

FEATURES & FINISHES

SCHEDULE A

*Imagine the Possibilities!*

THE  
VALLEY  
WOODBRIDGE

MARYCROFT  
HOMES™

MARYCROFT  
HOMES™

# FEATURES AND FINISHES



## AN ENCLAVE OF TRANQUILITY

Each home at The Valley is a world unto itself, with interior design inspired by you and the way you live! Included in the price of your new Marycroft home are the following exceptional features!

## CONSTRUCTION FEATURES

- Poured concrete foundation walls complete with damp-proofing, drainage membrane and weeping tiles.
- Wood frame exterior wall construction.
- Ceiling Heights
  - Townhomes – Taller Basement / 9' Main Floor / 9' Second Floor
  - Detached Homes – Taller Basement / 10' Main Floor / 9' Second Floor
  - Feature ceilings/lofts (where applicable) may have ceiling heights that vary or ceilings that are sloped (per applicable plan).
  - All measurements are approximate only. Heights will be reduced for boxing of mechanical systems (if required) or other ornamental features.
- Sub-floor construction featuring "Wood-I" engineered flooring system with glued and screwed ¾" OSB floor sheathing.
- Roof sheathing to be 3/8" plywood or 7/16" OSB at determination of Vendor.
- Basement cold cellars (per applicable plan IF grade permits).
- 3-piece basement washroom rough-ins at location determined by Vendor.
- Garage to house access door (per applicable plan IF grade permits).

## EXTERIOR FINISHES

All exterior finishes are Vendor selected & architecturally controlled. Substitutions of colors/materials/exterior detailing may occur at discretion of Vendor, in cooperation with Control Architect, without notice.

- Coordinated exteriors featuring quality clay brick, stone, vinyl siding, metal siding and other accent materials as per applicable model and elevation.
- Articulated, self-sealing asphalt roof shingles.
- Aluminum fascia, eavestroughs, downspouts and soffits.
- Municipal address number at location determined by Vendor.
- Pre-finished insulated steel sectional garage doors with design as per applicable plan.
- Ornamental faux windows and/or décor features as per applicable plan.
- Low maintenance aluminum railings on front porches (only if required by Ontario Building Code due to final grade).
- Low maintenance exterior porch columns (per applicable plan). Column profiles at sole determination of Vendor.
- Professionally graded and sodded yards as per municipally approved plans.
- Asphalt driveway - base coat and top coat – both installations typically after closing (top coat at future date following top works on roadways).
- Exterior steps per approved site plan.
- Precast walkway from driveway to front entrance.
- All windows and doors sealed with quality caulking.
- ¾" clear stone between units sited less than 8 feet apart or otherwise in conjunction with municipal finishing requirements.
- Rear yard wood decks NOT included. If municipally approved grading plan does not permit access/egress without a rear yard wood deck, then Vendor shall install hardware and/or guard to prevent access/egress from such location.

## ENERGYWISE FEATURES

- Low maintenance PVC white frame sliding basement windows.
- Vinyl frame casement style windows. Operable windows at designated locations by window manufacturer. White décor grilles on streetside elevations per applicable plan.
- Thermal sliding patio door with screen OR full lite door system (as per applicable plan – see Schedule Y)
- High efficiency hot water tankless appliance at location determined by Vendor. (Water heating appliance is provided on a rental basis).
- High efficiency forced air heating system at location determined by Vendor.
- Digital thermostat.
- Metal insulated cold cellar door (where applicable and where grade permits) complete with threshold and weather seal.
- Insulation in exterior walls, attic and basement per code requirements.
- Energy Recovery Ventilator (ERV) at location determined by Vendor.
- Drain water recovery pipe at location determined by Vendor.

## PLUMBING FEATURES

- Water supply via plastic piping.
- Double compartment, undermount, stainless steel sink with single lever faucet in kitchen.
- Contemporary in-wall housing for clothes washer water supply and drain at determination by Vendor (basements excluded).
- Pressure/temperature regulator or thermostatic control in showers.

- Single compartment utility tub in base cabinet with solid counter in laundry room (per applicable plan) or free-standing utility tub at location in basement determined by Vendor.
- Rough-in for future dishwasher. (Includes drain "T", water supply, plus wire to electric panel – breaker switch not included for safety reasons).
- Two exterior water service taps – 1 in garage and 1 at rear.
- White undermount vanity sinks, pedestal sinks, water closets and soaker tubs (per applicable plan).

