

REGENCY
DEVELOPMENT



FEATURES & FINISHES

ROLLING WOODS

TOWNHOMES

REGENCY
DEVELOPMENT



FEATURES AND FINISHES

EXTERIOR FEATURES

- Architecturally controlled exterior elevations incorporating brick, stucco, metal panel, vinyl siding and/or other decorative architectural features, as per applicable elevation and final approved plans.
- Low maintenance aluminum soffit, fascia, eavestrough, and downspouts.
- Steel insulated front entry door with deadbolt lock with sidelight and transom.
- Steel insulated door from garage to house with deadbolt lock.
- Vinyl casement Low-E Argon-Filled Energy-Efficient Windows.
- All sliding doors and operable windows are complete with screens as per plan.
- Metal garage door.
- Traditional & Rear Lane Towns - Two exterior hose bibs, one at rear and one in garage.
- Interior (units) townhomes - one exterior hose bib in the garage.
- Fully paved driveway.
- Fully sodded lot.
- Brighton A, Laguna A, Crown A and Haven townhomes' ceiling height approximately 8' on ground floor, approximately 9' on main floor, approximately 9' on second floor, approximately 9' on third floor. Brighton B, Laguna B, Crown B and Everwood townhomes' ceiling height approximately 9' on ground floor, approximately 9' on main floor, approximately 9' on second floor. 7' to 8' in parking garage or basement. Bulkhead for ductwork where applicable.
- Traditional & Rear Lane Towns - two exterior waterproof electrical outlets, one in front and back.
- Interior (units) townhomes - one exterior waterproof electrical outlet.
- Builder's selection of light fixtures to exterior entry doors, and garage where applicable.

INTERIOR FEATURES / PAINTING

- Natural oak handrail, vinyl stair steps and metal pickets.
- Flat white paint to all walls and ceiling; semi-gloss trim.
- Wire shelving in closets and linen closets, as per plan.

KITCHEN

- Purchaser's choice of kitchen cabinets from Vendor's standard selection along with colour coordinated kick-plates to compliment kitchen cabinets. Ceramic tile backsplash.
- Purchaser's choice of stone countertops from Vendor's standard selection.
- Purchaser's choice of stone countertops from Vendor's standard selection with undermount stainless steel sink and chrome finished faucet.
- Stainless steel exhaust fan with 6" duct vented to exterior.
- Heavy duty receptacle for future stove & refrigerator. Dishwasher space provided with rough-in wiring and drain, as per plan.
- GFCI receptacles for countertop small appliances. Split receptacle(s) at counter level for future small appliances.
- Islands and/or flush breakfast bar as per plan.

BATHROOM

- Purchaser's choice of cabinets and stone countertops from Vendor's standard selection in all bathroom(s), excluding Powder Room.
- Full-width mirror over vanity, in all bathroom(s) and powder room.
- Vanity sink in powder room(s); where applicable, as per plans.
- White toilet and sink, chrome bathroom faucets and showerheads; where applicable, as per plans.
- Chrome bathroom accessories in all bathrooms include toilet paper holder and towel bar.
- Purchaser's choice of ceramic tile floor in all washrooms, from one of three curated designer packages, as per plans.
- Acrylic tub with ceramic wall tile surround where applicable.
- Shower with acrylic base and full height ceramic wall tiles. Frameless glass shower enclosures with mosaic tile base, ceramic tiled walls (where required), and frameless glass enclosure in Primary Ensuite as per plan.
- Exhaust fans in each bathroom.
- Shut off valves for all bathroom and Powder Room sinks.

LAUNDRY

- Electrical for future washer and dryer, location as per plans.
- Dryer vent to exterior for future dryer, location as per plans.

FLOORING

- Purchaser's choice of ceramic floor tile from Vendor's standard selection, in foyer, kitchen, powder room, bathroom(s), and laundry room where applicable, as per plans.
- Purchaser's choice in vinyl flooring from Vendor's standard selection, throughout non-ceramic areas on ground, main, and third floor, as per plans.
- Ceramic floor tile.

INTERIOR TRIM & DOORS

- 6'-8" high hollow core paint grade door.
- Painted 3 3/4" baseboard throughout where applicable.
- Painted 3 3/4" window & door casing throughout.
- Chrome finished hardware and hinges on all interior doors.
- Patio sliding door/balcony door as per plan.

LIGHTING, ELECTRICAL/ HEATING AND COOLING

- Builders' selection of light fixtures provided throughout all finished areas.
- White Decora switch throughout all finished areas.
- 100 Amps service with circuit breakers.
- Ground fault interrupter protections for all bathroom(s) and powder room.
- One ceiling outlet in the garage for automatic garage door opener.
- Smoke detector and carbon monoxide detector to be installed per Ontario Building Code.
- One (1) finished CAT6 Data Line location in your home to accommodate cable, telephone and internet connection.
- EV Charing rough-in.
- Pre-wiring for smart doorbell.
- Rental hot water tank or on-demand hot water system as per Builders' standard.
- HRV/ERV system installed where required by the Ontario Building Code and/or mechanical design.
- Thermostat provided as per Builder's standard. Smart thermostat is not included unless purchased as an upgrade.
- High-efficiency heating system installed as per Builder's mechanical design
- Central air conditioning system not included as per Builder's standard.

TARIION NEW HOME WARRANTY PROGRAM COVERAGE

- 7 Year - Major Structural Defects.
- 2 Year - Plumbing, Heating & Electrical Systems and Envelope.
- 1 Year - All other warrantable items.
- Purchaser agrees to pay the Tarion enrollment fee on closing as an adjustment.

OTHERS

- Wood privacy fence along the community side and rear property lines. • Metal/glass/wood divider for terraces between units. • Visitor Parking.

NOTES

- Dropped ceilings and bulkheads may occur to accommodate heating, ventilation and cooling systems, electrical and mechanical systems or to satisfy the requirements of the Ontario Building Code. All ceiling heights are approximate.
- Appliances not included. Upgrade options are available to the purchaser(s) upon decor selection appointment.
- Automatic garage door opener not included. Upgrade options are available.
- Features may vary depending on model type. All finishes and fixtures are as per Vendor's standard samples. Notwithstanding anything contained in this Schedule A, there is no warranty or representation, collateral agreement or condition contained herein on the part of the Vendor as to any matter with respect to features and finishes.
- The Purchaser acknowledges that only the items listed in Schedule 'A' will be included in the Purchase Price. Model suite/Vignette furnishings, accessories, upgraded finishes, built-in cabinetry, window coverings, wall coverings, light fixtures, hardwood, tile displays shown, and/or outlined on marketing materials are not included in the purchase price unless specified in this schedule. Renderings and scale models are artist concepts only.
- The Purchaser acknowledges that there shall be no reduction on the Purchase price or credit for any standard features listed herein which is omitted at the Purchaser's request. All specifications and dimensions are approximate and subject to change without notice E&O.E. All optional items noted on any schedules, marketing materials and/or plans are not included.
- Please visit <https://www.tarion.com/builders-guide-coverage-homes> for further details.