



Cobble Beach

Blue Bay Villas – Bungalow Townhomes

Purchase Price Includes the Following:

WARRANTY

- All Homes are warranted by Tarion with 7-year coverage against major structural defects *

CONCRETE

- Poured concrete basement walls and floor
- Pre-cast concrete walk and steps to front entrance

DOORS AND WINDOWS

- Low E Argon maintenance-free vinyl clad windows
- Steel insulated front entry door and house to garage door
- Sectional overhead garage door
- Screens on all operating windows and patio doors

MECHANICAL

- High efficient natural gas, forced air furnace
- Energy Recovery Ventilator (simplified installation)
- Central air conditioning
- Programmable thermostat
- SS Range Exhaust fan in kitchen vented to exterior, hardwired on separate line to panel to accommodate a future OTR microwave (microwave to be supplied and installed by the purchaser after closing)
- Exhaust fans in all bath and laundry areas vented to exterior
- Vent provided for future exhaust fan in basement bathroom rough-in

PLUMBING

- Gas Hot Water Heat. The Purchaser acknowledges that the hot water heater is a rental/ finance unit and agrees to execute a rental/finance agreement on or before closing
- Posi-temp pressure/temperature control valve in tub/shower units
- 5' acrylic bathtub with tiled walls on 3 sides in Main Bath from Vendor samples

- Acrylic shower base with tiled walls on 3 sides, shower door clear with chrome trim in Ensuite from Vendor samples
- Single lever vanity faucet from Vendor samples
- Under-mount white oval china basin in bathrooms
- Two exterior frost free hose bibs
- Rough-in for future 3 piece bath in basement (waste pipes only as per plan)
- Double stainless-steel under mount sink in kitchen with single lever faucet with pull out spout

PAINTING

- All finished trim to be painted with enduring semi-gloss paint
- Walls to be painted a choice of 1 of 3 white colours (selected from Vendor samples) (3 coats: 1 primer, 2 finish coats)

KITCHEN

- Cabinetry and granite countertops to be selected from Vendor samples
- Cabinets adjusted over stove to accommodate a future OTR microwave (microwave to be supplied and installed by the purchaser after closing)
- 36" high uppers

LAUNDRY

- Taps and drain for washer, dryer vent rough-in

FLOORING

- tongue & groove subfloors, nailed and screwed to floor joists
- Ceramic tile in Foyer, Laundry, Ensuite and Main Bath selected from Vendor samples
- Quality broadloom carpet in Bedrooms under pad throughout as indicated on plan to be selected from Vendor samples
- Engineered 3 1/4" oak hardwood in Great Room, Dining and Kitchen (as per plan and from vendor standard samples)



COBBLE BEACH

GEORGIAN BAY'S EXTRAORDINARY
WATERFRONT GOLF RESORT COMMUNITY

ELECTRICAL

- LED light bulbs in all compatible fixtures
- Quality electrical light fixtures, Decora light switches and receptacles
- 100 Amp. Electrical service with breaker panel and copper wiring
- Smoke detectors and carbon monoxide detectors (as per Ontario Building Code)
- 220 Volt heavy duty wiring and receptacle for stove and dryer
- Two exterior weatherproof outlets (1 at front porch and 1 at rear of house)
- Hydro services to be located as per Public Utilities Commission specifications

ROUGH-INS

- Rough-in for CAT 6E telephone line to a maximum of 2 locations
- Rough-in for cable television with RG6 coaxial to a maximum of 2 locations
- Rough-in for dishwasher
- Rough-in for garage door opener

INSULATION AND DRYWALL

- House fully insulated, 2x6 exterior wall assembly with R22 batt and 1" rigid insulation (nominal R25), attics blown-in R60, full height R20 basement blanket wrap insulation
- California ceilings throughout, except small closets and bathrooms
- Garage drywalled and painted (prime plus one finish coat)

INTERIOR TRIM / HARDWARE

- Vanity mirrors in all bathrooms
- Brushed Nickel interior door levers, privacy sets on bathrooms and primary bedroom
- Grip set on front exterior door
- 6'8" doors on main floor, 6'8" doors in basement (where applicable)
- Bedroom and Bathroom doors to be 2'10" wide
- Flat stock base board and casing
- MDF painted shelving in all closets

EXTERIOR

- Basement exterior wall wrapped with drainage membrane
- Architecturally designed shingles c/w a limited lifetime manufacturer warranty
- Maintenance free aluminum soffits, fascia, eavestrough and downspouts
- All windows and exterior door frames caulked
- Quality applied stone, PVC siding, maintenance free materials as per architectural drawings. All materials as per architectural guidelines and builder specifications
- Architecturally controlled and coordinated exterior colour packages pre-selected by builder's community design team
- Asphalt paved driveway (vendor not responsible for future settlement)
- Lot graded and fully sodded

MISCELLANEOUS

- 9' ceilings on main floor
- Premises cleaned at completion
- All ducting to be cleaned upon completion
- All underground utilities are fully paid for by the developer, except if modified by the Purchaser
- Due to City or Hydro service locations, the driveway location is pre-determined
- The specifications in this Schedule are the specifications to which the home will be constructed. No specifications of any model home viewed by the Purchaser that differ from the specifications in this Schedule will be included in the construction of the home unless specifically agreed to in writing by the Vendor

All plans and specifications are subject to reasonable modification, as necessary, at the discretion of the Vendor.

NOTICE TO PURCHASERS: Due to increasing construction cost, the Vendor commits orders to its suppliers on the date of the Offer to Purchase. Therefore, in some cases the Vendor cannot alter, change or add to the specifications, details or field notes. In order for any change to be implemented, all requests, after the offer becomes firm, must be in writing and accepted by the Vendor.

* In accordance with standard building practice and the TARION rules, the Vendor warrants to make any necessary drywall repairs (due to nail pops and drywall cracks caused by settling) at the one year anniversary of closing subject to scheduling of work. The priming and painting of these repairs will be the full responsibility of the Purchaser, regardless of whether the Builder/Vendor or Purchaser painted the house initially.

September 24, 2021