## ELECTRICAL FEATURES

- 100 amp (Townhomes) / 200 amp (Detached Homes) electrical service with circuit breaker panel and copper wiring throughout.
- 240V receptacles for clothes dryer and stove (Townhomes). 240V receptacle for clothes dryer and 110V receptacle plus gas line for stove (Detached Homes).
- Pot Light Packages – Townhomes (Qty 6) / 40' Series Detached (Qty 12) / 45' Series Detached (Qty 20) – All locations and switching at determination by Vendor on non-insulated main floor ceilings.
- Light fixture package (at locations roughed in by Vendor) to include strip lighting in bathrooms (with self-equipped internal electrical box); waterproof ceiling potlight in shower stalls; frosted dome ceiling fixture in rooms where pot lights/strip lights are not installed.
- Range hood fan with max 6" duct (Townhomes) or max 8" duct (Detached Homes) to exterior.
- A cover plate will be left on dining room ceiling box (where applicable) as located by Vendor for future fixture by Purchaser.
- White DECORA type switches and receptacles in finished areas with screwless plates.
- An exterior light will be installed at each entrance into home.
- Garage ceiling outlet for future garage door opener(s).
- One exterior weather-proof electrical outlet installed at each of the front and rear of the home.
- Front door chime.
- One CAT6 wire to one location at a central point of the main living area of the home (location at determination of Vendor) to accommodate wireless media/digital services/internet. No COAX cable included. No additional rough in services included unless ordered separately. (Final connections/activation by Purchaser.)
- Smoke detectors per code at locations determined by Vendor.
- Carbon monoxide detector(s) per code at location(s) determined by Vendor.
- Rough-in piping for future central vacuum system dropped to either basement or garage or both as determined by Vendor.
- One NEMA 14-50 outlet on 240 volt 40 amp circuit for future electrical car charging.

## INTERIOR FINISHES

- Purchasers to have a selection of interior finishing materials from Vendor's standard samples on the following:
  - 12"x24"(or other) floor tile in all living areas where tiles are illustrated on plans. Where tile terminates adjacent to alternate flooring material, metal finishing strip will be installed. Note tub decks that receive tile per applicable plan shall receive same selection as floor tile on vertical skirts and horizontal decks.
  - Primary ensuite only – 12"x24" (or other) wall tile in shower stalls (ceilings included). Note : white mosaic tile for shower floors.
  - All other bathrooms - 13"x13" (or other) wall tile in bathtub enclosures (ceilings excluded) and shower stalls (ceilings included) and on tub splashes – all as per applicable plan. Note : white mosaic tile for shower floors.

- ¾" pre-finished engineered hardwood flooring EXCLUDING areas on plan where ceramic flooring is illustrated. Townhomes: 3-5/8" oak finish on main and second floor. Detached homes: 5" oak finish on main floor and 3"-5/8" oak finish on second floor. (Note: four standard colours available – one color selection per home).
- Interior finished walls to be painted with one coat primer and one finish coat of quality latex paint. One color selection per home. Interior finished ceilings to receive one coat primer and one coat flat latex paint (white). Drywalled garage walls and ceiling are gas proofed (rough-finish) and primed only.
- Stairs and railings to be stained (semi-gloss finish) to complement Purchaser's choice of standard hardwood.
- Kitchen base and upper cabinets (per applicable model). Mechanical components at ceiling to be concealed either behind furring panel or within drywall boxing at Vendor's discretion.
- Vanity cabinets per applicable model.
- Solid counter for kitchen and vanity cabinets. Breakfast bar included in kitchen (if applicable per plan). Vertical splash included on vanity counters against wall.
- Paint grade 5" baseboard (9' ceilings) or 7" baseboard (10' ceilings) and 3" casing trim package (all measurements approximate) with two panel (top panel rectangular; base panel rectangular), smooth finish door package. All trim components finished in white semi-gloss.
- Linear style electric fireplace (per applicable plan) in single storey contemporary wall cabinet (white semi-gloss finish).
- Décor columns / coffered feature / waffle feature (per applicable plan and where not otherwise labelled as OPTIONAL.)
- Interior door hardware includes lever style handles and unpainted hinges. Front door to feature gripset and deadbolt. Garage to house door to feature knobset and deadbolt.
- Oak finished stairs with closed risers (in finished areas per applicable plan). Paint grade utility stairs in unfinished stairwells and/or from finished laundry/mud rooms direct to basement.
- Black metal pickets and oak top rail in all finished areas. Basic railing in stairwell to basement (per applicable plan).
- Smooth ceilings throughout drywall finished areas.
- Mirror over sink in bathrooms.
- Mirror sliders for front foyer (per applicable plan). White board sliders elsewhere (per applicable plan).
- Ceramic toilet tissue holder, towel bar and shower/bathtub soap dish (per applicable plan and at locations determined by Vendor).
- Glass shower door/systems for dedicated shower enclosures where specifically noted on plan.

