclaimed Wood (Inspiration Only)

### Fireplace Tile Wall

Optional: LedgeStone – Carbon

## HOME OFFICE/DEN

### Flooring (Hardwood)

Optional: Vintage NSS – Smooth Collection UV Oil – White Oak Apollo – 6-½" x ¾"

### Feature Wall

Optional: 7" MDF Shiplap (Paint for inspiration only)

## FLEX

### Flooring (Hardwood)

Optional: Vintage NSS – Smooth Collection UV Oil – White Oak Apollo – 6-½" x ¾"

## POWDER ROOM

### Cabinetry

Optional: Palermo Maple – Oyster

### Cabinet Hardware

Optional: 105 Knob – Matte Black

### Floor Tile

Optional: Anatolia – 7"x 8" – Form – Hexagon Graphite

### Feature Wall Behind Vanity

Optional: Anatolia – 8" x 8" – Form Monochrome Stellar Dec

### Countertop

Optional Group 1: Silestone Marengo Quartz

### Toilet

Optional: Cali-Smooth Close Seat – TL4710BOVU

### Sink

Optional: Emery Undermount Sink

### Faucet

Optional: Align Widespread – T6193BL

## MUDROOM

### Flooring (Hardwood)

Optional: Vintage NSS – Smooth Collection UV Oil – White Oak Apollo – 6-½" x ¾"

## LAUNDRY

Optional: Cabinet Uppers In Laundry Room

### Cabinetry

Optional: Boston Paint – Orchid White

### Cabinet Hardware

Optional: 12817 – Matte Black

## Flooring (Tile)

Optional: Centura – 12" x 24" – Glocal – Clear (70/30 Offset Installation)

### Backsplash

Optional: Anatolia – Mayfair Volakas Grigio HD Hexagon Porc Mosaics 1.25 x 1.25

### Countertop

Optional Group 1: Silestone – Marengo Quartz

### Laundry Tub Faucet

Optional: Align Single Handle with Pullout Spout - Matte Black

### Laundry Tub

Optional: Quatrus 15 Laundry Sink

## MASTER BEDROOM

### Flooring (Carpet)

Optional: Escape to Maui – 14722 Macrame (Upgraded ½ Regency Underpad)

### Ceiling in Master Bedroom

Optional: Tray Ceiling (Please speak with Consultant about Paint Available) (Current Colour is Not Available)

### Custom Closet

Optional: White Finish with Handle 5

### Feature Wall

7" MDF Shiplap (Paint for inspiration only)

## MASTER ENSUITE

### Cabinetry

Optional: Boston Paint – Orchid White

### Cabinet Hardware

Optional: 12805 Matte Black

## Flooring (Tile)

Optional: Anatolia – 6" x 36" – Aspen – Rectified Beachcomber (70/30 Offset Installation)

### Shower Floor

Optional: Anatolia – Mayfair – 2" x 2" – Zebrino Basketweave HD

### Freestanding Tub

Included: Freestanding Tub

### Tub Faucet

Optional: Align Three piece Roman Tub – Matte Black

### Tilewall

Optional: Anatolia – 16" x 16" – Aspen – Marquetry Beachcomber with Statuario (Stacked Installation)

### Countertop

Optional Group 4: Silestone – Calacatta Gold Quartz with Optional Waterfall Edge

### Vanity Faucet

Optional: Align Two-Handle Widespread – Matte Black

### Shower Faucet

Optional: Align Posi-Temp Pressure Balancing Tub/Shower – Matte Black

### Toilet

Optional: Cali-Smooth Close Seat – TL4710BOVU

### Sink

Optional: Emery Undermount Sink

## BEDROOM 2, 3 & 4

### Flooring (Carpet)

Optional: Escape to Maui – 14722 Macrame (Upgraded ½ Regency Underpad)

## MAIN BATH

Architect's Choice Option: Double Vanity In Main Bathroom

### Cabinetry

Optional: Boston Maple – Oyster

### Cabinet Hardware

Optional: 12817 – Brushed Nickel

### Backsplash

Optional: 6" Anatolia - Penny Round - Warm grey Glossy

### Floor Tile

Optional: Olympia – 12" x 24" – Oxidato – Lithium Matte (70/30 Offset Installation)

### Tilewall

Optional: Olympia – 12" x 24" – Oxidato – Lithium Matte (70/30 Offset Installation)

### Tileboard in Bathtub

Optional: Anatolia – Penny Round – Warm Grey Glossy (Vertical Installation)

### Countertop

Optional Group 3: Silestone – Eternal Serena

### Toilet

Included Toilet

### Sink

Optional: Emery Undermount Sink

### Bathtub

Included Tub

### Shower Faucet

Optional: Align Posi-Temp Pressure Balancing Tub/Shower – Brushed Nickel

### Vanity Faucet

Optional: Align One-Handle High Arc – Brushed Nickel

# Schedule A (Home Features)

## Upper Joshua Creek Phase 1

### 34' Detached Home

#### EXTERIOR

- MATTAMYS Joshua Creek is a new home community inspired by the sense of neighbourhood. House sitings and exterior colours will be architecturally co-ordinated.
- Elevations include clay brick and low maintenance, pre-finished cement board siding, stone veneer 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 eavestrough.
- Architectural styled laminate fiberglass shingles with a 30-year Manufacturer's Limited Lifetime Warranty.
- Fibreglass painted or stained insulated entry exterior door(s) with weather-stripping and deadbolt lock (excluding patio doors and door from garage to exterior if applicable).
- All vinyl casement windows, simulated single-hung casement or fixed windows throughout, either white or colour as per applicable elevation and as per plan. Basement windows to be 30"x24" deep white vinyl sliders, if applicable.
- Sliding patio door or garden door(s), as per plan.
- All windows triple glazed, excluding basement windows and entry door glazing. Basement windows and patio sliding doors, where applicable, to be classified as Zone 3 windows with Low E coating and argon gas.
- Glazed panel in front entry door or side light(s) as per elevation.
- All opening windows and sliding patio doors are complete with screens.
- Moulded steel panel insulated sectional roll-up garage doors equipped with heavy duty springs and long-life, rust-resistant door hardware, as per elevation.
- Entire lot sodded except paved areas (common side yard 6' or less may be finished with granular material).
- Pre-cast concrete slab walkway to front door entry, pre-cast step(s) at front and/or rear door as required.
- Two exterior water taps, one in front (or garage), and one at rear of home.
- Two exterior weatherproof electrical outlets with ground fault interrupter, one at front and one at rear of home.
- Venetian Bronze finish front door entry set, prefinished individual house numbers to complement exteriors, coach light(s) on front as per elevation on all elevations except contemporary elevations. Contemporary elevations to receive satin nickel finish contemporary front door entry set and contemporary coach light (s) as per plan.
- Vendor will install a two-coat asphalt driveway excluding apron which is concrete.

#### KITCHEN

- Purchaser's choice of cabinets from Vendor's upgraded selection. Height of upper cabinets is approx. 39" high.
- Recycling center provided at or close to sink area as per plan.
- Purchaser's choice of granite countertops from Vendor's standard selection.
- Colour co-ordinated kick plates to compliment kitchen cabinets.
- Stainless steel Blanco undermount double compartment kitchen sink with spillway. Includes single lever pull down Moen faucet, as per Vendor's standard specifications.
- Shut-off valve to the kitchen sink.
- Stainless steel finish kitchen exhaust fan with 6" duct vented to exterior.
- Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
- Split receptacle(s) at counter level for future small appliances.
- 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

- Separate shower to receive water resistant board to approximately 60" high with rain head type showerhead and a separate handheld shower head on a bracket from Vendor's standard samples.
- Frameless glass shower enclosure in Master Ensuite as per plan with aluminum channel as required.
- Purchaser's choice of cabinets from Vendor's upgraded selection (excluding Powder Room).
- Purchaser's choice of granite countertops from Vendor's standard selection in all bathrooms (excluding Powder Room).
- Colour co-ordinated kick-plate to compliment vanity cabinets.
- Decorative lighting in all bathrooms and Powder Room.
- Beveled mirrors approx. 42" high in all bathroom(s) and powder room.
- White bathroom fixtures from Vendor's standard selection including efficient 4.8L elongated toilet.
- White acrylic bathtubs in all main and secondary bathrooms with ledge as per plan.
- Exhaust fans vented to exterior in all bathroom(s) and Powder Room.
- Privacy locks on all bathroom and powder room doors.
- Chrome finish upgraded Moen washer-less faucet with pop-up drain and water saving aerator in all bathroom and Powder Room sinks.
- Pedestal sink in Powder Room, as per plan.
- 8x10 ceramic wall tile from Vendors' standard selection, up to the ceiling for tub/shower enclosure(s) and up to and including ceiling for separate shower stalls.
- Pre-formed acrylic shower pan or base in shower as per plan.
- White acrylic freestanding oval tub with Moen roman tub faucet in chrome finish as per plan.
- Bathroom and Powder Room accessories to include Moen chrome finish matching towel bar and toilet tissue holder.
- Pressure balance valves to all shower stalls and tub/showers as per plan.
- Shut off valves for all bathroom and Powder Room sinks.

