

INCLUDED FEATURES

EXTERIOR

- Clay brick exterior and/or siding and/or fiber cement board and/or stone or other materials, as per plan. Colours to be predetermined as per exterior colour packages.
- Prefinished aluminum soffits, eavestroughing and downspouts. Fascia in aluminum, and/or steel and/or siding.
- Brick soldier coursing, precast concrete sills and keystones, as per plan.
- Upgraded architectural asphalt shingles with a limited lifetime manufacturer's warranty per pre-determined colour scheme.
- All casement vinyl windows. Front windows include bars and/or transoms, as per plan.
- Single or double front entry door with sidelight(s) and transom, as per plan.
- Fiberglass clad front entry door.
- Black plated (or similar) grip set and dead bolt on front entry door.
- Decorative house numbers.
- Roll up garage doors with windows, as per plan.
- Precast concrete slabs on front walkways, as per plan.
- Walkout Basement Condition: 5' sliding door and larger windows in basement, main floor wood deck with no steps to rear yard.
- Lookout Condition: Main floor wood deck with steps to rear yard and larger windows at rear of home in basement.
- Larger basement window(s) at rear and side of townhomes. Location as per plan.
- Front and rear lawns to be fully graded and sodded. Areas between dwellings to be covered with a layer of gravel at Vendor's sole discretion.
- All exterior doors and windows to be fully caulked with premium quality slow setting caulking when abutting masonry.
- Two stage asphalt-paved driveway.
- Garage walls and ceilings to be drywalled.
- Extra electrical outlet in garage for future garage door opener.
- Sump pump in basement as per municipal requirements.
- Two (2) hose bibs with independent shut off valves, one in the garage, one at the rear of the house.

BATHROOMS

- Quality vanity cabinets with durable laminate countertops.
- All sinks and tubs to be fitted with chrome finish, single lever faucets.
- China sinks on all bathroom vanities.
- All vanity sinks fitted with shut off valves.
- Oval Roman bathtub or deck mounted tub in primary ensuite, as per plan.
- Wall mounted glass plate mirror on top of all vanities.
- Privacy locks on all bathroom doors.
- Choice of cabinets and laminate countertop from Vendor's standard colour packages.
- Choice of ceramic floor and wall tiles from Vendor's standard colour packages.
- Choice of ceramic tiles around deck mounted tub and shower walls from Vendor's standard colour packages.

KITCHEN

- Choice of premium kitchen cabinets with durable stone countertops from Vendor's standard colour packages. Stone countertop tops to be ¾", square edge.
- Rough-in plumbing and electrical (wire only) provided for dishwasher. Opening in cabinets to be provided for dishwasher.
- Double compartment stainless steel kitchen sink with designer single lever pull-out faucet.
- Kitchen faucet fitted with shut off valve.
- Wiring and receptacle provided for electric stove.

INTERIOR

- Choice of interior colours from three (3) Vendor selected standard colour packages.
- Decorated texture finish ceilings (with smooth border) except kitchen and bathrooms to be smooth finish.
- Choice of quality broadloom with underpad in bedrooms from Vendor's standard colour packages.
- 2 ¾" casing on windows and doors with matching 5 ½" baseboard in finished areas.
- Interior doors to be smooth, 2-panel. Closet doors to be same style as interior doors, unless otherwise indicated in plans.
- Modern satin nickel finish straight lever handles.
- Decora style switches and outlets throughout.
- Single laundry tub and dryer vent to exterior, as per plans.
- Mosaic floor under washing machine area. Drain in second floor laundry, as per plan.
- All walls to be painted with primer and one coat of finish paint of an off-white colour throughout. Trim and doors to be accented in white.
- Enclosed unfinished service hallway from garage to rear yard in townhomes, as per plan. Stairs in unfinished service hallway from garage to rear yard to be carpet grade. Area to remain unfinished.

HEATING SYSTEM

- H.R.V. (heat recovery ventilator) to control humidity and improve heating efficiency in the home.
- High efficiency forced air gas furnace.
- Duct cleaning prior to closing.

