



FEATURES & FINISHES

QUALITY CONSTRUCTION

- The community showcases a range of distinct models and streetscape elevations.
- Exterior designs feature transitional and contemporary styles, incorporating clay brick, accent cladding, exterior trim details, vinyl shakes and siding, as per plan.
- Many homes include inviting porches, with poured concrete foundations. Decorative pillars are installed according to the design plan.
- Aluminum exterior railing, as required by grade.
- Steep roof pitches are featured to enhance the appeal of all elevations.
- Decorative shingles are used throughout. Limited Lifetime warranty, as per manufacturer.
- Wood and steel beam construction is implemented per architectural specifications.
- A structurally engineered floor joist system is used, except in sunken areas and landings.
- High-quality vinyl casement windows, as per the plan.
- 8' high sliding vinyl patio doors with screens, as per the plan.
- 8' high insulated metal or fiberglass front doors are included, as per the plan.
- 30" x 16" high-quality vinyl sliding basement windows, as per plan.
- ¾" OSB subfloor.
- 3/8" plywood roof sheathing.
- All subfloors are glued, screwed, and sanded for optimal durability and finish.

ENERGY CONSERVATION FEATURES

- Individual switches for exhaust fan to minimize heat loss.
- Heat Recovery Ventilation (HRV) unit for improved air circulation.
- Foam insulation surrounding windows and doors.
- Energy-efficient, hot water tank rental – size and type determined by an energy consultant.
- Fireplace equipped with an electronic ignition gas valve, including battery backup (battery not provided), as per plan (townhomes not included).
- If a finished basement apartment is selected, the purchaser shall receive 1 electric fireplace in the basement, as per plan.
- Exhaust fans installed in bathrooms, kitchen, and laundry room.
- R31 spray foam insulation applied to garage ceilings and overhangs with habitable space above.
- R50 insulation in the attic ceiling area above habitable spaces, with a weather-stripped access hatch.
- R22 insulation in exterior habitable walls.
- R20 full-height insulation on accessible basement walls, as required by Ontario Building Code.
- All doors, windows, and external openings are fully caulked and sealed with a vapor barrier.
- Prefinished steel insulated garage doors with window inserts, as per plan.
- High efficiency forced air heating system with ductwork designed for central air conditioning.
- High-performance Low-E argon windows main and second floor, as per plan.

- Programmable thermostat for energy efficiency.
- Pressure/temperature balance valves installed in all showers.
- Water-efficient, energy-saving showerheads and toilet tanks, as per vendor selections.

DISTINCTIVE EXTERIOR DETAILS

- Prefinished, aluminum soffits, fascia, eavestroughs, and rainwater downspouts.
- Two (2) exterior hose bibs, one at the rear and one in the garage. Location to be determined by the Vendor.
- Poured concrete floor in the garage.
- Driveway to be paved.
- Garage to house access door provided where grade allows (there will be no credit provided if grade does not allow).
- Precast slab walkways leading to the porch at the front entry and steps, as required by grade.
- Complete grading and sodding of the entire lawn area, both front and back. Narrow side yards between homes may be graveled at the sole discretion of the Vendor. Lots will be graded according to the requirements of the relevant authority.
- Poured concrete basement walls with damp-proofing and foundation collector drains, where applicable.
- Drainage layer provided on the exterior of basement walls to improve overall water resistance.
- Where a deck is required at the rear patio door due to grade conditions, the builder will provide a standard deck with stairs as per the plan.
- Where basement walk-out conditions apply, the following features are standard and included in any premiums applicable to the lot: sliding basement patio door and window(s) as per the plan; additional brick extending from the concrete foundation wall at the rear; deck off the main floor rear patio.
- In a walkout condition, steps to grade from the deck are not included.
- Brick exterior walls, accent cladding as per plan, exterior paint color, and decorative roof shingles selected from the builder's predetermined color schemes.

DISTINCTIVE INTERIOR DETAILS

- Ceiling heights are 9' on the main floor and 8' on the second floor, except in raised or sunken floor areas, stairways, cathedral/vaulted ceilings, and bulkheads/dropped ceilings (where required by mechanical, plumbing, and/or structural components).
- Tray ceiling in the Master Bedroom to elevate centre height, as per plan.
- 13" x 13" ceramic tile flooring in the laundry, mudroom and all bathroom floors.
- 8" x 10" ceramic tile shower walls, 2" x 2" ceramic tile shower floors, with a Schluter membrane, or equivalent, extending 3' up the shower walls.
- High quality wide plank vinyl on the main floor, kitchen, upstairs hallway, staircase landing, and bedrooms.
- Oak staircase from main to second floor with natural finish oak stringers, square interior pickets (all stringers/risers to be oak veneer), as per Builder's samples.
- Smooth ceilings throughout the main and second floor.

- Frameless glass shower in the master ensuite, as per plan.
- Wall mounted glass mirror over all vanities.
- Smooth skin decorative interior doors with 4 1/8" baseboards and 2 3/4" casings.
- Trimmed archways on the first floor, where applicable. The trim will be painted white.
- Satin nickel lever interior door hardware (hinges are painted).
- Interior finished walls painted in one color throughout, with one prime coat and one finish coat. Colour to be determined by Vendor.
- White Decora light switches and plugs throughout.
- Oak staircase from main to basement with natural finish oak stringers, square interior pickets (all stringers/risers to be oak veneer), as per Builder's samples, on various models, as per plan.
- Unfinished staircase to unfinished basement level, as per plan.