#### INTERIOR TRIM

- Stairs with oak treads, oak veneer risers and stringers to finished areas as per plan, with choice of stained or natural finish from Vendor's standard colour selection. Includes oak handrail with choice of oak pickets or black finish metal pickets.
- Standard kneewalls, ledges and window seats to be capped with white painted MDF (medium density fibreboard) trim detailing.
- Riverside or Carrara moulded panel interior passage doors throughout finished areas (per trim package selected; one style throughout), excluding sliding closet doors if applicable.
- Interior passage doors are 8ft tall throughout (where possible).
- 5 ¼" baseboard and 2 ¾" casing in choice of chamfered or step profile. 3/8" profiled door stop trim in all tiled areas, on all elevations. Trim casing on all swing doors and flat archways up to approx. 12" deep, on ground floor and hallway of 2<sup>nd</sup> floor, and windows throughout in all finished areas, foyer and linen closets, where applicable as per plan (excluding bedroom closets with sliding doors and arches in 2<sup>nd</sup> floor bedrooms and bathrooms).
- All drywall applied with screws using a minimum number of nails.
- Weiser satin nickel finish hinges and lever-style handles on all interior doors, in finished areas as per plan.
- Easy glide wire shelving installed in all closets.
- Laundry closets and Pantry closets will include white melamine shelving.
- Mirrored sliding doors as per plan.

#### LAUNDRY

- Purchaser's choice of laundry base cabinet(s) from Vendor's upgraded selection.
- Purchaser's choice of granite countertops from Vendor's standard selection.
- Stainless steel Blanco undermount sink with single lever Moen faucet, as per Vendor's upgraded specifications.
- Colour co-ordinated kick-plate to compliment base cabinet(s).
- Shut-off valves in finished laundry room.
- Heavy duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.
- Laundry tub with chrome finish dual knob faucet, as per Vendor's standard specifications, installed in unfinished Basement or unfinished Storage/Utility room, as per plan.

#### ELECTRICAL

- 125 Amp service with circuit breaker type panel.
- All wiring in accordance with Electrical Safety Authority standards and Ontario Electrical Safety Code.
- Tamper resistant receptacles installed where required.
- One electrical outlet under electrical panel if located in unfinished area.
- Electrical outlet(s) in all bathroom(s) and Powder Room include ground fault interrupter.
- One electrical outlet in Garage for each parking space. One ceiling outlet in Garage for each garage door for future garage door opener.
- Seasonal duplex receptacle located under front porch soffit with interior switch near front door or in Main Hall closet.
- 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' to have switch-controlled receptacle.
- Switch controlled receptacle in Living Room.
- Decora style switches throughout as per plan.
- One integrated smart dimmer switch provided in Great Room or Living Room and one integrated smart switch connected to front coach lights on ground floor, provided for ease of entry.
- Smoke Alarm with visual signaling component installed as per Ontario Building Code.
- Carbon Monoxide Detector on all floors where a finished bedroom is located.
- Electronic door chime at front door.
- Two Cable TV finished outlets with location selected by purchaser
- Two Cat5e finished outlets with location selected by purchaser
- One in wall USB charger for smartphones and tablets located in predetermined location.

#### PAINTING

- Washable low VOC latex paint on interior walls throughout finished areas (one colour throughout) from Vendor's standard selection.
- Interior trim and doors to be painted white.
- Smooth finish ceiling to main floor and sprayed stipple ceilings with 4" smooth borders on second floor except for bathrooms and finished Laundry Room, which have smooth painted ceilings. All closets to have sprayed stipple ceilings only.

#### FLOORING

- Choice of ceramic floor tile in Foyer, Kitchen, Breakfast Area, Powder Room, bathroom(s) and finished Laundry Room, where applicable as per plan, from Vendor's standard selection.
- Engineered hardwood approx. 3 1/2" wide in choice of colour from Vendor's standard selection on ground floor non ceramic areas as per plan and on second floor hallway.
- 35oz Green Label approved broadloom in all finished areas on second floor with 4 lb chip foam under-pad from Vendor's standard selection. (excluding tiled areas).
- Tongue and groove, oriented strand board subflooring throughout (except Basement), screwed and glued on engineered floor joist system.
- Concrete basement floor with drain.

#### FAMILY ROOM / GREAT ROOM

- Direct vent gas fireplace as per plan with painted MDF mantle surround as per plan, from Vendor's standard selection.

#### ADDITIONAL FEATURES

- 10' high ceilings on ground floor and 9' ceilings on the second floor, except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered.
- 2"x6" exterior wall construction
- Insulated door from house to garage (where grade permits, as per plan), with safety door closer and keyless entry hardware.
- Garage drywalled and primed.
- Mortgage survey provided with closing documents at no additional cost.
- Garage floor and driveway sloped for drainage.
- Concrete garage floor where applicable with reinforced grade beams.
- All windows installed with expandable foam to minimize air leakage. (excluding basement windows)
- Poured concrete basement walls with drainage membrane and weeping tile.
- Poured concrete front porch as per plan.
- Architecturally pre-determined sitings and exterior colours in conformance with applicable zoning and architectural control guidelines.
- HVAC system and ductwork sized to accommodate future air conditioning.
- Ducts Professionally Cleaned.
- Rough in 3-piece washroom in unfinished area in Basement.
- SMART HOME PACKAGE** including smart light switch and hub package, deeper light switch junction boxes and whole home surge protection (see Marketing pamphlet for further details).

#### ENERGY STAR PROGRAM

- All triple-glazed windows with insulated spacers (excluding basement windows). Windows installed with expandable foam at perimeter and caulked on the exterior. (excluding basement windows).
- Attic insulated to a minimum of R60.
- Spray foam insulation in garage ceiling below livable space, in addition to cantilevered areas with living space above, to be insulated to R31.
- Exposed main basement ductwork to be sealed with foil tape or mastic sealant.
- High efficiency gas fired heating system.
- Energy efficient hot water heating appliance is a rental unit. Purchaser to execute agreement with Vendor.
- Energy Star certified Ecobee4 Smart Thermostat with Built-in Amazon Alexa Voice Services.
- Heat Recovery Ventilator (HRV) installed and interlocked with furnace. (Simplified system)
- LED lighting in all standard interior and exterior light fixtures as per plan.
- Energy Star qualified exhaust fans in all bathrooms including Powder Room (where applicable).
- Air tightness test and independent third-party certification.
- Gas Fireplace includes electronic pilot.

#### WARRANTY

Mattamy Warranty backed by TARION "Excellent Service Rating" includes that the home is free from defects in workmanship and materials for One (1) Year.  
Two Year Warranty Protection:  
The home is free from defects in workmanship and materials including caulking, windows and doors so that the building prevents water penetration. Defects in workmanship and materials in the electrical, plumbing, heating delivery and distribution systems – Defects in workmanship and materials which result in the detachment, displacement, or deterioration of exterior cladding, leaving to detachment or serious deterioration.  
Violations of the Ontario Building Code's Health and Safety provisions.  
Seven Year Warranty Protection (Major Structural Defects):  
A major structural defect is defined by TARION as: - a defect in workmanship and materials that results in the failure of the load-bearing part of the homes structure, or - any defect in workmanship or materials that adversely affects your use of the building as a home.  
Specifications and Terms subject to change, E. & O.E., June 25, 2020.

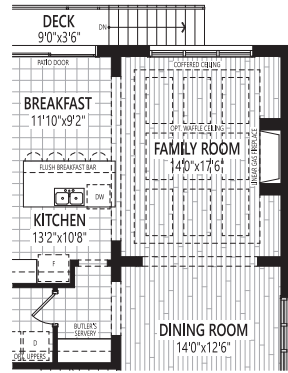
Purchaser shall have the right to select floor coverings, cabinets and countertops, bathroom fixtures and purchase upgrades from the Vendor's samples subject to their timely availability from the Vendor's normal supplier and provided that the same have not already been ordered for the Purchaser's house. Variations from the Vendor's samples may include but not be limited to variations in bricks, finishing materials, kitchen and vanity cabinets, and floor and wall finishes due to normal production process. The Purchaser is hereby notified that the laundry room may be lowered to accommodate side yard drainage, and 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 house erected or to be erected on the applicable lot shall contain the features listed above. The floor plan shall be the plan that is illustrated in the Vendor's latest sales display or in any electronic or digital brochures 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 or digital renderings that are 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 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. The 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. The Vendor reserves the right to use visual representations of the home, taken both during construction and after occupancy, for the purposes of Public Relations and Advertising, and the undersigned hereby consents to the same.

