



Features & Finishes

EXTERIOR

1. UPPER VISTA MUSKOKA is a new home community inspired by the sense of the neighbourhood house sitting and exterior colours will be architecturally co-ordinated.
2. Elevations include clay brick and stone as well as other architectural features and materials, as per elevation.
3. Entry-resistant framing on all perimeter doors (excluding patio doors).
4. Aluminum maintenance-free soffit, downspouts, fascia and eaves-trough.
5. Self-sealing laminate shingles (30-year manufacturer’s limited warranty).
6. Steel and insulated entry and exterior door(s) with weather-stripping and deadbolt lock (excluding patio doors and door from garage to exterior if applicable).
7. All vinyl casement windows or simulated single-hung casement windows, or fixed windows all around, excluding the basement. Vinyl windows to be coloured on the outside only as per the Exterior Color Chart. Basement windows to be all white vinyl sliders if applicable. All windows as per vendor specifications and caulked on the exterior.
8. Colored sliding patio door or garden door(s), as per plan.
9. All windows Including basement and patio doors to have Low E; and Argon Gas, excluding entry door glazing.
10. Glazed panel in front entry door or sidelight(s) as per elevation.
11. All opening windows and sliding patio doors are complete with screens.
12. Steel insulated door from house to garage if grade permits, with safety door closer and keyless entry hardware, as per plan. (where an optional, additional charge will apply) .
13. Moulded steel panel insulated sectional roll-up garage doors equipped with heavy-duty springs and long-life, rust-resistant door hardware, as per elevation.
14. Entire lot sodded except paved areas (common side yard 6’ or less may be finished with granular material).
15. Precast concrete slab walkway to front door entry, precast step(s) at the front and/or rear door as required.
16. Two exterior water taps, one in front (or garage), and one at the rear of the home.
17. Two exterior weatherproof electrical outlets with ground fault interrupter, one at the front and one at the rear of the home.
18. Brushed nickel finish front door entry set stone slab-style house number, black front coach light(s) on the front, as per elevation.
19. Vendor will install a two-coat asphalt driveway with a paved interlocking border.

KITCHEN

1. Purchaser’s choice of cabinets from vendor’s standard selection.
2. Purchaser’s choice of granite countertops from the vendor’s standard colour selection.
3. Stainless steel under-mount double compartment kitchen sink. Includes single lever pull-out faucet, as per Vendor’s standard specifications.
4. Shut-off valve to the kitchen sink.
5. Stainless steel kitchen exhaust fan with 6” duct vented to exterior.
6. Heavy-duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
7. Split receptacle(s) at counter level for future small appliances.
8. Dishwasher space provided in kitchen cabinets with rough-in wiring and drains included.

BATHROOM

1. Water resistant cement board to approximately 60” high on separate shower stall walls.
2. Purchasers’ choice of cabinets and laminate countertops in all bathroom(s) (excluding powder room & master ensuite). All choices from Vendor’s standard selection,
3. Granite countertops from Vendor’s standard selections in master ensuite as per plan.
4. Colour coordinated kick-plate to compliment vanity cabinets.
5. Water-efficient shower head and toilet.
6. Decorative lighting in all bathrooms and powder room.
7. Beveled mirrors 42” high to all bathroom(s) and powder room.
8. Bathroom fixtures from vendor’s standard selection.
9. White bathtubs in all bathrooms including freestanding tub- in ensuite from vendor’s standard selection.
10. Frameless shower enclosure, as per plan.
11. Electrical outlets for the future small appliances beside all vanities and pedestal sink include ground fault interrupter as per plan.
12. Exhaust fans vented to exterior in all bathroom(s) and powder room.
13. Privacy locks on all bathroom and powder room doors.
14. Chrome washerless faucets with the pop-up drain in all bathrooms and powder room sinks.
15. Pedestal sink in powder room, as. per plan.
16. 8” x 10” ceramic wall tile for tub/shower enclosure(s) up to the ceiling and separate shower, stalls including ceiling from vendors’ standard selection.
17. Bathroom and powder room accessories to include towel bar and toilet tissue holder,
18. Pressure balance/scald preventing valves to all shower stalls and tub/showers as per plan.
19. Shut off valves for all bathroom and powder room sinks.

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INTERIOR TRIM

1. All oak stairs and railings with choice of stained or clear finish from Vendor's standard colour selection, for finished areas only, as per plan.
2. Moulded panel interior passage doors throughout finished areas (purchaser's choice from Vendor's standard selection of one style throughout), excluding sliding closet doors and cold cellar doors, if applicable.
3. Colonial 4" baseboard throughout with 3/8" profiled door stop trim in all tiled areas.
4. Colonial 2 3/4" trim casing on all swing doors, flat archways up to 12" deep on ground floor & upper hallway, windows throughout in all finished areas, foyer and linen closets where applicable as per plan, excluding Bedroom closets with sliding doors.
5. Brushed Nickel finish lever handles and hinges (unpainted) on all interior doors in finished areas as per plan.
6. Wire shelving Installed in all closets.
7. Mirrored sliding doors at front entry closet, as per plan.

LAUNDRY

1. Laundry tub with chrome finish dual knob faucet installed in finished laundry room.
2. unfinished basement or unfinished storage / utility room, as per plan. Shut-off valves in the finished laundry room.
3. Heavy-duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.
4. Floor drain to second floor laundry room as per plan. Raised entry may be required.

