



STORYBROOK
IN THE TOWN OF FERGUS

SCHEDULE "C"

ELEGANT EXTERIORS

1. Superior architecturally designed and controlled homes with premium brick and masonry detailing, pre-cast concrete, pre-cast stone, vinyl siding, PVC trim in selected locations.*
2. Oversized, steel insulated front entry door(s), complete with sidelight, and/or transom (as per elevation).
3. Low-e, argon filled vinyl thermo pane sliding patio doors*.
4. Premium high quality roof shingles complete with 25-year manufacturer's warranty.
5. Pre-finished aluminum soffits, fascia, and aluminum eavestroughs and downspouts*.
6. Upgraded, colour coordinated, low-e, argon filled vinyl casement windows throughout Main and Second floors.
7. Low-e, argon filled, structural vinyl thermo pane slider basement windows.
8. Premium quality carriage style sectional roll-up garage doors with decorative inserts* equipped with quality door hardware.
9. Entry-resistant framing on all perimeter doors.
10. Poured concrete basement walls with damp proofing and weeping tile.
11. Foundation drainage membrane to all exterior walls excluding garage.
12. Poured concrete steel reinforced porch slab with concrete porch steps.
13. Pre-cast concrete walkway to front entry from driveway and precast concrete slabs at rear sliding patio/garden door at walkout to rear patio step(s)*.
14. Paved asphalt driveway at no additional cost.

DISTINCTIVE INTERIORS

1. 9'-0" ceilings on Main floor, 8'-0" on Second floor (except at coffered, sloped or cathedral ceilings, and where drops are needed for bulkheads for mechanical systems).
2. Carpet grade stairs with oak stringers in a natural finish. ¥*
3. Natural oak posts, handrail and pickets. ¥*
4. Natural solid oak nosings in Upper Hall under pickets.
5. 4 ¼" baseboards throughout with shoe mouldings in all tiled areas.
6. 2 ¾" casing on all swing doors, main floor archways, and windows throughout in all finished areas where applicable.*
7. Gas fireplace, complete with standard black trim, tempered glass panel, decorative log set and remote ignition switch with white painted mantle or cabinet.*
8. All drywall applied with screws, using a minimum number of nails.
9. Brushed nickel lever interior door hardware for interior doors.

GOURMET KITCHEN FEATURES

1. Deluxe cabinets with laminate countertops and colour coordinated kick plates. ¥
2. Deluxe two-speed stainless steel Kitchen exhaust fan with 6" exhaust vented to exterior.

LUXURY BATHROOM FEATURES

1. Deluxe cabinets for vanity in Main Bath, Ensuite, and secondary Ensuite(s) (where applicable) with laminate countertops and colour coordinated kick plates. ¥
2. Master Ensuite complete with freestanding bathtub and separate shower stall with framed glass.*
3. Sleek and flush pot light in Master Ensuite Shower.
4. Choice of quality imported ceramic wall tile for Main Bath and secondary Ensuite(s) tub enclosures and shower stall walls. ¥*
5. Choice of quality imported ceramic and/or porcelain wall tile for Ensuite tub walls and shower walls in Master Ensuite. ¥
6. Deep acrylic bathtub in Main Bath and secondary Ensuities.*

PAINTING

1. One coat primer, two flat finish coats on all walls except Bathrooms, Powder Room and Main/2nd Floor Laundry Rooms, which are finished in semi-gloss. ¥
2. Sprayed stipple ceilings with 4" smooth borders in all rooms except for Kitchen, Breakfast, Bathrooms, Powder Room, and Main/2nd Floor Laundry Room, which have smooth ceilings, (walk in closets have sprayed stipple ceilings only - no border).

SUPERB MAIN FLOOR OR 2ND FLOOR LAUNDRY ROOM FEATURES

1. Choice of quality imported ceramic and/or porcelain floor tile. ¥
2. Handy recessed plumbing box for supply and waste water.

