

Standard Features

Farlow, Martingale and Bridle Collections

EXTERIOR

- TERRA VENTURA CAPITAL CORP- all exterior colours are architecturally controlled and coordinated
- Architecturally designed elevations with stucco, stone, clay brick, stone accents, staccato board, polymer shakes, siding, and other accent details in other materials as per model type (actual detailing may vary from Artist's Concept and subject to grade conditions)
- Self-sealing quality shingles from Vendor's pre-determined colour schemes
- Maintenance-free aluminum soffit, fascia, eavestrough, and downspouts
- Windows to be vinyl casement double-glazed low E, colours based on exterior colour schemes (excluding basement windows)
- Metal insulated front entry (+/-) 6'-8" with transom if required, as per elevation
- Metal insulated flat slab (+/-) 6'-8" man door from house to garage, if grade permits, with safety door closer, as per plans
- Patio slider(s) exterior door at rear; where applicable, as per plans
- Sectional roll-up garage door(s) with decorative windows (glazing), as per plans
- White vinyl (+/-) 30" x 16" basement windows as per plans (except cold cellar)
- Two (2) exterior hose bibs (one in garage and one at rear)
- Weatherproof GFI exterior electrical outlet located at the front porch and at the rear
- Black exterior light fixtures; where applicable, as per plans
- Where grading requires a deck, the Vendor will provide pressure treated decking and black aluminum railing, with stairs to grade as required
- Poured concrete front porch with poured in place or precast front entry steps; number of risers vary based on grading
- Fully sodded lot, except paved areas. (common side yard 6' or less may be finished with granular material)
- Priority and corner lots have special treatments in accordance with architectural control provisions and Purchaser accepts the same

KITCHEN

- Purchaser's choice of Group 2 cabinets from Vendor's standard selection; where applicable as per plan
- Purchaser's choice of Group 1 countertop from Vendor's standard selection; where applicable as per plan
- Breakfast bar and island, as per plan
- Full depth cabinet above fridge
- Taller height upper cabinets, as per plans
- Undermount double bowl stainless steel sink with single lever faucet
- Shut- off valve to kitchen sink
- Dishwasher space provided with rough-in wiring and drains, as per plan (no cabinet or appliance supplied)

BATHS

- Purchaser's choice of Group 2 cabinets, from Vendor's standard samples in all washroom(s); where applicable, as per plans
- Purchaser's choice of Group 1 countertop from Vendor's standard selection; where applicable as per plan
- Pedestal sink in powder room(s); where applicable, as per plans
- Single lever chrome faucets with pop-up drains in all washrooms, as per plans
- Purchaser's choice of Group 3a- (+/-) 12" x 24" floor and wall tile in primary ensuite from Vendor's standard selection; as per plans
- Purchaser's choice of Group 3a- (+/-) 12" x 24" floor tile on bath floors from Vendor's standard selection; as per plans
- Purchaser's choice of Group 1- (+/-) 8" x 10" wall tile for tub/shower enclosures and separate shower stalls in all baths (except the primary ensuite) from Vendor's standard selection; as per plans
- Shower stall floors to have (+/-) 2" x 2" tile as per Vendor's standard samples; where applicable, as per plans
- Freestanding tub with deck mounted faucet in primary ensuite or drop-in tub in primary ensuite with tile deck; from Vendor's standard selection; where applicable, as per plans
- Mirror(s) in all washroom(s) and powder room as per plans
- Acrylic skirted tub in all washroom's excluding primary ensuite, as per plans
- Frameless shower door in primary ensuite, as per plans
- Privacy locks on all washroom(s) and powder room doors as per plans
- Pressure balance valve to all shower stalls and tub/showers as per plans
- Shut-off valves for all washroom(s) and powder room faucets
- Exhaust fans vented to exterior in all washroom(s) and powder room
- Water resistant board on separate shower and tub stall walls

FLOORING

- Purchaser's choice of Group 3a-12" x 24" floor tile in foyer, kitchen, breakfast area, laundry, washrooms and basement finished foyer, where applicable; from Vendor's standard selection; as per plan.
- Group 1a- (+/-) 3" prefinished, stained red oak hardwood throughout (excluding tiled areas) from Vendor's standard selection; where applicable as per plans
- Engineered floor joists for Main and Second Floor assemblies

STAIRS AND RAILING

- Stained red oak staircase throughout finished areas, including landings
- Interior handrail to be Group 1 stained oak; where applicable, as per plans
- Group 2 wrought iron square pickets with stained finish oak post; where applicable, as per plans
- Paint grade basement stairs and handrail; where applicable, as per plans