## ABOVE AND BEYOND

- Water meter and connection fees included.
- Hydro meter and connection fees included.
- Gas meter and connection fees included.
- Professional house and duct cleaning in accordance with industry standards.
- Rogers Bundle for 1 full year (please refer to certificate provided by Rogers for details).

## MISCELLANEOUS

- The Vendor shall have the right to make reasonable changes in the plans and specifications, if required it its sole discretion and without notice. The Vendor may substitute materials provided that such substitutions are of equal or better quality than the original selection or standard specification. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding.
- The Purchaser acknowledges and accepts that colour, shades, texture, appearance, grains, veining, variations in appearance etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes or as naturally occurring characteristics of sourced products.
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  - Primary ensuite only – 12”x24”** (or other) **wall tile** in shower stalls (ceilings included). Note : white mosaic tile for shower floors.
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  - Kitchen base and upper cabinets (per applicable model). Mechanical components at ceiling to be concealed either behind furring panel or within drywall boxing at Vendor's discretion.
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  - Linear style electric fireplace** (per applicable plan) **in single storey contemporary wall cabinet** (white semi-gloss finish).
  - Décor columns / coffered feature / waffle feature** (per applicable plan and where not otherwise labelled as OPTIONAL.)
  - Interior door hardware includes lever style handles and unpainted hinges.** Front door to feature gripset and deadbolt. Garage to house door to feature knobset and deadbolt.
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  - Smooth ceilings throughout** drywall finished areas.
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POETRY LIVING

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## EXTERIOR FEATURES

- Poetry Living's The Valley is a new home community inspired by the sense of neighborhood. House siting's and exterior colors will be architecturally coordinated.
- Elevations include veneer stone, clay brick, maintenance free vinyl siding, fiber cement panel board and EIFS stucco system with Architectural features and other materials, as per elevation. All exterior colors are pre-determined and in conformance to applicable Architectural Control guidelines.
- Entry-resistant framing on all perimeter doors (excluding patio doors).
- Aluminum maintenance-free soffit, downspouts, fascia, and eaves-trough.
- Architecturally styled high grade laminate fiberglass shingles.
- All exterior main entry doors are 8ft tall fiberglass insulated door(s) complete with weather-stripping and deadbolt lock (excluding sliding patio doors).
- All vinyl casement windows or simulated single-hung casement windows, or fixed windows throughout, excluding Basement. Basement windows (30"x24") to be all-vinyl sliders. All windows as per vendor's specifications and caulked on exterior.
- Sliding patio door or garden door(s), as per plan.
- All windows double glazed, excluding basement windows and entry door glazing. Basement windows and sliding patio door, where applicable, with Low E coating and Argon Gas.
- Glazed panel on front entry door(s) and sidelight(s) as per elevation.
- All operating windows and sliding patio door(s) come complete with screens.
- Steel insulated 8ft tall door from house to garage, if grade permits, with safety door closer and Smart-Lock entry hardware, as per plan.
- Molded 8ft tall steel pre-finished panel insulated sectional roll-up garage door(s) 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.
- Front entry door hardware finished in Satin Nickel, with individual house plaque, black front coach lights at all roll-up garage door(s) and one pot light at home entry door, as per elevation.
- Vendor will install a two-coat asphalt application (or as per Municipal specifications) for all driveways.

## KITCHEN FEATURES

- Purchaser's choice of cabinets and quartz countertops from vendor's standard selection.
- Taller height uppers cabinets are applicable, with furring panel and crown molding.
- Color coordinated kick plates to compliment Kitchen cabinets.
- Stainless steel undermount
- double compartment Kitchen sink complete with shut off valves. Includes single lever chrome pull down faucet, as per Vendor's standard specifications.
- Exhaust fan insert 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).
- Ceramic floor tile from Vendors' standard selection in a 12"x24" laid 1/3 brick pattern.

## BATH FEATURES

- Purchaser's choice of cabinets and quartz countertops from Vendor's standard selection in Primary Ensuite Bathroom.
- Purchaser's choice of cabinets and quartz countertops from Vendor's standard selection in all Bathrooms (excluding Powder Room).
- Color coordinated kick-plate to compliment vanity cabinets.
- Water resistant board applied to all walls on separate shower stall and tub walls.
- Energy efficient water saver shower heads and toilets.
- Fully tiled shower with glass enclosure, chrome U-channel and hinges in Primary Ensuite as per plan.

