



## CENTRE PARK TOWNES AT THORNHILL CITY CENTRE LUXURY APPOINTMENTS - FEATURES & FINISHES

### DISTINCTIVE EXTERIOR FEATURES

- Architecturally coordinated elevations, featuring cultured stone and stucco finishes, window moldings, raised stringer and water-course trim, as well as architrave and keystones. All designs are subject to architectural control to ensure an aesthetically harmonious community\*°
- High quality 25 year manufacturer's warranty self sealing asphalt roof shingles\*
- Steel insulated front entry door with sidelights\*
- Stylish front entry grip set and deadbolt lock on front door
- Vinyl casement double glazed and thermo pane windows throughout. Screens on all operable windows
- Roll up sectional garage door with glass inserts
- Decorative columns, railings and porches as per vendor's elevations°

### CONSTRUCTION FEATURES

- Poured in-place concrete foundation walls and ground floor slab
- Reinforced poured concrete front porch including concrete steps°
- Structural framing includes 2" x 6" wood exterior walls, floor joists with 5/8" plywood sub floors glued and screwed down in all areas. 1/2" plywood roof sheathing. 8" concrete block demising wall between units
- Exterior wall assemblies are fully insulated providing an insulation level R-21.6 in walls, and R-40 insulation in the roof space.
- Interlocking paving stone walkway to front door°
- Interlocking paving stone driveway
- Full sodding, grading and landscaping°
- One frost free hose bib in garage
- Central air-conditioning system
- Exterior gas line hook up with shut off valve at rear deck

### GRAND INTERIOR FEATURES

- 9' ceilings on ground and main floors, 8' on upper floor
- Contemporary two panel interior doors with stylish lever hardware
- Classic 5 1/2" baseboards and 2 3/4" trim casings painted in white
- Natural finish oak staircase with oak handrail and pickets°
- Kitchen, bathroom(s) and main floor ceilings smooth finish. All other areas to be stippled ceilings°
- Direct vent gas fireplace with decorative mantel°\*
- Space efficient front-loading electric washer/dryer (white) vented to exterior.

### QUALITY FLOORING

- Ceramic floor tile in foyer, laundry room, bathroom(s), kitchen and breakfast area\*°
- One choice of 40oz broadloom or Sisal carpet with foam under pad on ground level and upper level hallways and bedrooms\*°
- Engineered hardwood flooring in living room and dining room on main level\* °

### CLASSIC KITCHEN FEATURES

- Granite countertops\*
- European styled cabinets with extended uppers\*°
- Double stainless steel sink with single-lever faucet and vegetable spray\*
- Ceramic tile backsplash\*°
- White appliance package including: 30" electric stove with self-cleaning oven, microwave range hood fan vented to exterior, built-in 24" multi cycle dishwasher, and frost-free refrigerator\*
- Upper cabinet in laundry room (where applicable, as per plan) \*°

### ELEGANT BATHROOM FEATURES

- Ceramic tile on floors, tub surround and wall and shower floor (where applicable)\*°
- Single lever chrome faucets for vanities
- Pressure balanced valve in shower
- White acrylic soaker tub in ensuite with 3 piece deck mount tub filler, and shower stall with glass door (where applicable)\* °
- Marble vanity countertop in ensuite\* °
- Integrated cultured marble sink with banjo in main bath\* °
- White china accessories in all bathrooms including towel bar, soap dish and toilet paper holder
- Exhaust fan in all bathrooms vented to exterior
- Choice of vanity cabinets from vendor's standard samples\*°
- Recessed medicine cabinet in master ensuite°

### STATE-OF-THE-ART MECHANICAL AND ELECTRICAL

- 100 AMP electrical service with circuit breakers and copper wiring throughout
- Switch controlled split outlets in living room and rec room as per vendor's plans°
- Ceiling fixture in all bedrooms, hallway, laundry room, except kitchen with 6 halogen pot lights\*°
- Capped ceiling fixture outlet in breakfast area and dining room\*°
- Security alarm rough in
- Central vacuum rough-in duct work terminates in the garage with an electrical outlet for future central vacuum system hook-up by purchaser. All duct work outlets include plate covers
- Door chime on front door
- White decora style receptacles and switch plate
- Smoke detector on all levels and one carbon monoxide detector on upper level hallway
- RG6 wiring in family room, rec. room and all bedrooms for cable television
- CAT5 wiring completed with telephone jacks in family room, kitchen, rec. room and all bedrooms
- Bathroom and exterior duplex receptacles protected by ground fault interrupter
- Electrical outlet in ceiling of garage for future garage door opener by purchaser
- Exterior electrical outlets located in front of dwelling and deck
- Heavy duty electrical stove receptacle
- Heavy duty electrical outlet and exterior vent for dryer
- Rough-in for 3 piece bathroom (drains only) on ground level
- Laundry room includes upper cabinets and laundry sink where shown on plans\*°
- Forced air high efficiency gas furnace
- Rental hot water tank (lease and rental agreement to be assumed by purchaser)
- Individual metering for Hydro, gas, and water

### CONDO COMMUNITY AMENITIES

- It is proposed that each townhouse owner (and his/her family members residing in said unit), guests, tenants and invitees may be permitted to use the West Building Amenities and the East Building Amenities (each as described in Schedule XI of the Disclosure Statement), subject to paying the Declarant's or Condominium Corporation's prescribed monthly usage fee, which shall be in addition to the dwelling unit owner's common expenses (all subject to the Condominium Documents and Disclosure Statement for this townhouse).

\* Indicates as per Vendor's standard sample(s)

° Indicates as per Vendor's plan

\* Purchaser(s) shall select the colour and material from Vendor's standard samples only (one carpet colour, one engineered wood floor colour and one paint colour per suite).

\* Purchaser(s) may select upgraded materials from Vendor's samples and shall pay the upgrade costs at the time of colour and finishes selection.

• Vendor reserves the right to make reasonable changes in the opinion of Vendor in the plans and specifications if required and to substitute other material or finishes or that provided for herein with material or finishes of equal or better quality than that provided for herein. The determination of whether or not a substitute material or finish is of equal or better quality shall be made by Vendor, in its sole, absolute and unfettered discretion, which determination shall be final and binding.

Purchaser acknowledges that colour, texture, appearance, grains, veining, natural variations in appearance, etc. of features and finishes installed in the unit may vary from Vendor samples as a result of normal manufacturing and installation processes and/or as a result of any such finishes being of natural products (i.e., due to the inherent nature of the material itself) and Purchaser agrees that Vendor is not responsible for same. Vendor shall not be responsible for shade differences occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, granite, marble, engineered hardwood, porcelain, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall Vendor be responsible for shade differences in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by Purchaser. Purchaser acknowledges and agrees that carpeting may be seamed in certain circumstances and said seams may be visible. Purchaser acknowledges and agrees that pre-finished wood flooring (if any) or any engineered wood flooring (if any) may react to normal fluctuating humidity levels inducing gapping and cupping. Purchaser acknowledges that marble and similar stones (if any) are very soft stones, which will require a substantial amount of maintenance by Purchaser and are very easily scratched and damaged.

• Where bulk heads are installed and where dropped ceilings are required, the ceiling height will be less than stated, as per Vendor's plans.

• All plans, elevations, sizes and specifications are subject to change from time to time by Vendor without notice. E. & O. E.

• Unit owners are covered by TARION Warranty Program (formally known as ONHWP). Vendor is proud to be registered with TARION Warranty Program.

July 27, 2007