GOURMET MAIN FLOOR KITCHEN FEATURES

- Level 1, 2cm stone surface countertops, available in a selection of the Vendor's standard samples (including kitchen, server, and wet bar as standard).
- Level 1 high-quality, custom-finished kitchen cabinetry with 39" extended upper cabinets as per plan, available in a variety of the Vendor's standard samples, with space allocated for a dishwasher. (Required bulkheads may limit the height allowance in certain homes)
- Undermount stainless steel sink with a pull-out spray faucet.

LUXURY WASHROOM FEATURES

- Laminate countertops in washroom vanities, available from a selection of the Vendor's standard samples.
- High-quality vanity cabinets, chosen from the Vendor's standard samples.
- Pedestal sink in the powder room, as per the plan.
- White plumbing accessories, including towel bar, soap dish, and toilet paper holder. (Accessories provided, not installed)
- Strip lighting above the mirror in all bathrooms and powder rooms.
- Chrome-finish single-lever faucets for sinks, tubs, and showers (excluding oval tubs).
- 8" x 10" ceramic wall tiles installed in tub and shower enclosures.
- Free-standing tub in the master ensuite, where applicable, as per plan.
- Walk-in frameless glass shower with glass door and waterproof lighting in the master ensuite, where applicable, as per plan.
- Exhaust fan installed in all washrooms.

ELECTRICAL AND PLUMBING DETAILS

- 100 AMP service with breaker panel and ESA approved wiring.
- Heavy-duty wiring to stove and dryer locations.
- One exterior electrical outlet on the porch and one waterproof exterior outlet at the rear of the home.
- Front door chimes installed.
- Electronic smoke detectors, and carbon monoxide

detectors as per OBC.

- Vendor's standard light fixtures installed in all rooms, except for living/family rooms as per plan.
- Holiday switch for seasonal lighting on the exterior front porch and second-floor soffit.
- Cat 6 prewired in four pre-selected locations by the builder.
- EV charger conduit (1 ¼" cor-line) from the panel to the garage (breaker, charger and electric wire not included).
- Taps and drain hook-up for easy washer/dryer connection.

ROUGH-INS

- Pre-wired cable TV outlet in the Family Room.
- Rough-in for the central vacuum system (finished basement areas not included).
- Dryer vent to exterior
- Rough-in for dishwasher, including provisions for electrical and plumbing connections, as per the plan (Breaker not included).

NOTES TO PURCHASERS

1. All plans, elevations and specifications are subject to modification(s) from time to time by the vendor according to the Ontario Building Code, National Building Code and Architectural guidelines.
2. The vendor will not allow the purchaser to do any work and/or supply any material to finish the dwelling before the Firm Occupancy date.
3. Purchaser agrees to pay Taron enrolment fee on Final Occupancy as an adjustment and is based on the purchase price herein.
4. The purchaser acknowledges that finishes and materials contained in any sales office and model homes, including broadloom, furniture, cabinets, stained floor, staircase and railings, architectural ornamental plaster, acoustic tile ceiling and luminous lenses, etc., may be for display purposes only and may not be included in the dwelling unit purchased herein.
5. Purchasers are notified that side door (where applicable) may be lowered or eliminated to accommodate side yard drainage as per grading or municipality requirements.
6. Interior or exterior steps may vary at any entranceway due to grading.
7. House types and streetscapes subject to final approval by the municipality or developer's architectural committee and final siting and approval by the vendor's architect.
8. The purchaser shall indemnify and save the vendor, its' servants and agents, harmless from all actions, claims and demands for upon or by reason of any relatives, workmen, and agents, who have entered on the real property or any subdivision of which the real property forms a part of, whether with, or without authorization, express or implied, by the vendor.
9. Variations from vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process.
10. The vendor has the right to substitute materials of equal or better value.
11. Purchaser's choice of interior colours and materials to be chosen from the vendor's standard samples if not yet ordered or installed provided that the colours and materials are chosen by the purchaser within 7 days of notification by the vendor. Otherwise, the vendor reserves the right to choose the colour and/or materials.
12. The vendor shall be entitled to reverse the plan of the house unit being constructed.
13. The vendor is not responsible for shade difference occurring from different dye lots on all materials such as ceramic tile or broadloom, roof shingles, hardwood flooring, wood stairs, railing, kitchen cabinets, countertops or brick. Colours and materials will

be as close as possible to vendor's samples but not necessarily identical. Purchasers may be required to reselect colours and/or materials from the vendor's samples as a result of unavailability or discontinuation within 7 days of notification by the vendor.

14. 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.
15. Location and size of windows and doors may vary with walk out deck conditions. All dimensions are approximate. Furnace and hot water tank locations may vary.
16. 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.
17. All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the Vendor's sole discretion.

All features and finishes where Purchasers are given the option to select the style and/or colour shall be from the Builders Standard Samples. A wide variety of upgrades and options are available from predetermined Vendor selections and shall be quoted upon request. Prices and specifications are subject to change without notice.

1. 'Stone' refers to distinctively crafted stone products.
2. Driveways will be completed after approximately two full seasonal cycles.

WARRANTY

All Harmony Taylor Developments Limited townhomes are covered by Taron Warranty Corporation.

TWO YEAR WARRANTY PROTECTION:

- The home is free from defects in workmanship and materials including caulking of windows and doors to prevent water penetration, including penetration through basement or foundation walls.
- Defects in workmanship in the plumbing, heating and electrical distribution systems.
- Defects in the materials or workmanship which result in the detachment, displacement or deterioration of exterior cladding.
- Warranties are limited to the requirements established by the Ontario New Home Warranty Plan Act.

SEVEN YEAR WARRANTY PROTECTION (MAJOR STRUCTURAL):

- Defects in workmanship and materials that result in the failure of a load bearing part of the house structure or any defect in workmanship or material that adversely affects your use of the building as a home. Warranty as defined by the Ontario New Home Warranty Plan Act.