- Decorative lighting in all Bathrooms and the Powder Room.
- Beveled mirrors in all Bathrooms and the Powder Room.
- White Bathroom fixtures from Vendor's standard selection.
- White acrylic bathtubs in all Bathrooms, as per plan.
- Exhaust fans vented to exterior in all Bathroom and the Powder Room.
- Privacy locks on all Ensuites, Bathrooms and the Powder Room doors.
- Chrome finish washer-less single lever faucet with pop-up drain and water saving aerator in all Ensuites, Bathrooms and the Powder Room sinks.
- Pedestal sink in the Powder Room, as per plan.
- Ceramic floor tile from Vendors' standard selection in a 12"x24" laid 1/3 brick pattern to all tiled areas, as per plan. Shower enclosures have mosaic tile floors. All as per plan.
- Ceramic wall tile from Vendors' standard selection in a 12"x24" horizontally stacked configuration for Primary Ensuite, and 13"x13" wall tile to all other showers or tubs. Showers include tiled ceilings. All as per plan.
- White acrylic freestanding oval tub with roman tub deck faucet in chrome finish as per plan.
- Pressure balance valves to all shower enclosures and tub/showers units as per plan.
- Shut off valves for all sinks and toilets.

## INTERIOR TRIM FEATURES

- Stairs with oak treads, oak veneer risers and stringers with choice of stained finish from vendor's standard color selection. Applies to stairs from ground to upper floor(s) and from ground to sunken landings as per plan. Excludes stairs to unfinished Basement.
- Oak handrail, newel post with ½" metal pickets to all finished area stairs.
- Molded Riverside panel interior passage doors throughout finished areas, excluding sliding closet panel doors, if applicable as per plan.
- 5" baseboard throughout with 3/8" profiled door stop trim in all tiled areas.
- 3" casing on all swing doors and flat archways up to 12" deep (approx.), on Main floor and hallway of Second floor, including windows throughout in all finished areas, where applicable as per plan (excluding Bedroom closets with sliding panel doors and arches in second floor Bedrooms and Bathrooms). 10ft Main Floor ceiling - 8ft tall doors. Second Floor 9ft ceiling – 7ft tall doors.
- Gas fireplace as per plan
- All drywall applied with screws using a minimum number of nails.
- Lever handles and hinges (unpainted) in a Satin Nickel finish on all interior doors in finished areas, as per plan.
- White Melamine shelving in all Linen, Bedroom and Pantry closets.
- Garage to house door (as per plan) includes a Smart-Lock entry hardware for peace of mind security.

## LAUNDRY FEATURES

- Purchaser's choice of cabinets and quartz countertops from Vendor's standard selections when base laundry cabinet applicable, as per plan. Includes plastic drop-in laundry tub.
- Heavy duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.

## ELECTRICAL FEATURES

- Decora style switches and receptacles throughout finished areas.
- 200-amp service with circuit breaker type panel.
- All wiring in accordance with Electrical Safety Authority standards.
- One electrical outlet under electrical panel if located in unfinished area.
- Electrical outlet(s) in all Bathroom(s) and the Powder Room include Ground Fault Interrupter.
- One electrical outlet in garage for each parking space and one ceiling outlet in garage for each car park for future garage door opener.
- Optional electrical box with conduit from garage to basement electrical panel for future Electric Vehicle charging. This is rough in only, wiring to electrical panel, plug and transformer not included.
- 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, Hallways, finished Laundry Room, Family Room/Great Room, Dining Room and all Bedrooms where applicable, as per plan. Rooms having sloped or ceiling heights over 10ft that span the entire room are to have switch-controlled receptacle.
- Switch controlled receptacle in Living Room.
- Deeper electrical boxes for future smart switches
- One smart light switch for front entry exterior lighting. (smart switches not included).

- Combo Smoke/Carbon Monoxide Detectors with visual signaling device, built-in back up battery component installed throughout as required per Ontario Building Code.
- Electronic door chime at front door.
- Builder to provide one finished Cat6 Data line to Great or Living Room to accommodate future wireless internet connections. Modems, Hubs, or other Wi-Fi devices not included.
- Twelve pot lights included in the room of your choice on the Main Floor.

## PAINTING FEATURES

- Washable low VOC white latex paint on interior walls and ceilings throughout finished areas, painted white.
- Interior trim and doors to be painted white.
- Smooth ceilings throughout Main Floor, Second Floor hallways, Bathrooms and finished Laundry Rooms as per plan.
- Sprayed stipple ceilings with 4" smooth borders in all Bedrooms. Closets for Bedrooms have stipple ceilings only. Additional stipple ceiling Second Floor areas include: 40-6 Family Room, 45-6 Great Room, 45-12 Opt. Media Room, 40-7 Loft-1 including open area and 45-7 Loft-1 area.