INTERIOR TRIM

- Main Level ceiling height to be (+/-) 9'-0"; door heights to be (+/-) 6'-8" and arches to be (+/-) 7'-8", as per plans
- Second Floor ceiling height to be (+/-) 8'-0"; door heights and arches to be (+/-) 6'-8", as per plans
- Tudor (+/-) 3" casing throughout all swing doors, arches (excluding rounded and oversized arches) and windows throughout finished areas, as per plans
- Tudor (+/-) 5" baseboard throughout all finished areas with doorstop applied in all hard surfaced finished areas, as per plans
- All interior doors in finished areas to have Satin Nickel finish levers, as per plans
- Group 1- Textured panel interior doors throughout finished areas; where applicable, as per plans
- Exterior Satin Nickel grip sets with deadbolt on main entry door and rear garden doors; where applicable, as per plans

LAUNDRY

- Electrical for future washer and dryer, location as per plans
- Dryer vent to exterior for future dryer, location as per plans
- Laundry area with drop-in sink and Group 1 cabinet with Group 1 countertop, as per plans
- Water connections for future washing machine provided, as per plans

PAINTING

- Interior latex paint in finished areas from Vendor's standard selection
- Interior trim and doors to be painted one colour, white
- Smooth ceilings throughout finished areas where applicable, as per plans



HEATING

- Forced air high-efficiency gas heating system vented to exterior
- Heating system accommodates future central air-conditioning system
- Heat Recovery Ventilator (HRV) supplied and installed
- Direct vent gas fireplace with wood mantle, as per model type

ELECTRICAL

- All wiring in accordance with Ontario Hydro standards
- 200 amp service with circuit breaker panel to utility authority standards on all models
- One electrical outlet under electrical panel if located in unfinished area
- One electrical outlet in garage for each parking space; as per plans
- One ceiling outlet in garage for each future garage door opener; as per plans

- Weatherproof GFI exterior electrical outlet located at the front porch and at the rear
- White Decora switches and plugs throughout finished areas, as per plans
- Ceiling mounted light fixtures; where applicable, as per plans
- Split receptacle(s) at kitchen counters; where applicable, as per plans
- Electrical outlet(s) in all Washrooms and Powder Room include ground fault interrupter, as per plans
- Water resistant light fixtures in all shower stalls
- Smoke detectors equipped with strobe lights installed as per OBC
- Carbon monoxide detector as per OBC
- White kitchen exhaust fan with 6" exhaust vented to exterior
- Pre-wire two smart wires, one in family room and one in primary bedroom, as per plans
- Pre-wire telephone outlet in kitchen, as per plans

ADDITIONAL FEATURES

- Duct cleaning provided, prior to closing
- Rough- in central vacuum
- Rough-in 3-piece washroom in basement, locations as per plans
- Poured concrete basement walls to be (+/-) 7'-10" in height; drainage membrane
- Concrete basement floor in unfinished areas, as per plans
- Garage walls to be drywalled and gas proofed
- Garage floor and driveway sloped for drainage

WARRANTY

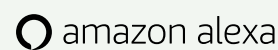
- All homes covered by TARION WARRANTY CORPORATION includes:
- One (1) year Builder's comprehensive warranty
- Two (2) year limited warranty
- Seven (7) year major structural warranty



NOTE: 1. Purchaser acknowledges being advised that flooring may shrink and expand as a result of changes in temperature and humidity in the house and accepts this as a natural characteristic of the flooring, and is advised to keep humidity level constant to reduce this tendency. 2. The purchaser acknowledges the Builder reserves the right to alter floor plans, exteriors, specifications and prices without notice. All renderings, floor plans and maps in brochures and sales displays are artists' conceptions and are not necessarily to scale and the dimensions are approximate and may vary due to continuous improvements by the Builder. 3. The purchaser acknowledges that the water heating system (which may be a tank or tankless system) will be installed on a lease or lease to own basis by a supplier designated by the Vendor, and the Purchaser shall assume such contract on the Closing Date without the need for further documentation unless requested by the supplier. 4. The purchaser acknowledges that the ceilings and walls may be modified to accommodate mechanical systems. 5. The purchaser acknowledges that variations in colour from Vendor standard selections may occur in finished materials due to standard production process and manufacturing. 6. Purchaser acknowledges that the ceiling height is measured from the top of the unfinished subfloor to the underside of the unfinished ceiling before finishes and excluding bulkheads and ceiling drops as per plan. 7. Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.

Genius.

DISCOVER THE
GENIUS™ OF A
TREASURE HILL
HOME



CONNECTION

Life in a GENIUS™ home is convenient, easy and safe.

