

ABACOT HILL
THE NOTTINGHAM COLLECTION
57' SINGLES

EXTERIOR FINISHES

- Superior architecturally designed homes featuring elegant stucco, premium tumble clay brick, masonry detailing, colour coordinated mortar, low maintenance exterior trim and cladding in selected locations, as per model type and elevation.
- Premium architectural styled fibreglass shingles with a Manufacturer’s Lifetime Limited Warranty and metal roof, as per model type and elevation.
- All exterior walls are built with structurally sound 2” x 6” construction.
- 8’-0” tall double insulated front entry doors, as per model type and elevation.
- Elegant quality grip set for front door with complementing exterior coach lights at front door entry and garage, as per model type and elevation.
- Upgraded and colour coordinated, maintenance free, low-e, argon gas filled vinyl casement windows throughout ground and second floors and loft complete with folding handles. All operable windows and sliding doors are complete with screens.
- Low-e, argon filled, structural, colour coordinated vinyl slider basement windows.
- Premium quality insulated garage roll-up door with window lites, garage door opener and one (1) digital entry keypad.
- Insulated direct access door from garage to the home with smart lock and self-closing hinges, if grade permits.
- Maintenance free, pre-finished soffits, eavestroughs and downspouts.
- Approximately 9’-0” high poured concrete basement walls with heavy damp-proofing and weeping tile drainage system.
- Roughed in 3-piece bathroom in basement.
- Walkways, precast slabs and steps at the front and rear patio area where applicable. The number of steps at the front and rear patio may vary from that shown according to grading conditions, municipal requirements and cannot be guaranteed.
- Professional graded and sodded lot complete with asphalt driveway.
- Two (2) exterior, non-freeze hose bibs, one (1) in garage and one (1) in rear.
- Garage interiors to be drywalled, taped and primed including the ceiling but not including exposed concrete walls.

INTERIOR FINISHES

- 10’-0” high ceilings on ground floor, 9’-0” high ceilings on second floor and 8’-0” high ceilings in the loft (expect at coffered, sloped or cathedral ceilings, bulkheads and dropped ceilings where required for mechanical).
- Smooth ceilings throughout all finished areas.
- Coffered ceilings where shown as per model type.
- Premium stained or natural oak staircase from ground floor to second floor and second floor to loft with solid oak treads, oak veneer stringers and risers. Finished platform(s) and landing(s) to be completed with stained pre-finished engineered oak flooring chosen from Vendor’s standard samples.
- Upgraded oak posts including handrail with choice of metal or oak pickets in stained or natural finish with solid oak nosings.
- All kneewalls, ledges and benches as per plan to be capped with MDF.
- Two-panel smooth interior passage doors and closet doors throughout.
- All interior doors and trimmed archways on ground floor to be approximately 8’-0” high and approximately 7’-0” on second floor and loft.
- 7” colonial-style baseboard and 3” colonial-style casing with backband throughout all finished areas on ground floor, complemented with profiled door stop trim in all tile and hardwood areas. 5-1/2” colonial-style baseboard and 3” colonial-style casing with backband throughout all finished areas on second floor and loft, complemented with profiled door stop trim in all tile and hardwood areas.
- Trim casing on all swing doors, flat archways and windows throughout all finished areas.
- Premium satin nickel finish hinges and lever-style handles on all interior doors in finished areas.
- All drywall installed with screws, using minimal nails.
- Engineered floor system throughout with ¾” tongue and groove subflooring to be glued, nailed, screwed and sanded.
- Natural gas, direct vent fireplace with decorative mantel painted white and marble surround from Vendor’s standard samples as per plan.
- Interior walls in all finished areas to be painted with premium quality paint from Vendor’s standard samples.
- Interior trim and doors to be painted semi-gloss white. Ceiling(s) to be painted flat white, as per plan.

KITCHEN

- Exclusive customized kitchen with signature cabinetry from a selection of Vendor’s standard samples, complete with an exquisite choice of granite countertops from Vendor’s standard samples.
- Enhanced height uppers in all kitchens and serveries, as per plan.
- Deep upper and gables to enclose fridge area.
- Lower kitchen cabinets to include one (1) set of pot and pan drawer(s).
- Contemporary and transitional choice of pulls and knobs, in polished chrome, brushed nickel and matte black as standard.
- Whisper-touch “soft close” hinges and drawer glides included on all doors and drawers in kitchen.
- Professional-style undercabinet stainless steel range hood.
- Stainless steel undermount double-compartment sink with single hole pull-down faucet with dual spray.
- Ceramic tile backsplash over base cabinets in the main kitchen from Vendor’s standard samples.
- Heavy-duty receptacle for stove.
- Dedicated electrical outlet for refrigerator.

- Dishwasher space provided in kitchen cabinets with rough-in wiring, water shut-off valve and drain.
- Electrical outlets at counter level for small appliances.
- USB plug at counter level.