ELECTRICAL

1. Decora style switches and receptacles throughout finished areas.
2. 200 Amp service with circuit breaker type panel.
3. All wiring in accordance with Electrical Safety Authority standards.
4. Electrical outlet(s) in all bathroom(s) and powder room includes ground fault interrupter.
5. One electrical outlet in the garage for each parking space. One ceiling outlet in the garage for each garage roll-up door for the future garage door opener.
6. Ceiling mounted light fixture(s) in kitchen/breakfast area, den, halls, finished laundry room, family room / great room, dining room and all bedrooms where applicable, as per plan. (rooms having sloped or ceiling heights over 10' that span the entire room are to have switched-controlled receptacles).
7. Upgraded exterior light fixtures at the front, side and rear of the unit, as per plans.
8. Switch-controlled receptacles in living room.
9. Decora style dimmer control in master bedroom and dining room as per plans.
10. Smoke Detectors installed as per Ontario Building Code.
11. Carbon Monoxide Detector on all floors where a finished bedroom is located.
12. Electronic door chime at the front door.
13. 2 Finished Cable TV outlets.
14. 2 finished Telephone outlets.

PAINTING

1. Washable low VOC latex paint on interior walls throughout finished areas. One colour throughout, from the Vendor's standard selection.
2. Interior trim and doors to be painted white.
3. Sprayed stippled ceilings with 4" smooth borders in all rooms except for kitchen, the breakfast area, bathrooms, powder room and finished laundry room, which has smooth painted ceilings. All closets to have sprayed stipple ceilings only.

FLOORING

1. Choice of ceramic floor tile- in foyer, kitchen, breakfast area, powder room, bathroom(s) and finished laundry room where applicable, as per plans and from Vendors standard selection on ground floor & second floor hallway in non-ceramic areas, as per plans.
2. 40 oz Green Label approved broadloom, one colour throughout in all finished areas on the second floor (excluding hallway) with 4 lb. chip foam under-pad from Vendor's standard selection in non-ceramic areas, as per plans.
3. Concrete basement floor with drain.

ADDITIONAL FEATURES

1. 9' high ceilings on ground floors except in areas where architectural designs, mechanicals or ductwork requires ceiling height to be lowered. Interior Faux Transoms may be installed where it is not possible to increase specified doors.
2. 2"x 6" exterior wall construction
3. Mortgage survey provided with closing documents at no additional cost.
4. Garage floor and driveway sloped for drainage.
5. Concrete garage floor where applicable with reinforced grade beams.
6. All windows are installed with expandable foam to minimize air leakage. (excluding basement windows)
7. Poured concrete basement walls with drainage membrane and weeping tile.
8. Tongue and groove-oriented strand board subflooring throughout screwed and glued on engineered floor joist system.
9. Poured concrete front porch as per plan.
10. HVAC system and ductwork sited to accommodate future air conditioning.
11. Ducts professionally cleaned.
12. Receptacle with USB port placed at Stop & Drop if applicable, or in the kitchen.

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ENERGY STAR PROGRAM

1. Low E and ARGON (with insulated spacers) vinyl casement windows or simulated single-hung casement windows or fixed windows; all around excluding basement, installed with expandable foam at the perimeter, caulked on the exterior.
2. Insulation to exterior walls R22+R5, attic space R60, full-height R20 on basement walls (to within 6" of the basement floor).
3. Forced air high-efficiency furnace with electronic ignition, power vented to the exterior.
4. Spray foam Insulation in garage ceiling below livable space in addition to cantilevered areas With living space above (R31).
5. Exposed basement ductwork to be sealed with foil tape or mastic sealant.
6. Hot water tank complying with energy efficiency regulations. The hot water tank is a gas rental unit direct vented or vented exterior. Purchaser to execute an agreement with a designated supplier before closing.
7. Heat Recovery Ventilation (HRV) installed, interlocked with furnace (simplified system).
8. Drain Water Heat Recovery system installed as per EnergyStar guidelines.
9. Compact Fluorescent lighting / LED in all interior light fixtures, excluding fixtures on dimmer switches, optional pot lights, all walk-in closets. and finished laundry rooms as per plans.
10. Energy Star qualified exhaust fans in all bathrooms including powder room (where applicable).
11. Air tightness test and independent third-party certification.
12. Gas fireplaces include electronic pilots as per plans.

WARRANTY

Warranty backed by HCRA "Excellent Service Rating" includes that the home is free from defects in workmanship and materials for One (1) Year.

Two Year Warranty Protection:

The home is free from defects in workmanship and materials including caulking, windows and doors so that the building prevents water penetration. Defects in workmanship and materials in the electrical, plumbing, heating delivery and distribution systems - Defects in workmanship and materials which result in the detachment, displacement or deterioration of exterior cladding, leading to detachment or serious deterioration.

Violations of the Ontario Building Code's Health and Safety provisions. Seven-year Warranty Protection (Major Structural Defect):

A major structural defect is defined by TARION as a defect in workmanship, and materials that fail the load-bearing part of the structure of the home or any defect in workmanship or materials that adversely affect your use of the building as a home.



Exterior and interior specifications are subject to change without notice. builder has the right to substitute materials of equal or better value. a wide variety of upgrades and options are available. E. & O. E. May 9, 2021

All interior features (including kitchens, bathrooms and laundry room) are to be chosen from Vendor's standard samples and signed for on the Vendor's form and subject to the Vendor's terms and conditions, which the purchaser agrees to accept. selections, substitutions, changes and warranties as described in this schedule are governed by the term of the Purchase Agreement. If a selection later becomes unavailable, the Purchaser shall reselect as set out in the Purchase Agreement.