



COBBLE BEACH

GEORGIAN BAY'S EXTRAORDINARY
WATERFRONT GOLF RESORT COMMUNITY

Cobble Beach Detached Bungalows

Purchase Price Includes the Following:

- Energy Star Qualified Homes

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
- 6'-8" insulated stainable fiberglass front entry door, exterior man doors will be insulated steel doors
- Sectional insulated garage door (where applicable), chosen from Vendor's samples & colours
- Screens on all operating windows and patio doors
- Main level patio doors on walkout lots will be blocked to limit travel to 4", unless Purchaser exercises deck option

MECHANICAL

- Highly efficient natural gas, forced air furnace with ECM motor and modulating gas burner
- All trunk ducts and take-offs within heated boundary are sealed
- Energy Recovery Ventilator (simplified installation)
- Central air conditioning
- Merv 11 furnace filter
- Programmable thermostat
- Natural Gas fireplace (as per plan)
- 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

- ABS drains and vents with quiet, durable and non-toxic Cross-link Polyethylene waterlines
- Rental gas hot water tank. The Purchaser acknowledges that the hot water tank is a rental/finance unit and agrees to execute a rental/finance agreement on or before closing with Reliance Home Comfort.
- Drain water heat recovery pipe installed in waste water stack in basement
- Posi-temp pressure/temperature control valve in tub/shower units
- 5' acrylic bathtub enclosure c/w shower (as per plan)
- Under-mount white china basin and/or pedestal sink in bathrooms (as per plan)
- Single lever vanity faucets
- Two exterior frost free hose bibs
- Rough-in for future 3 piece bath in basement (waste pipes only as per plan)

ELECTRICAL

- LED light bulbs in all compatible fixtures
- Quality electrical light fixtures, Decora light switches and receptacles
- 200 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 category 6 telephone line to maximum of 4 locations (One in foyer for future home automation/security)
- Rough-in for dishwasher
- Rough-in for garage doors opener

INSULATION AND DRYWALL

- House fully insulated, 2x6 wall assembly with R20 batt and 1" rigid insulation (nominal R25), attics blown-in R60, cathedral ceilings R31, exposed floor insulation R31, full height R20 basement blanket wrap insulation.
- California ceilings throughout, except small closets
- Garage drywalled and painted (prime plus one finish coat)

INTERIOR TRIM / HARDWARE

- Vanity mirrors in all bath and powder rooms
- Satin nickel interior door levers, privacy sets on washrooms and master bedroom
- Grip set on front exterior door
- Oak railings where indicated to include painted square pickets and capped newel posts
- 7'-0" doors on main floor, 6'8" doors on second floor and basement (where applicable)
- Solid interior doors throughout except closets
- MDF painted shelving in all closets
- Flat stock baseboard and casings

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's standard samples) (3 coats: 1 primer, 2 finish coats)





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KITCHENS

- Cabinetry and countertops to be selected from standard samples provided by Vendor
- Cabinets adjusted over stove to accommodate a future OTR microwave (microwave to be supplied and installed by the purchaser after closing)
- Builder line Level 1 Granite countertops to be selected from Vendor samples
- Double stainless-steel under mount sink in kitchen with single lever faucet with pull out spout
- Cabinetry light valance (Excludes electrical)
- 36" high uppers with crown molding
- Soft close drawers and doors

LAUNDRY/MUDROOM

- Single laundry tub/sink (as per plan)
- Taps and drain for washer, dryer vent rough-in
- Floor drain in laundry room for main and second floor laundry (as per plan)

FLOORING

- 5/8" tongue & groove subfloors, nailed and screwed to floor joists
- Ceramic throughout as indicated on plan to be selected from Vendor's samples
- Quality broadloom carpet with high density underpad throughout as indicated on plan to be selected from Vendor's samples
- Engineered 3/4" oak hardwood in Great Room/Living Room (as per plan) selected from Vendor samples

EXTERIOR

- Basement exterior wall wrapped with drainage membrane
- Architecturally designed laminate shingles c/w a limited lifetime manufacturer warranty
- Maintenance free soffits, fascia, eavestrough and downspouts
- All windows and exterior door frames caulked
- Quality vinyl siding, maintenance free materials as per architectural drawings. All materials chosen from Vendor's pre-determined colour packages. Choice of colours cannot be identical to any house within 3 lots on either side
- Asphalt paved driveway (vendor not responsible for future settlement)
- Lot graded and fully sodded

MISCELLANEOUS

- 9' ceilings on main floor, 8' ceilings on second 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
- Surveyor's Real Property Report is prepared for the Purchaser at closing
- 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 A 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.

June 9, 2020