## FLOORING FEATURES

- Choice of ceramic floor tile in Foyer, Kitchen, Breakfast, Powder Room, Bathroom(s) and finished Laundry Room where applicable, as per plan from vendor's standard selection.
- Engineered Oak Hardwood 4" wide flooring from vendor's standard selection throughout non ceramic areas on Main Floor and Second Floor Hallway as per plan.
- 35oz broadloom in all non-ceramic or non-hardwood finished areas on Second Floor Bedrooms with 4lb chip foam under-pad from vendor's standard selection. Additional carpeted Second Floor areas include: 40-6 Family Room, 45-6 Great Room, 45-12 Opt. Media Room, 40-7 Loft-1 including open area and 45-7 Loft-1 area.
- Tongue and groove, subflooring throughout (except Basement), screwed and glued on engineered floor joist system.
- Concrete Basement floor with drain.

## ADDITIONAL FEATURES

- 9ft high ceilings in Basements, 10ft high ceilings on Main floors, 9ft high ceilings on Second floors, except in areas where Architectural designs, mechanicals or ductwork require ceiling height to be lowered. Window heights at 8ft on Main floors & 7ft on Second floors.
- 2"x 6" exterior wall construction
- Mortgage survey provided with closing documents at no additional cost.
- Garage floor and driveway sloped for drainage.
- Concrete garage floor where applicable with re-enforced grade beams.
- Garages drywalled and primed.
- All windows installed with expandable spray 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.
- 1 1/4" main gas supply lines.
- Included 3-piece rough in basement.
- Ducts professionally cleaned.
- Three-piece stainless-steel Kitchen appliance package with 36" fridge & stove. Two-piece Laundry appliance package included for your convenience.
- Radon gas provision included as per Ontario Building Code.

## MULTI-GENERATIONAL PLANS (40-7 & 45-7)

- 200-amp split shared service (100-amp via sub-service) with circuit breaker type panel.
- EnergyStar certified Smart Thermostat, centrally located within upper floor.
- Shared water heater unit with main floor unit.
- Gas supply to upper floor unit shall branch from the main 1 ¼" line into unit.
- Electronic door chime at side yard door.
- Additional secondary suite areas shall have 35oz broadloom throughout.
- All ceiling areas for the secondary suites shall have sprayed stipple ceilings throughout with 4" smooth borders areas except for Kitchens, Bathroom & Finished Laundry Rooms which receive smooth ceilings. Closets for Bedrooms have stipple ceilings only.

## ENERGY STAR EFFICIENCY

- All windows (excluding basement windows) are EnergyStar rated and come with insulated spacers.
- R31 spray foam insulation to exposed floors areas with living space above.
- R22+R5 exterior wall insulation.
- R20 basements insulation to within 6" of floor.
- R60 attic insulation.
- All ductwork to be sealed with foil tape or mastic sealant.
- R10 Styrofoam below concrete slabs on grade for unheated floors, above frost line conditions only as required by Ontario Building Code.
- Conduit from basement to attic for future solar panels installation. Solar panels not included.
- Centrally located forced air heating system for your comfort.
- Energy efficient central Air Conditioning included.
- Drain Water Heat Recovery unit(s) servicing two showers included.
- EnergyStar qualified water heater unit, purchaser to engage in rental agreement with supplier.
- Energy Star certified Smart Thermostat, centrally located on ground floor.
- LED lighting in all standard interior and exterior light fixtures as per plan.
- Heat Recovery Ventilation (HRV) installed, interlocked with furnace.
- Independent third-party inspection and air tightness test.

## WARRANTY

Poetry Living's Warranty backed by TARION "Outstanding 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. **February 9, 2026. Final**

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 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 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 above lot shall contain the features listed above. 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. 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. 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. Poetry Living 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.





# FEATURES & FINISHES

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## DETACHED HOMES

Purchase price includes the following from the Vendor's samples and may not be the same as that contained in the models, which may be available for viewing.