- Amazon® Echo Show™ voice activated command centre controlling all Alexa-enabled devices throughout your home
- Rogers® 1 year FREE Ignite GIGABIT with unlimited usage
- Rogers® WORRY FREE Wi-Fi Connectivity throughout your entire home
- Ring® doorbell with video motion detection to answer the door from anywhere using your smartphone with two-way talk, built-in speaker and microphone
- Liftmaster MyQ® garage door opener remotely controlled from your smartphone

COUTURE

Featuring enhanced finishing details GENIUS™ homes are as beautiful as they are functional and efficient.

- Handsome and durable quartz countertops throughout
- Napoleon® built-in fireplace to enjoy instant comfort and reliable performance
- Delta® upgraded faucets and plumbing fixtures throughout

CONSERVATION

Your GENIUS™ home will operate responsibly and save you money in utilities and heating and cooling costs, providing for a healthier home.

- Nest® energy-saving thermostat to control your home's heating and cooling from your smartphone
- Aprilaire® humidifier to increase your home's comfort at lower thermostat settings
- Aprilaire® air cleaner to provide healthier indoor air while keeping your HVAC system working efficiently
- HRV (Heat Recovery Ventilator) to enjoy fresh air and to maintain a healthy environment
- Double glazed low-E windows
- LED lighting throughout
- Benjamin Moore® premium quality latex paint on walls

Treasure Hill's GENIUS™ homes require a fully functioning WIFI Network and internet connection. WIFI and internet access and functionality shall be the sole responsibility of the Homeowner and Treasure Hill assumes no responsibility or obligation with respect to the functionality or performance of a Homeowner's internet or WIFI network. Wireless performance in homes will vary due to design changes, construction changes, placement of furnishings and appliances, usage, and local conditions. Network performance will be affected by network configuration, the number of users, and the type of use. Homeowners are responsible for providing their own Internet connection and determining their own bandwidth needs, which may vary. Treasure Hill does not guarantee that networks, equipment, or services will meet all homeowner needs. Homeowners are also responsible for configuring all security features. Treasure Hill does not warrant or represent that any network or network device is secure or can prevent all privacy intrusions, malware, or cyber-attacks, even when correctly configured. Third party companies are not affiliated with this promotion, nor do the third party companies sponsor, endorse or support this promotion. Certain products and services are provided by third parties, and not Treasure Hill. Treasure Hill does not guarantee any equipment or services provided by third parties. Additional disclosures and disclaimers relating to The GENIUS™ Home program will apply. See your purchase agreement and related disclosures for details. Energy claims are not based upon specific testing of an individual home but are general assumptions. Savings will vary due to many variables, including but not limited to, actual utility rates and fees, actual construction, floor plans, occupancy, appliance usage, thermostat settings, weather conditions, number of individuals occupying the home and orientation of the home. The GENIUS™ Home devices are only those listed in this Schedule. Please see the balance of your Agreement of Purchase and Sale for additional information, disclosures, and disclaimers relating to your home and its features. The specific features in a home may vary from home to home and from one community to another. The Vendor reserves the right to substitute equipment, material, appliances and brand names with items of equal or higher value, in its sole and unfettered discretion. Color and size variations may occur.

THE BRIDLE ESTATE COLLECTION

\$250,000

BONUS FEATURES
ALL INCLUDED IN YOUR HOME
AT BAYVIEW TRAIL



- Luxury appliance package, providing the ultimate in convenience and beauty, including: 36" Wolf stove, 36" Subzero fridge, 24" Asko dishwasher, chimney hood fan, washer and dryer
- Inspired Gourmet Kitchen designed to showcase contemporary design includes: under cabinet valance with strip lighting, lush crown moulding, soft closing kitchen hardware, 1 set of pot and pan drawers, recycling bin pull out
- 10mm frameless clear glass shower enclosure with chrome knob and hinges in primary ensuite creates a sense of modern luxury
- Gorgeous 24" x 24" floor tile throughout main floor standard tiled areas
- Modern 12" x 24" wall tiles in all ensuite and shared bathtub and shower enclosures
- Magnificently opulent (+/-) 5" stained engineered hardwood flooring throughout
- Fibreglass 8ft textured front entry door with a multipoint lock provides an elegant welcome to your home
- 2 panel smooth Carrera doors throughout the home creates an ambience of sophistication and luxe
- Elegant (+/-) 7" Tudor baseboard throughout with complimentary (+/-) 3" Tudor casing around windows and doors
- Extensive 9ft poured basement foundation walls with larger 36" x 24" basement windows
- 20 interior LED pot lights throughout main floor provides contemporary illumination
- Designer circular wrought iron pickets with stained oak staircases throughout makes a statement in modern design
- Complete central vacuum system
- Complete central air conditioning