



# Lora Bay

## The Cottages Collection

### Detached Bungalows

Purchase Price Includes the Following:

#### WARRANTY

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

#### FOUNDATION/CONCRETE

- Poured concrete basement walls and floor
- Front porch steps and patio stone walkway

#### DOORS AND WINDOWS

- Low E Argon double pane maintenance-free vinyl clad white windows
- Egress basement windows(s) as per plan
- Screens on all operating windows and patio doors
- 6'-8" insulated front entry door, exterior man doors will be insulated doors
- Signature design insulated overhead garage doors

#### MECHANICAL

- High efficiency natural gas, forced air furnace
- Central air conditioning
- Energy Recovery Ventilator (simplified installation)
- Programmable thermostat
- Exhaust fans in all bath and laundry areas vented to exterior
- Vent provided for future exhaust in basement bathroom rough-in
- Range exhaust fan in kitchen vented to exterior

#### PLUMBING

- Rental gas hot water tank. The Purchaser acknowledges that the hot water tank is a rental and agrees to assume the rental upon closing
- 5' acrylic bathtub with skirt and three tiled walls to ceiling; complete with shower faucet (as per plan)
- Master ensuite to include tiled shower with clear glass enclosure and chrome trim. Shower to include pressure/temperature control valve (as per plan)
- Master ensuite to include vanity with undermount basin(s) and granite countertops (choice from Vendor's samples, as per plan)
- Single lever vanity faucet throughout with matching bath accessories
- 2 exterior frost free hose bibs, as per plan
- Shut-off valves on all sinks

#### ELECTRICAL

- LED bulbs in all compatible fixtures
- Electrical light fixtures preselected by builder
- Décora light switches and receptacles
- 200 Amp. electrical service

- Smoke and carbon monoxide detectors (as per Ontario Building Code)
- 220 Volt heavy duty wiring and receptacle for stove and dryer
- 6 interior pot lights as per plan, or as specified by purchaser, on a single switch
- 2 exterior weatherproof outlets (1 at front porch and 1 at rear of house)

#### ROUGH-INS

- Rough-in for CAT 6E telephone line to maximum of 4 locations
- Rough-in for cable television with RG6 coaxial to a maximum of 2 locations
- Rough-in for dishwasher
- Rough-in for future 3 piece bathroom in basement as per plan (waste pipes only)

#### INSULATION AND DRYWALL

- House fully insulated, 2x6 wall assembly with R22 batt and 1" rigid insulation, attics blown-in R60, cathedral ceilings R32, exposed floor insulation R32, full height R20 blanket insulation in basement
- Cement based backing board to all bathtub/shower areas if ceramic wall tile installed
- California ceilings throughout
- Garage common walls with home to be insulated and fume proofed
- Garage to be drywalled with prime paint only

#### INTERIOR TRIM AND HARDWARE

- Elegant 5-1/2" colonial baseboard and 3-1/2" casing
- 2 Panel shaker style interior doors, swing doors on closets (as per plan)
- Satin nickel lever door handles
- Polished square edge vanity mirrors in all bath and powder rooms
- Wire shelving in all bedroom and linen closets
- Wood handrail, posts, and pickets stained to coordinate with flooring. Painted closed stringers with carpeted treads and risers

#### PAINTING

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

#### KITCHENS

- Cabinetry and countertops (selected from Vendor's samples)
- 3/4" Granite countertops with the undermount double stainless sink with single lever faucet
- Soft close drawers and doors throughout kitchen



#### LAUNDRY/MUDROOM

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

#### FLOORING

- 5/8" tongue & groove subfloors, glued and screwed to floor joists
- Ceramic tile throughout as indicated on plan (selected from Vendor's samples)
- Quality broadloom carpet with high density under-pad throughout as indicated on plan (selected from Vendor's samples)
- Engineered hardwood flooring in great room and/or dining room as per plan (selected from Vendor's samples)

#### EXTERIOR

- Stone Veneer and prefinished siding, soffit and fascia. Other materials as per architectural drawings and/ or with builder's approval
- Architecturally designed laminate shingles c/w a limited lifetime manufacturer warranty
- Satin nickel grip set and dead bolt with interior coordinating lever
- Choice of architecturally controlled and coordinated exterior colour packages with Vendor's final approval
- Gravel driveway
- Lot graded and fully sodded

#### MISCELLANEOUS

- 9' main floor & 8' loft ceiling height or as per plan
- Premises cleaned at completion
- All ducting to be cleaned upon completion
- Due to City or Hydro service locations, Purchaser will be notified if it becomes necessary to reverse the driveway location and floorplan, which the parties acknowledge the Vendor has the right to do.
- 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 D 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 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.

April 12, 2021