



DISTINCTIVE HOUSE EXTERIORS

- MILA is a new home community inspired by the sense of neighbourhood. House sitings and exterior colours will be architecturally co-ordinated.
- Distinctive elevations utilizing clay brick, precast stone, stucco, wood, vinyl, aluminum and other unique materials, as per applicable elevation.
- Self-sealing roof shingles.
- Low maintenance-aluminum soffits, fascia, eavestroughs, and downspouts.
- Large contemporary windows on front elevations, as per plan.
- High quality vinyl casement or fixed windows with low E-Argon thermo-pane glass, as per plan. Basement excluded.
- Low maintenance structural vinyl thermo-pane basement windows, as per plan.
- Screens on all operating windows.
- All exterior wood trim, as per applicable elevation, is primed and painted.
- Contemporary exterior light fixtures.
- Quality elegant hardware with security deadbolt on entry door(s).
- Custom designed municipal number.
- Precast concrete pavers from driveway and/or sidewalk to front entry and pre-cast steps, if required by grade, as per applicable plan.
- Poured concrete front porch, as per plan.
- Covered front porch, as per plan.
- Two exterior water taps. Location to be determined by Vendor.
- Vendor to install permeable pavers on driveway, subject to construction schedule, to be paid by Purchaser as an adjustment at time of closing.
- Roll-up sectional garage door, as per plan.
 - Direct insulated access door from garage to house with deadbolt and closer if grade permits and as per plan. Purchasers are notified that garage to interior doors or side doors to the house, if applicable, may be lowered, relocated, or eliminated to accommodate drainage as per grading, siting, or municipality requirements.
 - Professionally graded and sodded lot per approved grading plans, except for paved areas. Common side yard may be finished with granular materials or sod, to be determined by Vendor.
 - Services included: paved roads, sanitary and storm sewers, individual water connections.

INNOVATIVE INTERIOR FEATURES

- Approximately nine-foot (9') high ceilings on first floor, except in powder room and/or laundry room and where architectural design, mechanical or duct work requires ceiling height to be lowered, as per plan.
- Approximately eight-foot (8') high ceilings on second floor, as per plan, (subject to mechanical or ductwork bulkhead requirements).
- Staircase to be oak in natural finish from first to second floor, as per plan. Basement stairs excluded.
- Elegant solid oak handrails, square pickets and posts in natural finish from first to second floor, as per plan (basement handrail and pickets excluded).
- Smooth ceilings on first floor only.
- Gas fireplace complete with glass panel, gas lot ignition switch with paint grade mantel, from Vendor's standard samples, as per plan.
- Interior walls to be painted one colour selected from Vendor's standard samples with premium quality latex paint.
- All trim to be painted cool white.
- Flat stock baseboard and casing for doors and windows.
- Panel interior passage doors throughout finished areas (excluding exterior doors, sliding doors, garage door to house and cold room door), as per plan.
- Contemporary interior door levers (excluding exterior doors, sliding doors, garage door to house and cold room door). Painted hinges.
- Wire shelving installed in all closets.



SUPERIOR KITCHEN, BATHROOMS & LAUNDRY FEATURES

- Purchaser's choice of furniture finish kitchen cabinets and bathroom vanities from Vendor's standard samples, as per plan. Excluding powder room.
- Taller upper kitchen cabinetry.
- Built-in pantries, serveries, desks, breakfast bars and kitchen islands, as per plan.

- Choice of quartz or granite kitchen countertop from Vendor's standard samples.
- Stainless steel, undermount square sink with pull-out faucet in kitchen.
- White two-speed exhaust hood fan in kitchen ducted to exterior.
- White square pedestal sink in powder room, as per plan.
- Chrome, single lever faucet in bathrooms and powder room(s).
- Laminate countertops in bathrooms from Vendor's standard samples.
- Primary ensuite bathroom will have a separate shower stall with framed glass shower enclosure, and a freestanding tub with tub-mounted faucet, as per plan.
- Ceramic wall and ceiling tile in shower stalls in secondary bathrooms, from Vendor's standard samples, as per plan.
- Ceramic tile on vertical walls of bathtubs in secondary bathrooms, from Vendor's standard samples, as per plan.
- Separate shower stall with marble jambs and ceiling light.
- Water resistant gypsum board on separate shower stall and bathtub walls.
- Mirror in all bathrooms and powder room(s).
- Energy efficient water saving shower heads, faucets and toilets.
- Exhaust fan in all bathrooms and powder room(s).
- Privacy locks on all bathroom doors and powder room(s).
- Pressure balance valve in all bath and shower enclosures.
- Shut off valves for all sinks and toilets.
- Laundry room to include a utility tub with hot and cold water taps, as per plan, and dryer exhaust vent to exterior (location may vary from plans).

HIGH QUALITY FLOORING FEATURES

- 3 1/8" x 8" prefinished, natural oak engineered hardwood flooring on first floor including kitchen and breakfast area (except in tiled areas), as per Vendor's sample, as per plan.
- Quality broadloom and underpad on second floor (except in tiled areas) in one (1) colour of carpet, from Vendor's standard samples.
- Ceramic floor tile in powder room, all bathrooms and laundry room, from Vendor's standard samples, as per plan.
- All subfloor sheathing to be screwed to floor joists and joints sanded prior to finished floor installation.
- Concrete basement floor with drain.



