

FEATURES & FINISHES

SCHEDULE A

THE VALLEY

WOODBRIDGE

MARYCROFT
HOMES™

FEATURES AND FINISHES



AN ENCLAVE OF TRANQUILITY

Each home at The Valley is a world unto itself, with interior design inspired by you and the way you live! Included in the price of your new Marycroft home are the following exceptional features:

CONSTRUCTION FEATURES

- Poured concrete foundation walls complete with damp-proofing, drainage membrane and weeping tiles.
- Wood frame exterior wall construction.
- Ceiling Heights
 - Townhomes – Taller Basement / 9' Main Floor / 9' Second Floor**
 - Detached Homes – Taller Basement / 10' Main Floor / 9' Second Floor**
 - Feature ceilings/lofts (where applicable) may have ceiling heights that vary or ceilings that are sloped (per applicable plan).
 - All measurements are approximate only. Heights will be reduced for boxing of mechanical systems (if required) or other ornamental features.
- Sub-floor construction featuring **“Wood-I” engineered flooring system** with glued and screwed **¾” OSB floor sheathing**.
- Roof sheathing to be ¾” plywood or ⅞” OSB at determination of Vendor.
- Basement cold cellars** (per applicable plan IF grade permits).
- 3-piece basement washroom rough-ins** at location determined by Vendor.
- Garage to house access door (per applicable plan if grade permits).

EXTERIOR FINISHES

All exterior finishes are Vendor selected & architecturally controlled. Substitutions of colours/materials/exterior detailing may occur at discretion of Vendor, in cooperation with Control Architect, without notice.

- Coordinated exteriors** featuring quality clay brick, stone, vinyl siding, metal siding and other accent materials as per applicable model and elevation.
- Articulated, self-sealing asphalt roof shingles.
- Aluminum fascia, eavestroughs, downspouts and soffits.
- Municipal address number at location determined by Vendor.
- Pre-finished insulated steel sectional garage doors with design as per applicable plan.**
- Ornamental faux windows and/or décor features as per applicable plan.
- Low maintenance aluminum railings on front porches (only if required by Ontario Building Code due to final grade).
- Low maintenance exterior porch columns (per applicable plan). Column profiles at sole determination of Vendor.
- Professionally graded and sodded yards as per municipally approved plans.
- Asphalt driveway - base coat and top coat** – both installations typically after closing (top coat at future date following top works on roadways).
- Exterior steps per approved site plan.
- Precast walkway from driveway to front entrance.
- All windows and doors sealed with quality caulking.
- ¾” clear stone between units sited less than 8 feet apart or otherwise in conjunction with municipal finishing requirements.
- Rear yard wood decks NOT included. If municipally approved grading plan does not permit access/egress without a rear yard wood deck, then Vendor shall install hardware and/or guard to prevent access/egress from such location.

ENERGYWISE FEATURES

- Low maintenance PVC white frame sliding basement windows.
- Vinyl frame casement style windows.** Operable windows at designated locations by window manufacturer. White décor grilles on streetside elevations per applicable plan.
- Thermal sliding patio door with screen OR full lite door system (as per applicable plan – see Schedule Y)
- High efficiency hot water tankless appliance** at location determined by Vendor. (Water heating appliance is provided on a rental basis).
- One hot water recirculation line** to reduce water waste and save energy. Location determined by Vendor.
- Hybrid Comfort System.** High-efficiency heating and cooling featuring hydronic air handler and variable speed heat pump for year-round comfort and energy savings. Location determined by Vendor.
- Digital thermostat.**
- Metal insulated cold cellar door (where applicable and where grade permits) complete with threshold and weather seal.
- Insulation in exterior walls, attic and basement per code requirements.
- Energy Recovery Ventilator (ERV)** at location determined by Vendor.
- Home energy performance modelling using H.E.R.S. scale and certified with “Better Than Code” performance label.**

PLUMBING FEATURES

- Water supply via plastic piping.
- Double compartment, **undermount**, stainless steel sink with single lever faucet in kitchen.
- Contemporary in-wall housing for clothes washer water supply and drain** at determination by Vendor (basements excluded).

- Pressure/temperature regulator or thermostatic control in showers.
- Single compartment **utility tub in base cabinet with solid counter in laundry room** (per applicable plan) or free-standing utility tub at location in basement determined by Vendor.
- Rough-in for future dishwasher. (Includes drain “T”, water supply, plus wire to electric panel – breaker switch not included for safety reasons).
- Two exterior water service taps** – 1 in garage and 1 at rear.
- White undermount vanity sinks, pedestal sinks, water closets and soaker tubs (per applicable plan).