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

**ARCHITECT'S CHOICE OPTIONS**

**GROUND FLOOR OPTIONS**

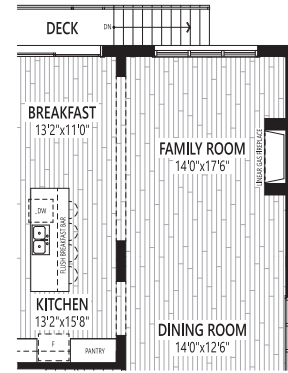
**1** INBOUND FIREPLACE



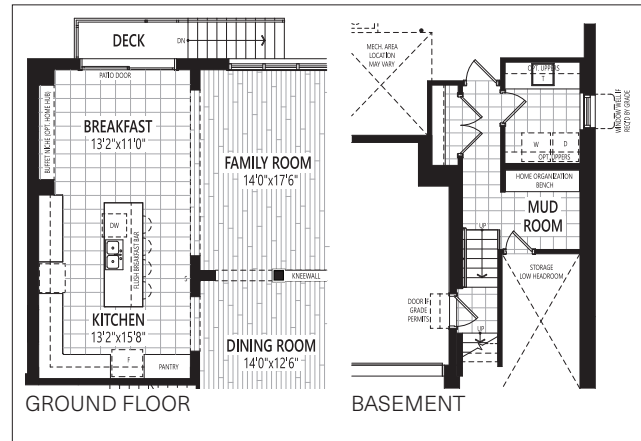
**2** CONTEMPORARY GROUND FLOOR  
(LAUNDRY RELOCATED TO BASEMENT)  
(ADDITIONAL 186 SQ.FT.)



**3** INBOUND FIREPLACE  
(CONTEMPORARY  
GROUND FLOOR)

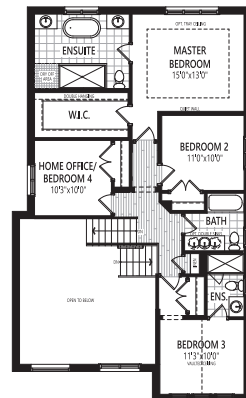


**4** ENTERTAINMENT KITCHEN  
(LAUNDRY RELOCATED TO BASEMENT)  
(ADDITIONAL 186 SQ.FT.)



**SECOND FLOOR OPTION**

**4** 4 BEDROOM PLAN



**THE KINGSLEY**  
**2,864 SQ.FT.**  
(INCL. 94 SQ.FT. FINISHED BASEMENT)

38' Home





ENGLISH MANOR



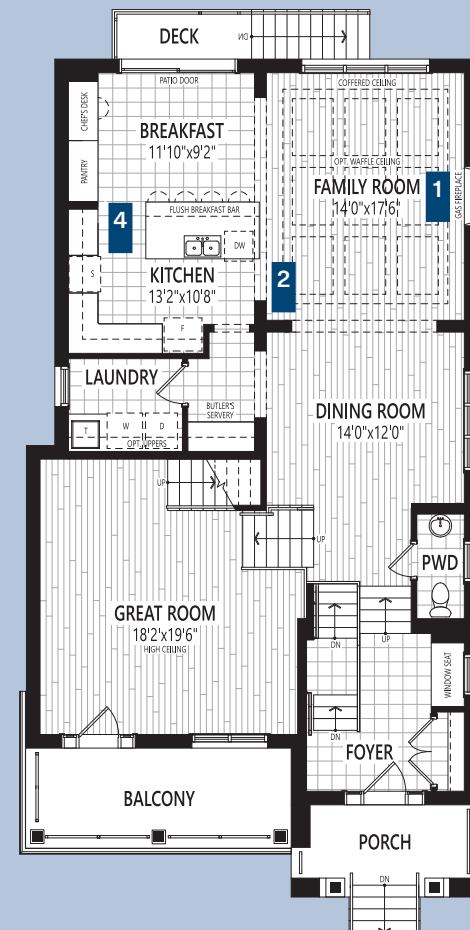
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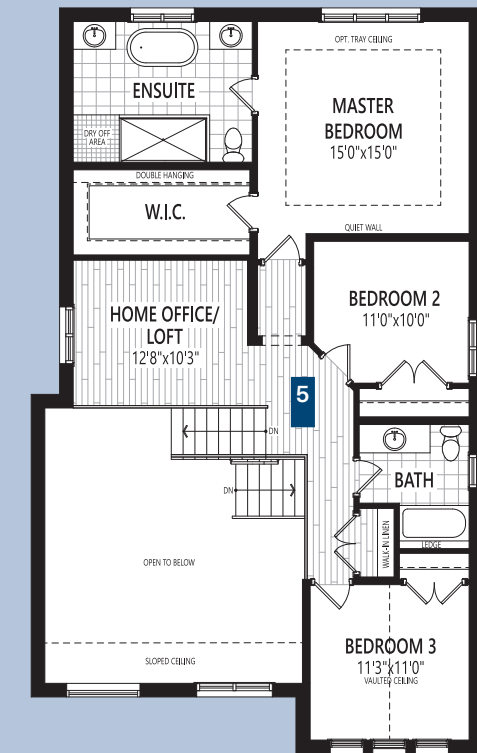
CRAFTSMAN



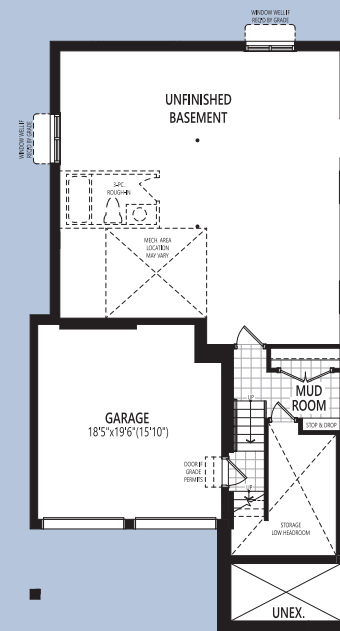
FRENCH CHATEAU



GROUND FLOOR



SECOND FLOOR



BASEMENT

**C38C** All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. All measurements and dimensions are approximate only and not guaranteed to be exact or to scale. These floor plans and room dimensions apply to the **English Manor** elevation of this model type. Note that plans and room dimensions may vary according to elevation. Plan may be built as the mirror image. "Quiet wall" (where shown) means a wall in which additional insulation has been installed. This will assist in reducing, but not eliminating, ambient sound from adjoining rooms and mechanical systems. The extent of the reduction will vary depending upon various factors including, without limitation, the presence and extent of mechanical systems located in the wall. Lots with a rear-lot/side-lot catch basin easement will be required to purchase the inbound or alternate fireplace option. Please consult your sales representative. E.&O.E. June 2020. Copyright 2019 – Mattamy Homes Limited.

**Countertop**

Optional Group 2: Silestone –  
Eternal Charcoal Soapstone

**Vanity Faucet**

Optional: Wynford Single  
Handle – Brushed Nickel

**Tub/Shower Faucet**

Optional: Wynford Posi-Temp with  
3 Function Diverter Valve, Slide Bar  
with Hand Held and Showerhead –  
Brushed Nickel

**Sink**

Optional: Avenue – St. Clair  
Vessel Sink

**Toilet**

Optional: Vieira  
4792BOV/4791BOVU

**STAIRS**

Optional: Split Finish on Maple

**Rail**

Optional: R3M

**Pickets**

Optional: Maple V-Groove

**Posts**

Optional: 4" x 4" Royal Posts

**Stain**

Included: Bonsai

**Carpet Runner**

Optional: Escape to Maui –  
89811 – Hail Cloud

**TRIM AND CEILING  
FINISHES****Trim Selection**

Included: 5-1/4" Step Baseboard  
with 2-3/4" Step Casing

**Ceiling Finish First and  
Second Floor**

Included: Smooth

**Interior Door Selection**

Optional: Livingston

**Ceiling in Master Bedroom**

Optional: Tray Ceiling  
(Model does not display the true  
representation of the tray ceiling)

**Ceiling in Family Room**

Optional: Waffle Ceiling

**Interior Door Hardware**

Optional: Cambrie – Satin Nickel

**Exterior Door Hardware**

Optional: Hawthorne –  
Brushed Nickel



# THE KINGSLEY

## Elev. 'English Manor'

### 2,864 SQ.FT.

(INCLUDING 94 SQ.FT. FINISHED BASEMENT)

**C38C**

\*Pricing varies based on model type and is subject to change without notice. E.&O.E. June 2020. \*Specifications subject to change without notice. Structural changes may have been made, but not noted. \*California closet organizers are not standard or available for purchase at the Design Studio. \*All appliances have been upgraded and are not standard. \*Furniture, draperies, window coverings, millwork on walls (where applicable), lighting fixtures, frosted windows, glass shelves, ceiling speakers and other electronic items, appliances, wall mirrors, accessories, and wallpaper are for display purposes only. Custom paint finishes and colours as displayed are not available for purchase at Design Studio. Some Architect's Choice Options and Design Studio options may no longer be available for purchase. \*Redesigned and upgraded kitchen, bath, and additional built-in cabinetry throughout. \*Upgraded electrical layout with upper and under valance lighting, puck lights and pot lights throughout. \*Cabinetry supplier and availability of cabinet design is subject to change without notice. Epoxy flooring in garage & basement, garage organizing slat walls and car charger are for display purposes only and not available for purchase. All exterior materials including light fixtures, house/suite number, front entry door handle, porch, deck & balcony size and layout, railings & materials, furniture & props are for display purposes. Smart Technology hardware & options may not be available for purchase through Mattamy, rather a Buyer personal purchase after closing. Modifications to the exterior & interior home may apply. See Sales Consultants for more details.