LIGHTING AND ELECTRICAL FEATURES

- 100 amp electrical service with heavy duty copper wiring.
- Conduit for future electric vehicle charger. Location to be determined by Vendor.
- Two exterior waterproof electrical outlets. Location to be determined by Vendor.
- One electrical outlet in garage.
- Electrical outlet in garage ceiling for future door opener.
- One electrical outlet in unfinished area of basement at electrical panel.
- Electric door chime with doorbell at front entry.
- White Decora-Style light switches, plugs and plates.
- Smoke detectors and carbon monoxide detectors as per OBC.
- Smoke detectors in all bedrooms are equipped with an alarm and required strobe light as per OBC.
- Electrical light fixtures to be installed in kitchen, powder room, main and ensuite bathrooms, family room, home office/den and all bedrooms. Excluding living and dining rooms.
- Switch controlled receptacle in living room and capped outlet in dining room (ceiling location to be determined by Vendor).
- Heavy duty cable and outlet for stove and dryer.
- Pre-wired with two category-5 and two category-6 telecommunication lines.
- Pre-wired with two cable TV lines.
- One USB electrical outlet provided in kitchen and primary bedroom.
- Ground fault interrupter protection in kitchen, all bathrooms and powder room as per ESA requirements.

ENERGY EFFICIENT FEATURES

- Insulation in full conformity with the OBC for conservation of energy.
- High efficiency forced air direct vent natural gas furnace complete with electronic ignition in conjunction with heat recovery ventilator, as a simplified system.
- EnergyStar qualified tankless water heater is a rental unit. Purchaser to execute agreement with designated supplier.
- Programmable thermostat centrally located on first floor.
- High quality vinyl casement or fixed windows with low E-Argon thermo-pane glass, as per plan. Basement excluded.
- Windows and doors sealed with top quality exterior caulking.
- Front entry door to have weather-stripping and metal insulated door with glass panel/insert, as per elevation.

ROUGH-INS

- Conduit for future electric vehicle charger. Location to be determined by Vendor.
- Rough-in for plumbing for future installation of a dish washer in kitchen, as per plan.
- Ducting sized for future air conditioning.
- Rough-in for central vacuum, terminating in the garage.

- Pre-wired with two category-5 and two category-6 telecommunication lines.
- Pre-wired with two cable TV lines.



QUALITY CONSTRUCTION

- Poured concrete foundation walls with heavy duty damp proofing and weeping tiles (excluding garage).
- Basement "wrap" water proofing system to be installed on the foundation wall (excluding garage) to prevent water penetration into basement.
- Steel and/or wood beam construction in basement, as per plan.
- Garage floor and driveway sloped for drainage.
- Acoustically enhanced stud party wall between units.

WARRANTY

- Seven (7) year Tarion New Home Warranty Protection Program. Purchaser agrees to pay Tarion and Home Construction Regulatory Authority fees on closing as an adjustment. Purchasers are advised to visit Tarion Warranty Corporation's Learning Hub to review more information on their rights and warranties at <https://www.tarion.com/homeowners/learning-hub>.
- Purchaser's choice of interior colours and materials from Vendor's standard samples if not yet ordered, installed or completed, provided that colour and materials are available from supplier and Purchaser agrees to select the colour and materials according to the Vendor's Schedule, otherwise the Vendor reserves the right to choose the colour and materials to complete the dwelling and the Purchaser agrees to close the transaction with the Vendor's choice of colour and materials.
- First floor front and rear entry and first floor laundry room floor, where applicable, may be lowered to accommodate entry door(s) at the Vendor's discretion (unfinished basement ceiling height shall be lowered accordingly).
- All plans and specifications are subject to modification from time to time at the sole discretion of the Vendor. The Vendor reserves the right to change the foregoing specifications without notice.
- Purchasers are notified that the number of steps to front entrance, rear entrance and side entrance, if applicable, may be increased or decreased depending on final grading.
- Purchaser agrees to pay on closing for installation of water meter and hydro installation.
- The Purchaser acknowledges that finishing materials contained in any model home, sales office display or renderings, including broadloom, furniture, decorations, electrical fixtures, window treatments, upgraded flooring, kitchen cabinets, countertops, millwork, staircase and railing, staining, painting, wallpaper, etc. may be for display purposes only and may not be of the same grade or type, or may not necessarily be included in the dwelling purchased herein.
- Corner lots, end units and priority lots may require window changes, special exterior features and minor interior modifications to balance and improve the elevations of the house as per architectural control. The Purchaser accepts such required changes as constructed.
- House types and streetscapes subject to final architectural approval of City of Toronto or developer's architectural control architect and final siting, and approval of the Vendor's architect.
- When Purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floorplan, elevations or layout of this model and Purchaser agrees to accept such changes as constructed or as necessary.
- Variations from Vendor's samples may occur in exterior finishing materials, kitchen and vanity cabinets, and floor and wall finishes, due to normal production process.
- Sheet goods may be seamed under certain conditions.
- The Vendor will not allow the Purchaser to do any work and/or supply any material to finish dwelling before closing date.
- All outside colours and materials pre-selected by Vendor are architecturally controlled and subject to change by approving authority.
- Exterior elevations will be similar to pictures shown, but not necessarily identical. All furniture and landscaping features shown in renderings are not included.
- Siting requirements may require the Vendor to site the dwelling as a reverse model, and the Purchaser agrees to accept the same.
- Actual usable floor space may vary from stated floor area. Location of furnace, tankless water heater, 3 piece rough-in bath and locations and number of posts and beams may vary from brochure and Purchaser is deemed to accept same.
- Room dimensions, window and door configurations may vary with final construction drawings.
- All ceiling heights are approximate and may vary. Some ceiling heights will be dropped to accommodate HVAC, plumbing, venting, electrical, mechanical, insulation, bulkheads and other structural requirements, which will result in areas of lower ceilings heights.
- Drywall smooth ceiling finish may reflect surface variation due to lighting conditions, sheen of applied paint and may be more visible where treated joints, fastener heads or corner beads occur.
- Prices, terms and conditions subject to change without notice. The Vendor has the right to substitute materials of equal or better quality.