ELECTRICAL SYSTEM

- 100 amp electrical system with circuit breaker panel and copper wiring throughout.
- Receptacle for stove, washer and clothes dryer.
- Pre-wiring for CAT-6 (living/great/family room, kitchen and all bedrooms).
- Pre-wiring for cable. One outlet in great/family room.
- Two weatherproof electrical outlets. One at the exterior-rear of the house and one at the exterior-front of the house.
- Black coach lamp(s) in front of garage and one near front door, as per plan. Front door chimes.
- Smoke detectors and carbon monoxide detectors as per Ontario Building Code requirements.
- Standard electrical light fixtures in all rooms except living/great/family room (if applicable). Living/great/family room (if applicable) to be fitted with an electrical outlet for side lamps, controlled by separate switch.

STRUCTURE

- 2"x 6" construction on exterior walls.
- Steel beam and post construction in basement, as per plan.
- Roof constructed with engineer certified trusses.
- Roof sheathing with 3/8" plywood.
- All sub floors to be glued, nailed, sanded and fastened with screws to joists.
- 9' ceilings on main floor. 8' ceilings on second floor. Where bulkheads and/or drop ceilings are required, ceilings will be less than stated.

Actual features and finishes may differ and are subject to change without notice, as per applicable plan. Photos and renderings are for representation purposes only. E.&O.E. © 2026 Lancaster Homes Inc.



SPECIAL FEATURES AT NO EXTRA COST

- 12"x 24" ceramic tiles on floors in tiled areas, tub deck and shower walls; installed in stacked pattern. Choice of colour from Vendor's standard colour packages.
- Modern, water resistant vinyl plank flooring on main floor hallway, living/great/family room, dining room and second floor hallway. Choice of colour from Vendor's standard colour packages.
- Natural finish oak stairs, stringer and risers in oak veneer.
- Solid oak handrails and metal pickets on stairs in finished areas, set on solid oak nosing where applicable.
- Frameless glass shower enclosure with pot light in primary ensuite, as per plan.
- Upgraded multifunction handheld showerhead in primary ensuite shower.
- Floating-style vanity cabinets in bathrooms, as per plan.
- Electrical outlet with USB charging jack. One in kitchen and one primary bedroom.
- Stainless steel chimney fan over stove in kitchen.
- Vinyl double sectional 5'/8' sliding patio door with transom to rear yard, as per plan.
- Taller upper kitchen cabinets to complement 9' ceilings.
- Taller main floor window height to complement 9' ceilings.
- Natural gas line for BBQ at rear of house.
- Engineered floor joists on all subfloors.
- Door from garage to the house included, grade and zoning permitting.
- Two pull-out drawers in base cabinet in kitchen, location at Vendor's discretion.
- Larger basement window(s) at rear and side of townhomes. Location as per plan.



SOLID OAK HANDRAILS AND METAL PICKETS ON STAIRS



TWO PULL-OUT DRAWERS IN BASE CABINET



STAINLESS STEEL CHIMNEY FAN



FLOATING-STYLE VANITY CABINETS



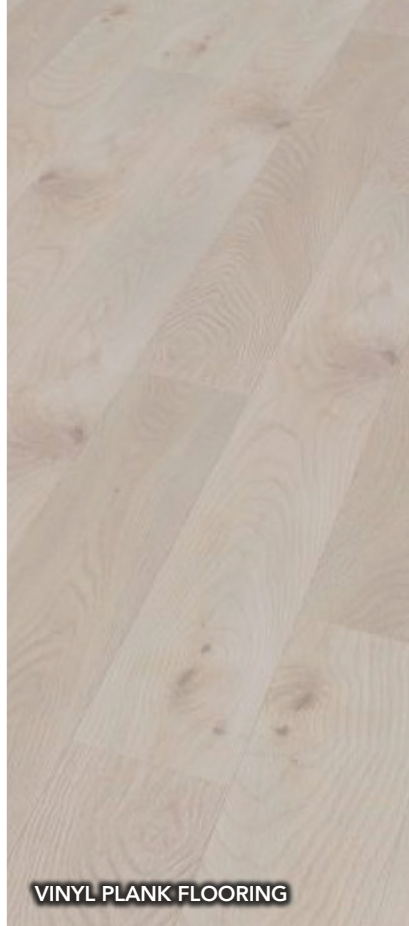
DOUBLE COMPARTMENT STAINLESS STEEL KITCHEN SINK WITH DESIGNER SINGLE LEVER PULL-OUT FAUCET



5'/8' SLIDING PATIO DOOR WITH TRANSOM, AS PER PLAN



FRAMELESS GLASS SHOWER, AS PER PLAN



VINYL PLANK FLOORING



12"x24" CERAMIC TILES