38' Detached Model Home Features



## FOYER

### Flooring (Tile)

Optional: Anatolia – 12" x 24" – Mayfair Series Calcatta Oro Matte (70/30 Offset Installation)

### Custom Closet

Optional: Mahogany Finish with Handle 3

### Cabinetry

Optional: Chicago Maple – Timberlake

### Cabinet Hardware

Optional: 12805 Brushed Nickel

## MAIN HALLWAY

### Flooring (Hardwood)

Optional: Kentwood Elements Brushed Maple Condor – 5" x ½"

## GARAGE ENTRY

### Flooring (Tile)

Optional: Anatolia – 12" x 24" – Mayfair Series Calcatta Oro Matte (70/30 Offset Installation)

## KITCHEN

Architect's Choice Option: Entertainment Kitchen (Laundry Relocated to Basement)

### Cabinet Perimeter Upper

Optional: Chicago Maple – Timberlake

### Cabinet Perimeter Base

Optional: Chicago Paint – Navy Blue

### Island Cabinetry

Optional: Chicago Paint – Navy Blue

### Hutch Cabinetry

Optional: Chicago Maple – Timberlake

## Cabinet Hardware

Optional: 12805 – Brushed Nickel

### Flooring (Tile)

Optional: Anatolia – 12" x 24" – Mayfair Series Calcatta Oro Polished (70/30 Offset Installation)

### Backsplash

Optional: Olympia – Polished Herringbone Mosaic – Mila's Pearl

### Countertop

Optional Group 2: Silestone – White Zeus with Optional Roman Ogee Edge

### Kitchen Faucet

Optional: Align Single Handle with Pull Down Spout – Brushed Gold

### Kitchen Soap Dispenser

Optional: Soap Dispenser S3947 – Brushed Gold

### Sink

Optional: Blanco Quatrus 50/50

### Kitchen Features (Optional)

- Deep Fridge Upper and Gable
- Crown and Light Valance
- Base Pie Cut Corner with Lazy Susan
- Angle Upper Corner
- Pot and Pan Drawers
- Waste Recycle Centre
- Clear Glass Inserts with Finished Interior
- Premier Hood Fan
- Furniture Kick
- Gables on all Exposed Cabinetry Sides

## GREAT ROOM

### Flooring (Hardwood)

Optional: Kentwood Elements Brushed Maple Condor – 5" x ½" with Optional Diagonal Installation

## Trimmed Feature Wall

Optional: Feature Wall Floor to Ceiling - Model Specific (Paint is Inspiration Only)

## FAMILY ROOM

### Flooring (Hardwood)

Optional: Kentwood Elements Brushed Maple Condor – 5" x ½"

### Waffle Ceiling

Optional: Paint Inside Waffle Quadrants (Please ask your consultant about what paint is applicable)  
Optional: Cornice in Waffle B-6-2

### Fireplace Mantel

Optional: MDF ER 15 with Top Mantle

### Fireplace Inlay

Optional: Olympia – Polished Herringbone Mosaic – Mila's Pearl

## DINING ROOM

### Flooring (Hardwood)

Optional: Kentwood Elements Brushed Maple Condor – 5" x ½"

### Cornice

Optional: Crown B-6-2

## POWDER ROOM

### Flooring (Tile)

Optional: Olympia – Polished Marble Hexagon – Verona Blend

### Feature Wall Behind Pedestal

Optional: Olympia – Polished Marble Hexagon – Verona Blend

### Pedestal

Optional: Vieira Pedestal

### Pedestal Faucet

Optional: Wynford Single Handle – Nickel

## Toilet

Optional: Vieira 4792BOV/4791BOVU

## MUDROOM

### Cabinetry

Optional: Paris Paint – Navy Blue with a Maple Bench Stained Timberlake

### Cabinet Hardware

Optional: 12817 – Satin Brass

### Flooring (Tile)

Optional: Anatolia – 12" x 24" – Mayfair Series Calcatta Oro Matte (70/30 Offset Installation)

## LAUNDRY

Optional: Cabinet Uppers In Laundry Room

### Cabinetry Upper

Optional: Paris Paint – Orchid White

### Cabinetry Base

Optional: Paris Paint – Navy Blue

### Cabinet Hardware

Optional: 105 – Satin Brass

### Flooring (Tile)

Optional: Anatolia – 12" x 24" – Mayfair Series Calcatta Oro Matte (70/30 Offset Installation)

### Backsplash

Optional: Olympia – Polished Stacked Mosaic – Verona Blend

### Countertop

Optional Group 3: Caesarstone – Georgian Bluffs

### Sink

Optional: Blanco Essential Undermount

## Laundry Faucet

Optional: Brantford Single Handle with Pullout Spout – Spot Resist Stainless

## MASTER BEDROOM

### Flooring (Hardwood)

Optional: Kentwood Elements Brushed Maple Condor - 5" x 1/2"

### Custom Closet

Optional: Mahogany Finish with Handle 3

## HOME OFFICE/LOFT, UPPER HALL, BED 2 & 3

### Flooring (Hardwood)

Optional: Kentwood Elements Brushed Maple Condor – 5" x ½"

## MASTER ENSUITE

### Cabinetry

Optional: Chicago Paint – Navy Blue

### Cabinet Hardware

Optional: 12805 - Brushed Nickel

### Flooring (Tile)

Optional: Anatolia – Mayfair 12" x 24" – Statuario Venato Polished (70/30 Offset Installation)

### Tile Wall

Optional: Olympia – Colour and Dimension 4" x 24" – Arctic White Bright (Vertical 70/30 Offset Installation)

### Feature Wall Behind Vanity

Optional: Olympia – Colour and Dimension 4" x 24" – Arctic White Bright (Vertical 70/30 Offset Installation)

### Shower Floor

Optional: Olympia – Ontario 2" x 2" – Hexagon Snow White Matte

## Countertop

Optional Group 3 – Silestone Eternal Serena with Optional Roman Ogee Edge

### Freestanding Tub

Included: Freestanding Tub

### Tub Faucet

Optional: Wynford 4 Piece Roman Tub (Lever Handle) – Brushed Nickel

### Vanity Faucet

Optional: Wynford Widespread Lavatory (Lever Handle) – Brushed Nickel

### Shower Faucet

Optional: U Shower Vertical Spa with Controller, Slide Bar with Hand Held, Rain Showerhead & 4 Flushmount Body Sprays

### Sink

Optional: Emery Undermount

### Toilet

Optional: Vieira 4792BOV/4791BOVU

## MAIN BATH

### Cabinetry

Optional: Florence Maple – Timberlake

### Cabinet Hardware

Optional: 12817 – Brushed Nickel

### Flooring (Tile)

Optional: Centura – Atlas 12" x 24" – Fray Grey (70/30 Offset Installation)

### Wall Tile

Optional: Anatolia - Soho 4" X 16" – Warm Grey Glossy (Horizontal 70/30 Offset Installation)

# Schedule A (Home Features)

## Upper Joshua Creek Phase 1

### 38', 45' and 66' Detached Homes

#### EXTERIOR

1. MATTAMYS Joshua Creek is a new home community inspired by the sense of neighbourhood. House sitings and exterior colours will be architecturally co-ordinated.
2. Elevations include clay brick and low maintenance, pre-finished cement board siding, stone veneer 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 eavestrough.
5. Architectural styled laminate fiberglass shingles with a 30-year Manufacturer's Limited Lifetime Warranty.
6. Fibreglass painted or stained insulated entry 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, simulated single-hung casement or fixed windows throughout, either white or colour as per applicable elevation and as per plan. Basement windows to be 30"x24" deep white vinyl sliders, if applicable.
8. Sliding patio door or garden door(s), as per plan.
9. All windows triple glazed, excluding basement windows and entry door glazing. Basement windows and patio sliding doors, where applicable, to be classified as Zone 3 windows with Low E coating and argon gas.
10. Glazed panel in front entry door or side light(s) as per elevation.
11. All opening windows and sliding patio doors are complete with screens.
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.
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.
17. Venetian Bronze finish front door entry set, prefinished individual house numbers to complement exteriors, coach light(s) on front as per elevation on all elevations except contemporary elevations. Contemporary elevations to receive satin nickel finish contemporary front door entry set and contemporary coach light (s) as per plan.
18. Vendor will install a two-coat asphalt driveway excluding apron which is concrete.

#### KITCHEN

1. Purchaser's choice of cabinets from Vendor's upgraded selection.
2. Upper cabinets include stacked uppers above.
3. Recycling center provided at or close to sink area as per plan.
4. Purchaser's choice of granite countertops from Vendor's standard selection.
5. Colour co-ordinated kick plates to compliment kitchen cabinets.
6. Stainless steel Blanco undermount double compartment kitchen sink with spillway. Includes single lever pull down Moen faucet, as per Vendor's standard specifications.
7. Shut-off valve to the kitchen sink.
8. Stainless steel finish kitchen exhaust fan with 6" duct vented to exterior.
9. Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
10. Split receptacle(s) at counter level for future small appliances.
11. 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. Separate shower to receive water resistant board to approximately 60" high with rain head type showerhead and a separate handheld shower head on a bracket from Vendor's standard samples.
2. Frameless glass shower enclosure in Master Ensuite as per plan with aluminum channel as required.
3. Purchaser's choice of cabinets from Vendor's upgraded selection (excluding Powder Room).
4. Purchaser's choice of granite countertops from Vendor's standard selection in all bathrooms (excluding Powder Room).
5. Colour co-ordinated kick-plate to compliment vanity cabinets.
6. Decorative lighting in all bathrooms and Powder Room.
7. Beveled mirrors approx. 42" high in all bathroom(s) and powder room.
8. White bathroom fixtures from Vendor's standard selection including efficient 4.8L elongated toilet.
9. White acrylic bathtubs in all main and secondary bathrooms with ledge 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 upgraded Moen 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. 8x10 ceramic wall tile from Vendors' standard selection, up to the ceiling for tub/shower enclosure(s) and up to and including ceiling for separate shower stalls.
15. Pre-formed acrylic shower pan or base in shower as per plan.
16. White acrylic freestanding oval tub with Moen roman tub faucet in chrome finish as per plan.
17. Bathroom and Powder Room accessories to include Moen chrome finish matching towel bar and toilet tissue holder.
18. Pressure balance valves to all shower stalls and tub/showers as per plan.
19. Shut off valves for all bathroom and Powder Room sinks.