ELECTRICAL FEATURES

- 100 amp (Townhomes) / 200 amp (Detached Homes) electrical service** with circuit breaker panel and copper wiring throughout.
- 240V receptacles for clothes dryer and stove (Townhomes). 240V receptacle for clothes dryer and 110V receptacle plus gas line for stove (Detached Homes).**
- Pot Light Packages** – Townhomes (Qty 6) / 40' Series Detached (Qty 12) / 45' Series Detached (Qty 20) – All locations and switching at determination by Vendor on non-insulated main floor ceilings.
- Light fixture package (at locations roughed in by Vendor) to include strip lighting in bathrooms (with self-equipped internal electrical box); waterproof ceiling potlight in shower stalls; frosted dome ceiling fixture in rooms where pot lights/strip lights are not installed.
- Range hood fan with max. 6” duct (Townhomes) or max. 8” duct (Detached Homes) to exterior.
- A cover plate will be left on dining room ceiling box (where applicable) as located by Vendor for future fixture by Purchaser.
- White DECORA type switches and receptacles in finished areas with screwless plates.**
- An exterior light will be installed at each entrance into home.
- Garage ceiling outlet for future garage door opener(s).**
- One exterior weather-proof electrical outlet installed at each of the front and rear of the home.
- Front door chime.
- One CAT6 wire to one location at a central point of the main living area of the home (location at determination of Vendor) to accommodate wireless media/digital services/internet. No COAX cable included. No additional rough in services included unless ordered separately. (Final connections/activation by Purchaser.)
- Smoke detectors per code at locations determined by Vendor.
- Carbon monoxide detector(s) per code at location(s) determined by Vendor.
- Rough-in piping for future central vacuum system** dropped to either basement or garage or both as determined by Vendor.
- One NEMA 14-50 outlet on 240 volt 40 amp circuit for future electrical car charging.**
- Rogers Bundle for 1 full year** (please refer to certificate provided by Rogers for details).

INTERIOR FINISHES

- Purchasers to have a selection of interior finishing materials from Vendor’s standard samples on the following:
 - 12”x24”**(or other) **floor tile** in all living areas where tiles are illustrated on plans. Where tile terminates adjacent to alternate flooring material, metal finishing strip will be installed. Note tub decks that receive tile per applicable plan shall receive same selection as floor tile on vertical skirts and horizontal decks.
 - Primary ensuite only – 12”x24”** (or other) **wall tile** in shower stalls (ceilings included). Note: white mosaic tile for shower floors.

- All other bathrooms - 13”x13”** (or other) **wall tile** in bathtub enclosures (ceilings excluded) and shower stalls (ceilings included) and on tub splashes – all as per applicable plan. Note: white mosaic tile for shower floors.
- ¾” pre-finished engineered hardwood flooring** EXCLUDING areas on plan where ceramic flooring is illustrated. **Townhomes: 3¾” oak finish on main and second floors. Detached homes: 5” oak finish on main floor and 3¾” oak finish on second floor.** (Note: four standard colours available – one colour selection per home).
- Interior finished walls to be painted with one coat primer and one finish coat of quality latex paint. One colour selection per home. Interior finished ceilings to receive one coat primer and one coat flat latex paint (white). Drywalled garage walls and ceiling are gas proofed (rough-finish) and primed only.
- Stairs and railings to be stained** (semi-gloss finish) to complement Purchaser’s choice of standard hardwood.
- Kitchen base and upper cabinets (per applicable model). Mechanical components at ceiling to be concealed either behind furring panel or within drywall boxing at Vendor’s discretion.
- Vanity cabinets per applicable model.
- Solid counter for kitchen and vanity cabinets.** Breakfast bar included in kitchen (if applicable per plan). Vertical splash included on vanity counters against wall.
- Paint grade 5” baseboard (9’ ceilings) or 7” baseboard (10’ ceilings) and 3” casing trim package** (all measurements approximate) **with two panel (top panel rectangular; base panel rectangular), smooth finish door package.** All trim components finished in white semi-gloss.
- Linear style electric fireplace** (per applicable plan) **in single storey contemporary wall cabinet** (white semi-gloss finish).
- Décor columns / coffered feature / waffle feature** (per applicable plan and where not otherwise labelled as OPTIONAL.)
- Interior door hardware includes lever style handles and unpainted hinges.** Front door to feature gripset and deadbolt. Garage to house door to feature knobset and deadbolt.
- Oak finished stairs with closed risers** (in finished areas per applicable plan). Paint grade utility stairs in unfinished stairwells and/or from finished laundry/mud rooms direct to basement.
- Black metal pickets and oak top rail** in all finished areas. Basic railing in stairwell to basement (per applicable plan).
- Smooth ceilings throughout** drywall finished areas.
- Mirror over sink in bathrooms.
- Mirror sliders for front foyer (per applicable plan). White board sliders elsewhere (per applicable plan).
- Ceramic toilet tissue holder, towel bar and shower/bathtub soap dish (per applicable plan and at locations determined by Vendor).
- Glass shower door/systems** for dedicated shower enclosures where specifically noted on plan.
- Professional house and duct cleaning in accordance with industry standards.

MISCELLANEOUS

- The Vendor shall have the right to make reasonable changes in the plans and specifications, if required at its sole discretion and without notice. The Vendor may substitute materials, provided that such substitutions are of equal or better quality than the original selection or standard specification. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor’s architect whose determination shall be final and binding.
- The Purchaser acknowledges and accepts that colour, shades, texture, appearance, grains, veining, variations in appearance etc. of features and finishes installed in the Unit may vary from Vendor’s samples as a result of normal manufacturing and installation processes or as naturally occurring characteristics of sourced products.
- See Agreement of Purchase and Sale for additional details, applicable disclaimers, and notes of interest. E. & O.E.

Imagine the Possibilities!

**MARYCROFT
HOMES™**

MARYCROFTHOMES.COM