FLOORS AND FLOOR COVERINGS

1. Choice of quality imported ceramic and/or porcelain floor tiles.*
2. 40oz. Carpet on ½" underpad where not shown as tile.*
3. Engineered Floor System for superior floor strength.
4. Tongue and groove sub-floors throughout - sanded, screwed and glued.

LIGHTING AND ELECTRICAL FEATURES

1. 200AMP electrical service.
2. Conduit rough-in to garage for future EV charger.
3. Switched ceiling light fixtures in all rooms (except Living Room and Dining Room).
4. Switched wall outlet in Living Room, capped ceiling fixture in Dining Room.
5. Exterior electrical outlets provided in garage, front porch and rear.*

6. Hard-wired, interconnected smoke detector(s) as per Ontario Building Code.
7. Hard-wired carbon monoxide detector(s) as per Ontario Building Code.
8. White Decora style plugs and switches throughout.
9. Rough-in central vacuum outlets throughout complete with termination in garage.
10. Electrical outlet provided in ceiling for future garage door opener(s).
11. "Holiday Switch" for seasonal lighting, consisting of electrical outlet in porch soffit with switch located in Foyer.
12. Decorative black exterior coach light fixtures at front of home. Light fixtures at side and rear of home.

MEDIA/COMMUNICATIONS

1. Rough-in for Cable TV in two locations.
2. Upgraded rough-in for telephone/data in Kitchen, Great Room/Family Room and choice of Bedrooms (2 outlets standard).
3. One MULTIMEDIA OUTLET rough in for future high-speed Internet connection, satellite, phone/fax/data, TV, etc.
4. Smart Home technology, including;
A - Free Smart Home App Access
B - Two (2) years of smart home remote access
C - One (1) smart lock to be supplied and installed on garage door leading into home
D - Three (3) smart lighting control switches to be supplied and installed
E - Two (2) water leak sensors to be supplied and installed

ENERGY CONSERVATION FEATURES

1. All ducting sized for future air-conditioning.
2. High efficiency gas furnace.
3. Programmable thermostat centrally located on Main floor.
4. Heat-recovery ventilator (HRV) to promote healthier indoor air quality and provide fresh air.
5. R22 insulation for exterior walls, full height R20 Blanket Wrap in Basement.
6. Draft resistant exterior electrical wall outlets and switches.
7. Superior foam insulation for garage ceilings under livable space.
8. House wrapped exterior for improved air barrier.

NEW HOME WARRANTY

Sorbara Group of Companies warranty, backed by Tarion's Excellent Service rating includes:

- Complete customer service program for one full year.
- Two year warranty protection against defects in workmanship and materials.
- Seven year warranty protection against major structural defects.
- Warranties are limited to the requirements established by Tarion.

Purchaser shall have the right to select floor coverings, tile, cabinets and countertops, bathroom fixture and purchase upgrades from the vendors samples subject to their timely availability from the Vendors normal supplier and provided that the same have not already been ordered for this house. Variations from vendors sample may occur in bricks, finishing material, kitchen and vanity cabinets, floor and wall finishes due normal production process. Purchaser is notified that the laundry room/mud room and/or foyer may be lowered to accommodate side yard drainage, in extraordinary cases, door(s) from laundry to garage will be eliminated at Vendors discretion. Steps where applicable, may vary at any exterior or interior entrance way 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 purchaser acknowledges that the Vendor's model homes have been decorated for public display purposes and may contain certain features and upgrade finishes and augmented services, which may not be included in the basic model type. Most additional features on display in the model home are available as extras. The Purchaser is notified that due to siting and grading conditions, roof lines may not be exactly as shown. Due to grading conditions risers may be necessary at the front and rear entries. Rooflines may vary due to structural roof framing conditions.

* - as per plans / ¥ - from Vendor's standard samples. Specifications and terms subject to change. E + OE - October 10, 2018.



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group of companies