BATHROOMS

- Purchaser’s selection of signature vanity cabinetry in all ensuites and bathrooms from the Vendor’s standard samples.
- Purchaser’s selection of exquisite granite in all ensuites and bathrooms from the Vendor’s standard samples.
- All vanities include whisper-touch “soft close” hinges and drawer glides on all doors and drawers.
- Dens-shield (or equivalent) cement board used for all tub and shower enclosures.
- Decorative vanity lighting in all ensuites, bathrooms and powder rooms.
- Mirrors in all ensuites, bathrooms and powder rooms.
- Primary ensuite shower stall complete with frameless glass shower enclosure and ceiling mounted rainfall shower head as per model type.
- Primary ensuite complete with freestanding tub with tub faucet.
- Choice of premium wall tiles from Vendor’s standard samples on all tub and shower enclosure walls. Mosaic tile for ensuite shower bases.
- Frosted glass door at toilet room in primary ensuite as per plan and model type.
- Chrome bathroom accessories for all ensuites to include towel bar or towel ring and toilet tissue holder as per plan.
- Privacy locks on all ensuite and powder room doors.
- Chrome faucets with pop-up drains in all bathrooms and powder room sinks from Vendor’s standard samples.
- Pedestal sink in all powder rooms.
- Pressure balance and temperature control valves in all showers.
- Hot and cold shut-off valves at all sinks.



LAUNDRY

- Purchaser’s choice of full base cabinets and upper cabinet above sink section of second floor laundry with colour coordinated kick plates to complement cabinets from Vendor’s standard samples, as per plan and model type.
- Purchaser’s selection of exquisite granite from Vendor’s standard samples with stainless steel undermount sink with single hole lever faucet of second floor laundry.
- Electrical outlet for washer and dryer, includes dryer vent.

ELECTRICAL

- 200-Amp electrical service with circuit breaker type panel and copper wiring throughout.
- White décor switches and plugs throughout the house.
- Tamper-resistant receptacles installed where required.
- One (1) electrical outlet under electrical panel.
- Electrical outlet(s) in all bathroom(s) and powder room include ground fault interrupter.
- One (1) electrical outlet on both wall and ceiling per parking space in garage.
- An exterior weatherproof electrical receptacle in the rear yard and front porch, as per plan and model type.
- Light fixtures located in every room throughout predetermined, as per plan and model type.
- Recessed shower pot light in all shower enclosures.
- Smoke/Carbon Monoxide Detector(s) as per the Ontario Building Code requirements.
- Seasonal duplex receptacle located in front porch soffit with interior switch.
- Electric door chime.

HEATING/INSULATION FEATURES

- Forced air high-efficiency gas furnace.
- Ducting prepare for future air-conditioning.
- All seams of heating ducts located in basement will be taped.
- Insulation to be as per the Ontario Building Code at the time of issuance of building permits.
- Spray foam insulation in garage ceiling with living spaces above.
- H.R.V. (Heat Recovery Ventilator) accompanying furnace to provide fresh air and improve climate control.
- Ducts professionally cleaned prior to closing.
- Water tank power vented or direct vented lease or rental.
- All windows and doors are fully caulked with premium caulking.
- Draft resistant spray foam around all windows.

FLOORING

- Stained pre-finished Engineered Oak hardwood flooring
- (approximately 3-1/2” wide) in stained finish from Vendor’s standard samples on ground floor (including kitchen), second floor upper hall, stair landings and in all non-carpeted and non-tiled areas.
- Purchaser’s choice of 13” x 13” or 12” x 24” ceramic tile flooring from Vendor’s standard samples in the followin wet areas: bathrooms, powder room, laundry rooms, foyer and garage entry, as per plan and model type.
- Purchaser’s choice of broadloom carpet flooring with upgraded foam underpad from Vendor’s standard samples in all bedrooms and loft.
- Concrete basement floor in all unfinished areas.



SMART HOME FEATURES

- One (1) smart door lock .
- One (1) smart home hub.
- One (1) smart doorbell camera, includes two-way talk.
- Two (2) smart light switches.
- One (1) smart thermostat.
- One (1) smart flood sensor.
- One (1) year free of smart home remote access provided by the Vendor.
- One (1) pre-construction design consultation.
- On-site system configuration, test, enrolment and demonstration with the Purchaser.
- Rough-in telephone wiring in the kitchen and primary bedroom.
- Rough-in RG6 cable T.V. outlet in great room and primary bedroom.
- Rough-in central vacuum outlets in finished areas of home.
- Alarm rough-in including rough-in for one (1) keypad controller on ground floor, one (1) motion detector on the ground floor and all ground floor exterior windows and doors.

DISCLAIMER:
This Schedule forms part of, and is to be read, in conjunction with the Agreement of Purchase and Sale.

Alternate layouts and options are not included in the base purchase price and must be purchased at the time of sale. Décor Dollars have no cash value, are inclusive of HST and cannot be used to purchase options available at the time of sale, including alternate floor plan layouts and can only be used to purchase Extras from a design consultant.

The features and finishes listed above are included in the purchase price and are at no extra cost to the Purchaser. All interior colour selections will be made from the Vendor’s standard samples. The Purchaser specifically acknowledges that colour or shade variances sometimes occur in finishes due to manufacturing or ordinary variation within natural products and may vary from the Vendor’s samples. The Purchaser shall accept any such colour or shade variance without any right of abatement of the Purchase Price and in full satisfaction of the Vendor’s obligations herein.

The Purchaser acknowledges that the area of the Dwelling, as may be represented or referred to by the Vendor or any sales representative, or which appears in any sales or marketing material(s) is approximate only and is measured in accordance with the Directive – Floor Area Calculations issued by the Home Construction Regulatory Authority (HCRA). Actual useable floor space may (therefore) vary from any stated or represented floor area or gross floor area, and the extent of the actual useable living area within the confines of the Dwelling may vary from any represented square footage or floor area measurement(s) made by or on behalf of the Vendor.



ABACOT HILL

RESIDENCES AT MISSISSAUGA ROAD

FEATURES & FINISHES

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