#### INTERIOR TRIM

1. Stairs with oak treads, oak veneer risers and stringers to finished areas as per plan, with choice of stained or natural finish from Vendor's standard colour selection. Includes oak handrail with choice of oak pickets or black finish metal pickets.
2. Standard kneewalls, ledges and window seats to be capped with white painted MDF (medium density fibreboard) trim detailing.
3. Riverside or Carrara moulded panel interior passage doors throughout finished areas (per trim package selected; one style throughout), excluding sliding closet doors if applicable.
4. Interior passage doors are 8ft tall throughout (where possible).
5. 5 ¼" baseboard and 2 ¾" casing in choice of chamfered or step profile. 3/8" profiled door stop trim in all tiled areas, on all elevations. Trim casing on all swing doors and flat archways up to approx. 12" deep, on ground floor and hallway of 2<sup>nd</sup> floor, and windows throughout in all finished areas, foyer and linen closets, where applicable as per plan (excluding bedroom closets with sliding doors and arches in 2<sup>nd</sup> floor bedrooms and bathrooms).
6. All drywall applied with screws using a minimum number of nails.
7. Weiser satin nickel finish hinges and lever-style handles on all interior doors, in finished areas as per plan.
8. Easy glide wire shelving installed in all closets.
9. Laundry closets and Pantry closets will include while melamine shelving.
10. Mirrored sliding doors as per plan.

#### LAUNDRY

1. Purchaser's choice of laundry base cabinet(s) from Vendor's upgraded selection.
2. Purchaser's choice of granite countertops from Vendor's standard selection.
3. Stainless steel Blanco undermount sink with single lever Moen faucet, as per Vendor's upgraded specifications.
4. Colour co-ordinated kick-plate to compliment base cabinet(s).
5. Shut-off valves in finished laundry room.
6. Heavy duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.
7. Laundry tub with chrome finish dual knob faucet, as per Vendor's standard specifications, installed in unfinished Basement or unfinished Storage/Utility room, as per plan.

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 the Purchaser's house. Variations from the Vendor's samples may include but not be limited to variations in bricks, finishing materials, kitchen and vanity cabinets, and floor and wall finishes due to normal production process. The Purchaser is hereby notified that the laundry room may be lowered to accommodate side yard drainage, and 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 house erected or to be erected on the applicable lot shall contain the features listed above. The floor plan shall be the plan that is illustrated in the Vendor's latest sales display or in any electronic or digital brochures 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 or digital renderings that are 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 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. The 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. The Vendor reserves the right to use visual representations of the home, taken both during construction and after occupancy, for the purposes of Public Relations and Advertising, and the undersigned hereby consents to the same.

#### ELECTRICAL

1. 125 Amp service with circuit breaker type panel.
2. All wiring in accordance with Electrical Safety Authority standards and Ontario Electrical Safety Code.
3. Tamper resistant receptacles installed where required.
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' to have switch-controlled receptacle.
9. Switch controlled receptacle in Living Room.
10. Decora style switches throughout as per plan.
11. One integrated smart dimmer switch provided in Great Room or Living Room and one integrated smart switch connected to front coach lights on ground floor, provided for ease of entry.
12. Smoke Alarm with visual signaling component installed as per Ontario Building Code.
13. Carbon Monoxide Detector on all floors where a finished bedroom is located.
14. Electronic door chime at front door.
15. Two Cable TV finished outlets with location selected by purchaser
16. Two Cat5e finished outlets with location selected by purchaser
17. One in wall USB charger for smartphones and tablets located in predetermined location.

#### PAINTING

1. Washable low VOC latex paint on interior walls throughout finished areas (one colour throughout) from Vendor's standard selection.
2. Interior trim and doors to be painted white.
3. Smooth finish ceiling to main floor and 2<sup>nd</sup> floor. All closets to have sprayed stipple ceilings only.

#### FLOORING

1. Choice of ceramic floor tile in Foyer, Kitchen, Breakfast Area, Powder Room, bathroom(s) and finished Laundry Room, where applicable as per plan, from Vendor's standard selection.
2. Engineered hardwood approx. 3 1/2" wide in choice of colour from Vendor's standard selection on ground floor non ceramic areas as per plan and on second floor hallway.
3. 40oz Green Label approved broodloom in all finished areas on second floor with 4 lb chip foam under-pad from vendor's standard selection. (excluding tiled areas).
4. Tongue and groove, oriented strand board subflooring throughout (except Basement), screwed and glued on engineered floor joist system.
5. Concrete basement floor with drain.

#### FAMILY ROOM / GREAT ROOM

1. Direct vent gas fireplace as per plan with painted MDF mantle surround as per plan, from Vendor's standard selection.

#### ADDITIONAL FEATURES

1. 10' high ceilings on ground floor and 9' ceilings on the second floor, except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered.
2. 2"x6" exterior wall construction
3. Insulated door from house to garage (where grade permits, as per plan), with safety door closer and keyless entry hardware.
4. Garage drywalled and primed.
5. Mortgage survey provided with closing documents at no additional cost.
6. Garage floor and driveway sloped for drainage.
7. Concrete garage floor where applicable with reinforced grade beams.
8. All windows installed with expandable foam to minimize air leakage. (excluding basement windows)
9. Poured concrete basement walls with drainage membrane and weeping tile.
10. Poured concrete front porch as per plan.
11. Architecturally pre-determined sitings and exterior colours in conformance with applicable zoning and architectural control guidelines.
12. HVAC system and ductwork sized to accommodate future air conditioning.
13. Ducts Professionally Cleaned.
14. Rough in 3-piece washroom in unfinished area in Basement.
15. **SMART HOME PACKAGE** including smart light switch and hub package, deeper light switch junction boxes and whole home surge protection (see Marketing pamphlet for further details).

#### ENERGY STAR PROGRAM

1. All triple-glazed windows with insulated spacers (excluding basement windows). Windows installed with expandable foam at perimeter and caulked on the exterior. (excluding basement windows).
2. Attic insulated to a minimum of R60.
3. Spray foam insulation in garage ceiling below livable space, in addition to cantilevered areas with living space above, to be insulated to R31.
4. Exposed main basement ductwork to be sealed with foil tape or mastic sealant.
5. High efficiency gas fired heating system.
6. Energy efficient hot water heating appliance is a rental unit. Purchaser to execute agreement with Vendor.
7. Energy Star certified Ecobee4 Smart Thermostat with Built-in Amazon Alexa Voice Services.
8. Heat Recovery Ventilator (HRV) installed and interlocked with furnace. (Simplified system)
9. LED lighting in all standard interior and exterior light fixtures as per plan.
10. Energy Star qualified exhaust fans in all bathrooms including Powder Room (where applicable).
11. Air tightness test and independent third-party certification.
12. Gas Fireplace includes electronic pilot.

#### WARRANTY

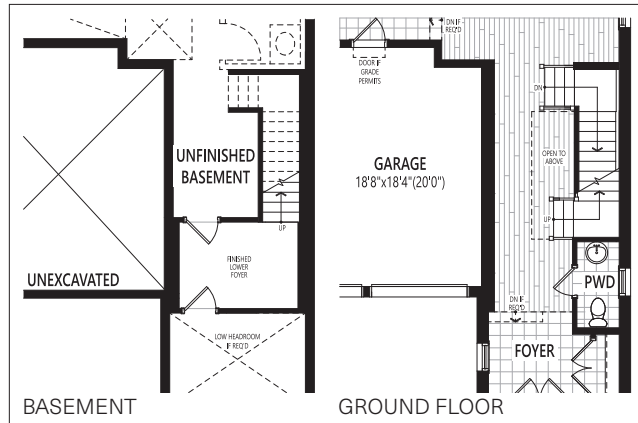
Mattamy Warranty backed by TARION "Excellent Service Rating" includes that the home is free from defects in workmanship and materials for One (1) Year.  
Two Year Warranty Protection:  
The home is free from defects in workmanship and materials including caulking, windows and doors so that the building prevents water penetration. Defects in workmanship and materials in the electrical, plumbing, heating delivery and distribution systems - Defects in workmanship and materials which result in the detachment, displacement, or deterioration of exterior cladding, leaving to detachment or serious deterioration.  
Violations of the Ontario Building Code's Health and Safety provisions.  
Seven Year Warranty Protection (Major Structural Defects):  
A major structural defect is defined by TARION as: - a defect in workmanship and materials that results in the failure of the load-bearing part of the homes structure, or - any defect in workmanship or materials that adversely affects your use of the building as a home.  
Specifications and Terms subject to change, E. & O.E., July 2, 2020.