THE  
VALLEY  
WOODBRI DGE

## EXTERIOR

- Superior architecturally designed elevations with stucco, stone, clay brick, metal siding, stone accents and other accent details in other materials, as per model type (actual detailing may vary from Artists' concept and subject to grade conditions). Lintels to receive lintel wrap.
- Exterior colour packages are architecturally controlled and predetermined. Package alteration is not permitted.
- Corner lots and other designated lots require rear and/or side exterior upgrades due to architectural control provisions, as per model type. Premiums apply.
- Maintenance-free vinyl casement or thermo-fixed glass windows throughout with exterior transom, elliptical and half round windows and grilles, as per model type.
- High quality vinyl basement windows.
- Stained woodgrain look insulated front entry door(s) with black door hardware and weather stripping, as per model type.
- Laminated architectural limited lifetime shingles from Vendor's predetermined colour packages.
- Maintenance-free aluminum soffit, fascia, eavestrough and downspouts.
- Aluminum exterior railing, as per model type and if required due to grade condition.
- Sliding Door, French door(s) and/or garden door(s), as per model type.
- Sectional roll-up garage door(s) with decorative windows, as per model type.
- Three exterior hose bibs (one in garage, one at rear and one at side).
- Professionally graded and sodded lot.
- Precast slab walkway from driveway to front porch.
- Precast slabs at rear patio with steps as required.
- Asphalt paved driveway (as per municipal requirements). Vendor not responsible for future settlement.
- Black exterior lamps on front and rear elevations, including light at side and rear door(s), as per model type.
- Where grading requires a deck, the Vendor will provide a wood deck, as per model type, with stairs. Premiums apply. Excludes loggia conditions.
- For walkout basement condition the Vendor will provide:
  - Basement sliding patio door or French door(s), as per model type.
  - Upgraded rear basement vinyl casement windows, as per model type.
  - Wood balcony off the ground floor rear door and an additional exterior light and electrical outlet, premiums apply, as per model type.
  - Excludes loggia conditions.
- Door from garage to house subject to grade (2 risers maximum).
- Side entry door(s) to house, as per model type, subject to grade.
- Gas line off ground floor at rear of home for barbeque connection.

## INTERIOR

Purchaser's choice of interior colour and materials are from the Vendor's samples. Purchaser agrees to select the colour and materials in seven (7) days after notification by Vendor; otherwise, the Vendor reserves the right to choose the interior colour and materials. Purchaser may be required to reselect colour and/or materials from Vendor's samples as a result of unavailability or discontinuance. Variations from Vendor's samples may occur in finishing materials, kitchen countertops and vanity cabinets, floor and wall finishes due to normal production process.

## INTERIOR TRIM AND FEATURES

- Homes have 10' ceilings on ground floor with 9' ceilings on second floor and basement, as per model type.
- Ground floor archways to be trimmed and raised to complement 10' ceilings, as per plan and model type.
- Dramatic open designs with vaulted, raised and/or cathedral ceilings in selected areas, as per model type.
- Six-inch (6") waffle ceiling in family room and den, as per model type.
- Trimmed half walls and ledges, as per model type.
- Aristocrat paint grade trim +/- 2 3/4" casing and +/- 5 1/4" baseboards with upgraded height colonial doors on ground floor, as per model type.
- Stained stairs with oak treads and oak veneer risers and stringers from ground to second floor and loft, as per model type, with black iron single collar pickets alternating with plain and +/- 2 3/4" stained handrail, as per model type.
- Front split designs to have stained stairs with oak treads and oak veneer risers and stringers from basement to second floor and loft, as per model type, with black iron single collar pickets alternating with plain and +/- 2 3/4" stained handrail, as per model type.
- Stairs for optional finished basement plans will be carpet risers with painted white stringers, as per model type.
- Railings for optional finished basement plans will be painted white

pickets and handrail, as per model type.

- All interior doors to have brushed nickel lever hardware.
- Wine room/storage on ground floor with glass wall and glass door(s), with cabinets and wine rack inserts, as per model type. Glass wall and door orientation subject to change.
- Front porch cold cellar, as per model type. Note: cold cellar not available for front split homes.
- Natural gas fireplace with white lacquer cabinet or standard marble insert with white lacquer mantel, as per model type. Note: optional two-sided fireplaces will have white lacquer mantels.
- Linear gas fireplace in family room, as per model type. Fireplace will have drywall finish and be raised approx. 18" above the finished floor. Note: optional linear gas in Primary Bedroom will have drywall finish and be raised approx. 18" above the finished floor.
- Wire shelving in all closets including linen, as per model type.
- Makeup counter in Primary Ensuite to have Level 1 stone countertop from Vendor's standard samples, as per model type.
- All ducts to be cleaned prior to closing.

## PAINTING

- All interior walls to be finished with one (1) choice of paint from Vendor's samples.
- Wood trim and interior doors painted white from Vendor's standard samples.
- Smooth ceilings throughout ground and second floors.
- Stippled ceilings with smooth borders in optional finished basement, as per model type.