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

**ARCHITECT'S CHOICE OPTIONS**

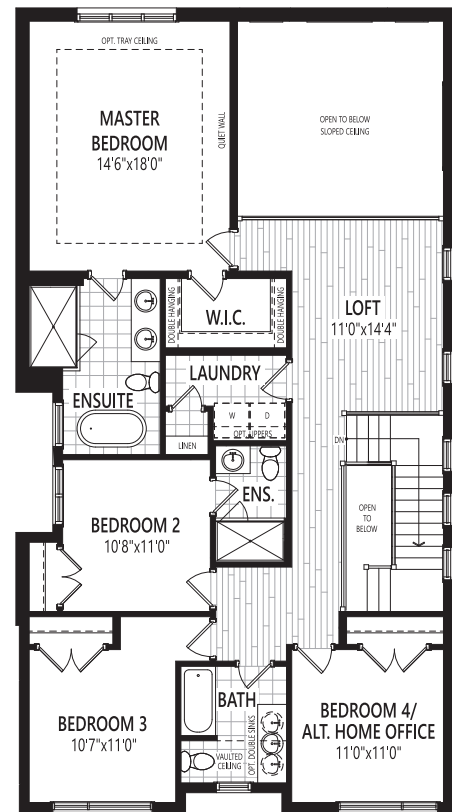
**BASEMENT OPTION**

**1** RAISED BASEMENT CEILING W/ THE NEXT STEP  
(ADDITIONAL 86 SQ. FT.)

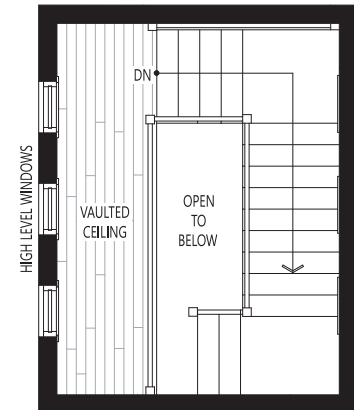


**SECOND FLOOR OPTIONS**

**2** THIRD BATH  
(LAUNDRY TUB RELOCATED TO BASEMENT)



**3** VAULTED CEILING W/ HIGH LEVEL WINDOWS  
(ONLY AVAILABLE WITH CONTEMPORARY ELEVATION)



**THE WINDFIELD**

**3,109 SQ.FT.**

(INCL. 251 SQ.FT. OPEN TO BELOW)

38' Home





CONTEMPORARY



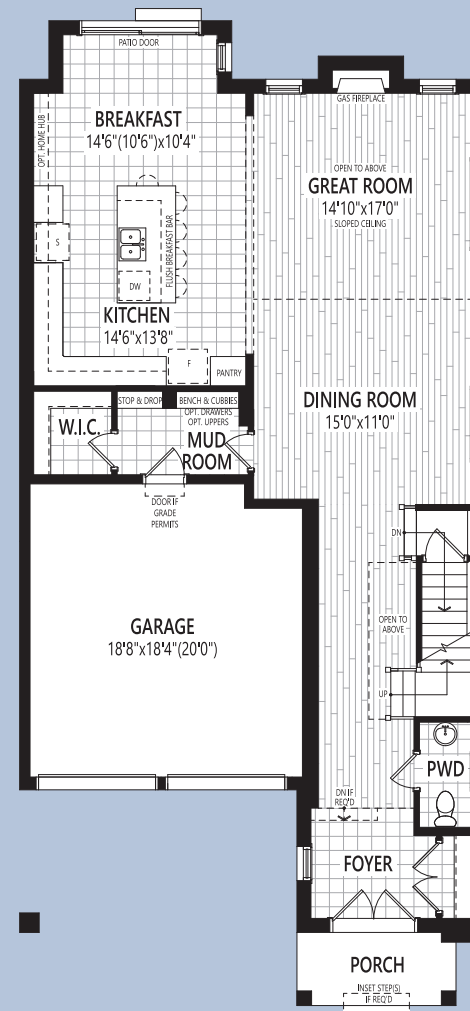
ENGLISH MANOR



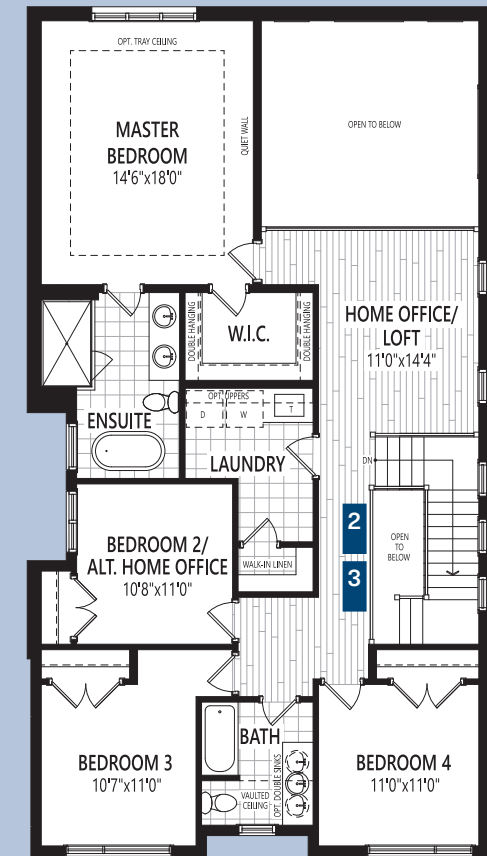
FARMHOUSE



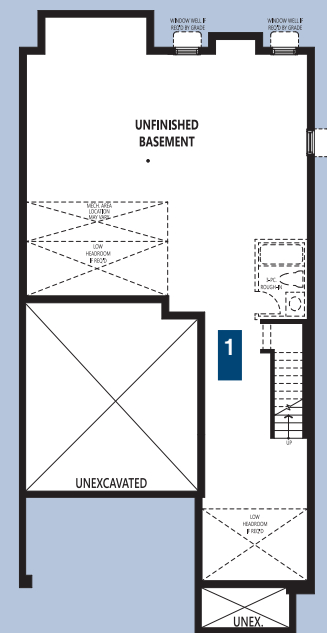
FRENCH CHATEAU



GROUND FLOOR



SECOND FLOOR



BASEMENT

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**Countertop**

Optional Group 1: Silestone – Grey Expo

**Vanity Faucet**

Optional: Arris Single Handle Lavatory – Chrome

**Shower Faucet**

Optional: Arris Posi-Temp with 3 Function Diverter Valve, Slide Bar with Hand Held and Showerhead – Chrome

**Sink**

Optional: Emery

**Tub**

Optional: Vision 30 Tub with Maax Halo Two Panel Sliding Door on Chrome Track

**Toilet**

Optional: Miller Toilet with Top Flush

**UPPER HALLWAY AND LOFT****Flooring (Hardwood)**

Optional: Vintage - NSS Smooth Collection UV Oil White Oak Athena - 6-1/2" x 3/4"

**BASEMENT FOYER**

Architect's Choice Option: Raised Basement Ceiling w/The Next Step

**Flooring (LVT-SPC)**

Optional: Goodfellow – Everest – 7.17" x 73.43" – BATURA (5006)

**STAIRS**

Included: Oak

**Rail**

Optional: R2M

**Picket**

Optional: Square Stainless Steel Pickets

**Stain**

Included: Talis

**Carpet Runner**

Optional: Mohawk 2F65 Sculptured Touch – 969 Urban Sunrise

**TRIM AND CEILING FEATURES**

Architect's Choice Option: Vaulted Ceiling with High Level Windows (Only Available with Contemporary Elevation)

**Trim Selections**

Optional: 7-1/4" Chamfered with 3-1/4" Chamfered Casing with Backband

**Interior Door**

Optional: 5 Panel Shaker  
Optional: 5 Panel Shaker with Frosted Glass Inserts on Chrome Track System

**Interior Door Hardware**

Optional: Halifax in Satin Nickel

**Exterior Door Hardware**

Optional: Travaris in Satin Nickel

**Ceiling Finish First and Second Floor**

Included: Smooth

**Master Bedroom**

Optional: Tray Ceiling



# THE WINDFIELD Elev. 'Contemporary'

## 3,109 SQ.FT.

(INCLUDING 251 SQ.FT. OPEN TO BELOW)

**C38G**

\*Pricing varies based on model type and is subject to change without notice. E.&O.E. June 2020. \*Specifications subject to change without notice. Structural changes may have been made, but not noted. \*California closet organizers are not standard or available for purchase at the Design Studio. \*All appliances have been upgraded and are not standard. \*Furniture, draperies, window coverings, millwork on walls (where applicable), lighting fixtures, frosted windows, glass shelves, ceiling speakers and other electronic items, appliances, wall mirrors, accessories, and wallpaper are for display purposes only. Custom paint finishes and colours as displayed are not available for purchase at Design Studio. Some Architect's Choice Options and Design Studio options may no longer be available for purchase. \*Redesigned and upgraded kitchen, bath, and additional built-in cabinetry throughout. \*Upgraded electrical layout with upper and under valance lighting, puck lights and pot lights throughout. \*Cabinetry supplier and availability of cabinet design is subject to change without notice. Epoxy flooring in garage & basement, garage organizing slat walls and car charger are for display purposes only and not available for purchase. All exterior materials including light fixtures, house/suite number, front entry door handle, porch, deck & balcony size and layout, railings & materials, furniture & props are for display purposes. Smart Technology hardware & options may not be available for purchase through Mattamy, rather a Buyer personal purchase after closing. Modifications to the exterior & interior home may apply. See Sales Consultants for more details.

38' Detached Model Home Features



## FOYER

### Flooring (Hardwood)

Optional: Vintage - NSS Smooth Collection UV Oil White Oak Athena - 6-1/2" x 3/4"

## HALLWAY

### Flooring (LVT-SPC)

Optional: Vintage - NSS Smooth Collection UV Oil White Oak Athena - 6-1/2" x 3/4"

## KITCHEN

### Cabinetry Lower Uppers

Included: Slab Maple – Soapstone

### Cabinetry Base

Included: Slab Maple – Cavier

### Cabinetry Pantry and Uppers

Optional: Trinity DHGL – Artico Gloss

### Cabinet Hardware on Uppers

Optional: 93 – Brushed Nickel

### Cabinet Hardware on Base

Optional: 12877 - Brushed Nickel

### Island Cabinetry

Included: Slab Maple – Cavier

### Backsplash

Optional Group 4: Silestone – Blanco Calacatta

### Flooring (Hardwood)

Optional: Vintage – NSS Smooth Collection UV Oil White Oak Athena – 6-1/2" x 3/4"

### Countertop

Optional Group 4: Silestone – Blanco Calacatta

### Kitchen Faucet

Optional: Nio Single Handle Kitchen faucet with Pullout Spout S75005CH - Chrome

## Kitchen Beverage Dispenser

Optional: Modern Beverage Faucet S5530CH – Chrome

## Sink

Optional: Blanco Quartrus Super Single Undermount

## Kitchen Features (Optional)

- Contemporary Uppers at Varying Heights
- Three Colours
- Base Pie Cut Corner
- Kitchen Island Waterfalls
- Crown to Ceiling
- Light Valance
- Pot and Pan Drawers Around Full Perimeter
- Waste Recycle Centre
- Flip Up Cabinets
- Faux Doors
- Open Shelves
- Tall Appliance Unit for Espresso Machine and Wall Oven Unit
- Under Counter Bar/Wine Fridge

## GREAT AND DINING ROOM

### Flooring (Hardwood)

Optional: Vintage - NSS Smooth Collection UV Oil White Oak Athena - 6 1/2" x 3/4"

## POWDER ROOM

### Flooring (Tile)

Optional: Anatolia – 12" x 24" – Industria Series – Zinc (Stack Installation)

### Pedestal Faucet

Optional: 90 Degree Single Handle Lavatory 6705 – Chrome

### Pedestal

Optional: Avenue St. Clair – Pedestal Sink – F-1505A-W; L-1505A-W

## Toilet

Optional: Miller Toilet with Top Flush

## MUDROOM

Optional: Cabinet Uppers in Mudroom

### Cabinetry

Included: Slab Maple – Cavier  
Optional: Frosted Flip-ups

### Cabinet Hardware

Optional: 12817 – Matte Black

### Flooring (Tile)

Optional: Anatolia – 24" x 24" – Industria Series – Zinc

## LAUNDRY

Optional: Cabinet Uppers in Laundry Room

### Cabinetry

Included: Slab Maple – Soapstone  
Optional: Frosted Flip-ups

### Cabinet Hardware

Optional: 12877 – Brushed Nickel

### Flooring (Tile)

Optional: Olympia – 12" x 24" – Oxidato – Palladium (Stacked Installation)

### Backsplash

Optional: Mini Brick Soho Series – White

### Countertop

Optional Group 2: Silestone White Zeus

## MASTER BEDROOM

### Flooring (Hardwood)

Optional: Vintage - NSS Smooth Collection UV Oil White Oak Athena - 6-1/2" x 3/4"

## Custom Closet

Optional: Grey Contemporary with Handle 1

## MASTER ENSUITE

### Cabinetry

Included: Slab Maple – Soapstone

### Cabinet Hardware

Optional: 12877 - Brushed Nickel

### Flooring (Tile)

Optional: Olympia – 12" x 24" – Oxidato Series – Titanium Matte (Stacked Installation)

### Tile Wall

Optional: Olympia – 12" x 24" – Oxidato Series – Titanium Matte (Vertical Stacked Installation)

### Tileboard 24"

Optional: Olympia 1" x 3" – Chambray Grey HD Porcelain (Horizontal Stacked)

### Shower Floor

Optional: Olympia 1" x 3" – Chambray Grey HD Porcelain

### Feature Wall Behind Vanity

Optional: Olympia 1" x 3" – Chambray Grey HD Porcelain

### Countertop

Optional Group 3: Caesarstone – Cloudburst Concrete

### Vanity Faucet

Optional: 90 Degree Single Handle Lavatory – Chrome

### Shower Faucet

Optional: 90 Degree U Shower Vertical Spa with Controller, Slide Bar with Hand Held, Rain Showerhead & 4 Flushmount Body Sprays – 16" Shower Arm and Flange with Thin Square

Showerhead Single Function – Chrome

### Freestanding Tub

Optional: 90 Degree Roman Tub with Hand Held Shower

### Sink

Optional: Emery

### Toilet

Optional: Miller Toilet with Top Flush

## HOME OFFICE/LOFT, BED 2, 3 & 4

### Flooring (Hardwood)

Optional: Vintage - NSS Smooth Collection UV Oil White Oak Athena - 6-1/2" x 3/4"

## ENSUITE BED 2

Architect's Choice Option: Third Bath

### Cabinetry

Optional: Trinity DHGL – Artico Gloss

### Cabinet Hardware

Optional: 12817 – Brushed Nickel

### Flooring (Tile)

Optional: Anatolia – 18" x 18" – Classic Carrara HD (Stacked Installation)

### Wall Tile

Optional: Centura – 8" x 20" – Grey Galet 3 – LOGRG3 (Vertical Stacked)

### Tileboard 6"

Optional: Anatolia – Element Chevron Glass Mosaics Irregular – ICE

## Shower Floor

Optional: Olympia – Ontario Hexagon – Matte Taupe

## Countertop

Optional Group 4: Super White Granite

## Vanity Faucet

Optional: Arris Single Handle Lavatory – Chrome

## Shower Faucet

Optional: Arris Posi-Temp with 3 Function Diverter Valve, Slide Bar with Hand Held and Showerhead – Chrome

## Sink

Optional: Emery

## Toilet

Optional: Miller Toilet with Top Flush

## BATH

Optional: Double Vanity in Main Bathroom

## Cabinetry

Optional: Trinity DHGL – Artico Gloss

## Cabinet Hardware

Optional: 12877 – Brushed Nickel

## Flooring (Tile)

Optional: Olympia – 12" x 24" – Oxidato – Palladium (Stacked Installation)

## Wall Tile

Optional: Olympia – 4" x 12" Piccadilly Glossy White (Horizontal Stacked)

## Tileboard 12"

Optional: Olympia – 4" x 12" Piccadilly Glossy White (Vertical Installation)

# Schedule A (Home Features)

## Upper Joshua Creek Phase 1

### 38', 45' and 66' Detached Homes

#### EXTERIOR

1. MATTAMYS Joshua Creek is a new home community inspired by the sense of neighbourhood. House sitings and exterior colours will be architecturally co-ordinated.
2. Elevations include clay brick and low maintenance, pre-finished cement board siding, stone veneer 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 eavestrough.
5. Architectural styled laminate fiberglass shingles with a 30-year Manufacturer's Limited Lifetime Warranty.
6. Fibreglass painted or stained insulated entry 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, simulated single-hung casement or fixed windows throughout, either white or colour as per applicable elevation and as per plan. Basement windows to be 30"x24" deep white vinyl sliders, if applicable.
8. Sliding patio door or garden door(s), as per plan.
9. All windows triple glazed, excluding basement windows and entry door glazing. Basement windows and patio sliding doors, where applicable, to be classified as Zone 3 windows with Low E coating and argon gas.
10. Glazed panel in front entry door or side light(s) as per elevation.
11. All opening windows and sliding patio doors are complete with screens.
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.
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.
17. Venetian Bronze finish front door entry set, prefinished individual house numbers to complement exteriors, coach light(s) on front as per elevation on all elevations except contemporary elevations. Contemporary elevations to receive satin nickel finish contemporary front door entry set and contemporary coach light (s) as per plan.
18. Vendor will install a two-coat asphalt driveway excluding apron which is concrete.