## FLOORING

- Choice of 12"x24" stacked floor tiles in front foyer, kitchen, breakfast, walk-in pantry, servery, wine room/storage, all bathrooms, including optional finished basement bathroom, powder room, ground or second floor laundry, mudroom, garage door landing and basement stair landing from Vendor's standard samples, as per model type.
- Choice of (one colour) stained prefinished +/- 3 1/4" x +/- 3/4" oak engineered hardwood throughout, save and except tiled areas, from Vendor's standard samples, as per model type.
- 40 oz. broadloom in optional finished basement plans in hallways and recreation rooms, as per model type.
- Quality foam underpad for all carpeted areas.

## KITCHEN AND MORNING BAR

- Quality custom crafted cabinetry selected from Vendor's upgraded Level 2 samples with provision for dishwasher, as per model type.
- Flush breakfast bar and island, as per model type.
- Stacked kitchen cabinets with furring panel and decorative crown moulding to complement 10' ceilings, as per model type.
- Pantry, servery and/or chef's desk, as per model type.
- Double stainless-steel undermount kitchen sink with upgraded pull-down faucet in chrome, as per model type.
- Stainless steel undermount sink in servery and wet bar, with upgraded pull-down faucet in chrome, as per model type.
- Rough-in dishwasher includes plumbing and electrical only, with space for dishwasher, cabinet not included, as per model type.
- Decorative door panels on island return, as per model type.
- Choice of upgrade Level 1 stone countertop from Vendor's standard samples.
- Choice of 3" x 6" stacked tile backsplash from counter height to underside of upper cabinet and hood fan from Vendor's standard samples.
- Stainless steel exhaust hood fan over stove with eight-inch (8") duct to exterior.
- Morning bar in Primary Bedroom to include base cabinet and uppers from Vendor's upgraded Level 2 samples, Level 1 stone countertop, and a stainless steel undermount sink with upgraded pull-down faucet in chrome, as per model type.

## BATHROOMS

- Rough-in 3-piece bathroom in basement.
- Primary ensuite(s) to feature a frameless glass shower with shower door in clear glass and chrome trim. Shower to include an integrated premium shower package, built-in seat, 12"x24" stacked ceramic tiles on walls and ceiling with recessed shower light, as per model type, from Vendor's standard samples.
- All other freestanding showers to include framed shower enclosure and door in clear glass and chrome trim. Shower to include, 13"x13" ceramic tiles on walls and ceiling with recessed shower light, as per model type.

from Vendor's standard samples.

- Primary ensuite to receive freestanding acrylic tub(s) and upgraded toilet, as per model type.
- Custom quality vanities selected from Vendor's upgraded Level 2 samples.
- Choice of upgraded Level 1 stone countertop with undermount sink from Vendor's standard samples in all bathrooms, including optional basement bathroom.
- Wall mirrors in all bathrooms.
- White ceramic bathroom fixtures and accessories (toilet paper holder and towel bar) in all bathrooms.
- Upgraded Level 1 Decorator ceramic wall tiles in tub and shower enclosure, including ceiling, as per model type.
- Upgraded chrome single lever faucet in tubs and showers, as per model type, excluding acrylic tub.
- Upgraded chrome single lever faucet on all bathroom and powder room sinks with mechanical pop-up drain.
- Exhaust fans in all bathrooms.
- Privacy locks on all bathroom doors.
- Strip lighting above vanities and pedestal.
- Pressure balancing fixtures in all showers.

## LAUNDRY / MUDROOM

- Laundry area with tub and connections for water and drain for washing machine, as per model type. Ground floor laundry rooms do not have floor drains.
- Laundry includes base cabinet with standard sink with white stone countertop and standard uppers in white, as per model type.
- Mudroom includes base cabinet with standard sink with white stone countertop and standard uppers in white, as per model type.

## ENERGY SAVING FEATURES

- Forced air High-Efficiency gas furnace with electronic ignition and heat recovery ventilation unit.
- The Purchaser acknowledges that the water heating equipment is on a rental program.
- Spray foam insulation in garage ceiling where home design accommodates a room over garage, as per model type.
- Energy saving light fixtures throughout.
- Water saving fixtures and elongated toilets.

## QUALITY CONSTRUCTION

- Concrete basement walls with foundation wrap to enhance overall water resistance.
- Engineered Floor System – sub-floor is glued, screwed and sanded prior to finishing, as per model type.
- Windows and exterior doors sealed with high quality caulking.
- Quality 2" x 6" exterior wall wood frame construction, as per model type.
- Garage to be completely drywalled and prime painted.
- Dropped ceilings and bulkheads as required.

## ELECTRICAL

- 200 AMP electrical service.
- Ground floor to include 4" Integrated LED pot lights: 40' homes receive 12 pot lights and 45' homes receive 20 pot lights. Locations to be determined at Design Studio.
- Weatherproof GFI exterior electrical outlet located at the rear and front porch and as per ESA requirements, as per model type.
- White Decora switches and receptacles throughout.
- Quality ceiling light fixtures with LED light bulbs, provided in foyer, main hall, kitchen, breakfast, walk-in pantry, family, sitting area, den, games room, laundry room, mudroom, all bedrooms, in-law suite, walk-in closets, walk-in wine storage, optional finished basement and optional loft, as per model type.
- Dining room to receive capped ceiling outlet on separate switch.
- Under valance lighting in morning bar.
- Smoke detectors provided as per Ontario Building Code.
- Carbon monoxide detector as per Ontario Building Code.
- All bathroom electrical duplex receptacles protected by ground fault interrupter.
- Rough-in electrical outlet(s) for future installation of garage door opener(s).
- Rough-in for EV charging station.
- Door chimes provided.
- Rough-in for Central Vacuum.
- Rough-in Security System. Full security system provided if monitored by Vendor's supplier.

- Complete central Air Conditioning system.

## SMART FUTURE READY HOME

- Our Smart Future Ready Home wiring package includes one (1) fully integrated, state of the art, home wiring system which provides the hi-tech infrastructure for today's technological features and expands to give you the ones you may want in the future.
- In addition to the Smart Future Ready Home wiring, we include:
  - Smart home lock for your door from the garage into the home. \*
  - Smart thermostat control.
  - Three (3) smart lighting control switches. One (1) each for the front elevation exterior porch light, rear elevation exterior light and family room.
  - Two (2) water leak sensors.
  - Two (2) cable television rough-ins.
  - Two (2) telephone rough-ins.
  - Smart Home App with one (1) year of Smart Home access.

A Grand Alarms Representative will contact you for your personal pre-wire consultation.

\*If grade does not permit the door from the garage to the home, the Smart Home Lock will be installed on the front door.



## WARRANTY

- All homes covered by 7-year major structural and 2-year warranty as per TARION WARRANTY CORPORATION.
- One (1) year Builder's comprehensive Warranty. Vendor's warranties the roof and basement against leakage under normal weather conditions for a period of two (2) years, from the date of closing, provided that the purchaser has not constructed any patio or similar structure or installed any foundation planting within six (6) feet of external walls. Said warranty is not transferable.
- Vendor will not allow the purchaser to do any work and/or supply any material to finish the dwelling before the closing date, without Vendor's consent.
- Due to Ministry of Labour policies, insurance and liability issues, unauthorized entry onto the construction site and/or home prior to closing IS NOT PERMITTED and shall be deemed to be a trespass and the Vendor will charge the Purchaser the sum of \$1,000.00 per occurrence.
- The Purchaser shall indemnify and save the Vendor, its servants and agents harmless from all action, causes of action, claims and demands for, upon or by reason of any damage, loss or injury to person or property of the Purchaser, or any of his friends, relatives, workmen or agents who have entered on the property forms a part whether with or without the authorization, express or implied, of the Vendor.
- The Vendor shall be entitled to reverse the floorplan of the house being constructed.
- The Purchaser acknowledges that no request for architectural changes will be accepted unless otherwise specified within this offer.
- The Purchaser acknowledges that this house may require a deck(s) and if required, the deck(s) will be the approximate width of the patio door(s), if applicable.
- Any corrosion on exterior hardware is not covered by Builder's Warranty.
- The purchaser acknowledges and agrees that where adjoining rooms are finished in different floor materials, there may be a difference in floor elevations between the rooms, and furthermore the builder, at its discretion, may install thresholds as a method of finishing the transition between the two rooms.
- Location and size of windows and doors may vary with walkout deck conditions. All dimensions are approximate.
- All references to size, measurements, materials, construction styles, trade/brand/industry name or terms may be subject to change or vary within generally accepted industry standards and tolerances without notice. Product measurement/sizes may vary slightly due to site/grade conditions.

In an effort to continuously improve its product, Remington Homes reserves the right to alter floor plans, exteriors, specifications, elevations, furnace locations and prices without notice. All renderings, floor plans and maps in brochures and sales displays are artist's conceptions and are not necessarily to scale and the dimensions are approximate and may vary due to continuous improvements by Remington Homes. E.&O.E.