#### KITCHEN

1. Purchaser's choice of cabinets from Vendor's upgraded selection.
2. Upper cabinets include stacked uppers above.
3. Recycling center provided at or close to sink area as per plan.
4. Purchaser's choice of granite countertops from Vendor's standard selection.
5. Colour co-ordinated kick plates to compliment kitchen cabinets.
6. Stainless steel Blanco undermount double compartment kitchen sink with spillway. Includes single lever pull down Moen faucet, as per Vendor's standard specifications.
7. Shut-off valve to the kitchen sink.
8. Stainless steel finish kitchen exhaust fan with 6" duct vented to exterior.
9. Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
10. Split receptacle(s) at counter level for future small appliances.
11. 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. Separate shower to receive water resistant board to approximately 60" high with rain head type showerhead and a separate handheld shower head on a bracket from Vendor's standard samples.
2. Frameless glass shower enclosure in Master Ensuite as per plan with aluminum channel as required.
3. Purchaser's choice of cabinets from Vendor's upgraded selection (excluding Powder Room).
4. Purchaser's choice of granite countertops from Vendor's standard selection in all bathrooms (excluding Powder Room).
5. Colour co-ordinated kick-plate to compliment vanity cabinets.
6. Decorative lighting in all bathrooms and Powder Room.
7. Beveled mirrors approx. 42" high in all bathroom(s) and powder room.
8. White bathroom fixtures from Vendor's standard selection including efficient 4.8L elongated toilet.
9. White acrylic bathtubs in all main and secondary bathrooms with ledge 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 upgraded Moen 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. 8x10 ceramic wall tile from Vendors' standard selection, up to the ceiling for tub/shower enclosure(s) and up to and including ceiling for separate shower stalls.
15. Pre-formed acrylic shower pan or base in shower as per plan.
16. White acrylic freestanding oval tub with Moen roman tub faucet in chrome finish as per plan.
17. Bathroom and Powder Room accessories to include Moen chrome finish matching towel bar and toilet tissue holder.
18. Pressure balance valves to all shower stalls and tub/showers as per plan.
19. Shut off valves for all bathroom and Powder Room sinks.

#### INTERIOR TRIM

1. Stairs with oak treads, oak veneer risers and stringers to finished areas as per plan, with choice of stained or natural finish from Vendor's standard colour selection. Includes oak handrail with choice of oak pickets or black finish metal pickets.
2. Standard kneewalls, ledges and window seats to be capped with white painted MDF (medium density fibreboard) trim detailing.
3. Riverside or Carrara moulded panel interior passage doors throughout finished areas (per trim package selected; one style throughout), excluding sliding closet doors if applicable.
4. Interior passage doors are 8ft tall throughout (where possible).
5. 5 ¼" baseboard and 2 ¾" casing in choice of chamfered or step profile. 3/8" profiled door stop trim in all tiled areas, on all elevations. Trim casing on all swing doors and flat archways up to approx. 12" deep, on ground floor and hallway of 2<sup>nd</sup> floor, and windows throughout in all finished areas, foyer and linen closets, where applicable as per plan (excluding bedroom closets with sliding doors and arches in 2<sup>nd</sup> floor bedrooms and bathrooms).
6. All drywall applied with screws using a minimum number of nails.
7. Weiser satin nickel finish hinges and lever-style handles on all interior doors, in finished areas as per plan.
8. Easy glide wire shelving installed in all closets.
9. Laundry closets and Pantry closets will include while melamine shelving.
10. Mirrored sliding doors as per plan.

#### LAUNDRY

1. Purchaser's choice of laundry base cabinet(s) from Vendor's upgraded selection.
2. Purchaser's choice of granite countertops from Vendor's standard selection.
3. Stainless steel Blanco undermount sink with single lever Moen faucet, as per Vendor's upgraded specifications.
4. Colour co-ordinated kick-plate to compliment base cabinet(s).
5. Shut-off valves in finished laundry room.
6. Heavy duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.
7. Laundry tub with chrome finish dual knob faucet, as per Vendor's standard specifications, installed in unfinished Basement or unfinished Storage/Utility room, as per plan.

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 the Purchaser's house. Variations from the Vendor's samples may include but not be limited to variations in bricks, finishing materials, kitchen and vanity cabinets, and floor and wall finishes due to normal production process. The Purchaser is hereby notified that the laundry room may be lowered to accommodate side yard drainage, and 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 house erected or to be erected on the applicable lot shall contain the features listed above. The floor plan shall be the plan that is illustrated in the Vendor's latest sales display or in any electronic or digital brochures 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 or digital renderings that are 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 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. The 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. The Vendor reserves the right to use visual representations of the home, taken both during construction and after occupancy, for the purposes of Public Relations and Advertising, and the undersigned hereby consents to the same.

#### ELECTRICAL

1. 125 Amp service with circuit breaker type panel.
2. All wiring in accordance with Electrical Safety Authority standards and Ontario Electrical Safety Code.
3. Tamper resistant receptacles installed where required.
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' to have switch-controlled receptacle.
9. Switch controlled receptacle in Living Room.
10. Decora style switches throughout as per plan.
11. One integrated smart dimmer switch provided in Great Room or Living Room and one integrated smart switch connected to front coach lights on ground floor, provided for ease of entry.
12. Smoke Alarm with visual signaling component installed as per Ontario Building Code.
13. Carbon Monoxide Detector on all floors where a finished bedroom is located.
14. Electronic door chime at front door.
15. Two Cable TV finished outlets with location selected by purchaser
16. Two Cat5e finished outlets with location selected by purchaser
17. One in wall USB charger for smartphones and tablets located in predetermined location.

#### PAINTING

1. Washable low VOC latex paint on interior walls throughout finished areas (one colour throughout) from Vendor's standard selection.
2. Interior trim and doors to be painted white.
3. Smooth finish ceiling to main floor and 2<sup>nd</sup> floor. All closets to have sprayed stipple ceilings only.

#### FLOORING

1. Choice of ceramic floor tile in Foyer, Kitchen, Breakfast Area, Powder Room, bathroom(s) and finished Laundry Room, where applicable as per plan, from Vendor's standard selection.
2. Engineered hardwood approx. 3 1/2" wide in choice of colour from Vendor's standard selection on ground floor non ceramic areas as per plan and on second floor hallway.
3. 40oz Green Label approved broodloom in all finished areas on second floor with 4 lb chip foam under-pad from vendor's standard selection. (excluding tiled areas).
4. Tongue and groove, oriented strand board subflooring throughout (except Basement), screwed and glued on engineered floor joist system.
5. Concrete basement floor with drain.

#### FAMILY ROOM / GREAT ROOM

1. Direct vent gas fireplace as per plan with painted MDF mantle surround as per plan, from Vendor's standard selection.

#### ADDITIONAL FEATURES

1. 10' high ceilings on ground floor and 9' ceilings on the second floor, except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered.
2. 2"x6" exterior wall construction
3. Insulated door from house to garage (where grade permits, as per plan), with safety door closer and keyless entry hardware.
4. Garage drywalled and primed.
5. Mortgage survey provided with closing documents at no additional cost.
6. Garage floor and driveway sloped for drainage.
7. Concrete garage floor where applicable with reinforced grade beams.
8. All windows installed with expandable foam to minimize air leakage. (excluding basement windows)
9. Poured concrete basement walls with drainage membrane and weeping tile.
10. Poured concrete front porch as per plan.
11. Architecturally pre-determined sitings and exterior colours in conformance with applicable zoning and architectural control guidelines.
12. HVAC system and ductwork sized to accommodate future air conditioning.
13. Ducts Professionally Cleaned.
14. Rough in 3-piece washroom in unfinished area in Basement.
15. **SMART HOME PACKAGE** including smart light switch and hub package, deeper light switch junction boxes and whole home surge protection (see Marketing pamphlet for further details).

#### ENERGY STAR PROGRAM

1. All triple-glazed windows with insulated spacers (excluding basement windows). Windows installed with expandable foam at perimeter and caulked on the exterior. (excluding basement windows).
2. Attic insulated to a minimum of R60.
3. Spray foam insulation in garage ceiling below livable space, in addition to cantilevered areas with living space above, to be insulated to R31.
4. Exposed main basement ductwork to be sealed with foil tape or mastic sealant.
5. High efficiency gas fired heating system.
6. Energy efficient hot water heating appliance is a rental unit. Purchaser to execute agreement with Vendor.
7. Energy Star certified Ecobee4 Smart Thermostat with Built-in Amazon Alexa Voice Services.
8. Heat Recovery Ventilator (HRV) installed and interlocked with furnace. (Simplified system)
9. LED lighting in all standard interior and exterior light fixtures as per plan.
10. Energy Star qualified exhaust fans in all bathrooms including Powder Room (where applicable).
11. Air tightness test and independent third-party certification.
12. Gas Fireplace includes electronic pilot.

#### WARRANTY

Mattamy Warranty backed by TARION "Excellent Service Rating" includes that the home is free from defects in workmanship and materials for One (1) Year.  
Two Year Warranty Protection:  
The home is free from defects in workmanship and materials including caulking, windows and doors so that the building prevents water penetration. Defects in workmanship and materials in the electrical, plumbing, heating delivery and distribution systems - Defects in workmanship and materials which result in the detachment, displacement, or deterioration of exterior cladding, leaving to detachment or serious deterioration.  
Violations of the Ontario Building Code's Health and Safety provisions.  
Seven Year Warranty Protection (Major Structural Defects):  
A major structural defect is defined by TARION as: - a defect in workmanship and materials that results in the failure of the load-bearing part of the homes structure, or - any defect in workmanship or materials that adversely affects your use of the building as a home.  
Specifications and Terms subject to change, E. & O.E., July 2, 2020.

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