FEATURES & FINISHES
BUNGALOW TOWNHOMES
Schedule B

The Vintages at
FOUR MILE CREEK
ST DAVIDS, NIAGARA-ON-THE-LAKE

ENERGY STAR® CERTIFIED HOMES
Super insulated with high efficiency furnace and tankless hot water heater, air tested by certified consultants to ensure air tightness meets the ENERGY STAR® standards assuring years of comfort and savings.

CONSTRUCTION FEATURES
1 GAF Prestique Timberline shingles (50 year non-prorated warranty)
2 Low E Argon filled triple glazed windows with warm edge spacers for high performance
3 97% High efficient multi-stage furnace for superior comfort and energy efficiency
4 Exterior protected with ZIP panel system which includes moisture barrier and 1" of styrofoam insulation
5 2" x 6" exterior wall construction with R22 insulation in walls, R60 insulation in ceilings, R31 insulation in sloped ceilings
6 8" poured concrete foundations with exterior delta wrap
7 R-5 comfort board on exterior walls of basement
8 Basement exterior walls framed with 2" x 4" studs and R22 batt insulation from floor to ceiling
9 Engineered TJI floor joists/"Silent Floor" system
10 ¾" moisture resistant premium sub-flooring screwed and glued
11 Full height Basement (approx. 7'8") with extra-large 44" x 30" vinyl windows
12 DensShield Tile Backer for all bath ceramic wall tile installations
13 ⅜" roof sheathing

EXTERIOR FEATURES AND FINISHES
14 Landscaping on front and rear yards with privacy screen
15 Architecturally controlled exterior designs and colour selection
16 Smooth fibreglass front entry door "executive" 2 panel with elegant Schlage exterior handle grip set
17 Smooth fibreglass garden doors and side entry doors (where indicated on plans)
18 Steel insulated Garage door(s) with attractive windows
19 Exterior finishes in natural stone, stucco and 'HardiePlank' factory finished siding per plans
20 Low maintenance aluminum soffit, fascia and eavestroughs
21 Fully irrigated lawns and flower beds (front only)
22 All exterior doors with keyed alike deadbolt hardware
23 Fully sodded lots, front and rear (per plans)
24 Poured concrete walkway at front
25 Wood steps from Garage to house. Wood steps from rear doors to yard
26 Exterior pot light on front porch. Pot light on rear covered patios and one pot light over Garage
27 Fibreglass columns on front & rear porches for lasting quality
28 Flexible caulking applied to all exterior doors and windows
29 Rear covered patios with concrete deck on frost-free foundation where indicated on plans (sides in concrete, optional stucco finish available)
30 Attractive address number
31 Driveway paving in attractive pavers is included. Metal fencing and gate to courtyards with units 1-28

INTERIOR DESIGN
32 Free consultation with our talented design staff, flooring & cabinet suppliers

INTERIOR FEATURES AND FINISHES
33 Minimum 9' high ceilings with oversized windows to match
34 Sprayed finish on main floor ceilings
35 Flat ceilings in Bathrooms and finished Basements
36 Stunning cathedral ceilings in most Great Rooms and Sunrooms (from 11' to 15' depending on model)
37 31/2" trim and 51/2" baseboards
38 Rounded drywall corners re-enforced with steel backing
39 Solid pine carpet grade stairs
40 Masonite panelled interior Carrara smooth doors
41 Schlage door hardware with choice of finishes in lever styles
42 Premium 12"x24" porcelain ceramic flooring in a wide range of upscale tiles

43 Upscale vinyl plank or engineered hardwood in Great Room, Florida Room and Kitchen
44 Quality 36 oz. broadloom including 10 mm under pad in Master Bedroom and on stairs
45 Interior painted with one prime coat and 2 finished coats, quality flat latex on walls and semi-gloss latex on trim in a choice of 2 colours. Up to 2 mid-range colours included at no extra charge. Low-VOC paint available
46 Interior Garage walls drywalled and primed (finish coat add $600.00)
47 Stairwell to Basement finished in drywall and painted on stair side only
48 Optional Basement upgrades include half wall in drywall for lower six risers, walls and ceilings drywalled, doors and trim similiar to main level, painted and carpeting (Bathroom priced separately)
49 One wire shelf installed in all closets and three wire shelves in pantry

KITCHEN

50 Quality Kitchencraft cabinets with crown moulding and lighting valances in painted MDF with quartz counters
51 Cabinets include upper drawers on all lower cabinets and two larger drawers for pots and pans
52 Stainless steel undermount sink with Moen Camerist chrome, pull out faucet
53 Soft closing box interiors

BATH

54 Ensuite vanity with quartz countertop, Moen Eva widespread faucets, undermount sink and full width mirror. Moen Posi-Temp pressure balancing valves in showers
55 American Standard right height elongated 2 piece toilets
56 Master Ensuite includes a luxurious six foot soaker tub
57 Elegant 48" ceramic shower with glass doors in Ensuite using Shluter shower waterproofing system for durable shower enclosure
58 Bathroom vanity in Main Bath with quartz countertop, undermount sink and Moen Eva single lever faucet
59 Main Bath with Mirolin 48" shower or neo-angle shower per plans
60 Vanity with laminate counter top and sink in optional Basement bath
61 Towel bar and paper holder in each Bathroom

MECHANICAL

62 97% High efficient multi-stage furnace for superior comfort and energy efficiency
63 13 Seer central air conditioner included (optional 16 Seer available)
64 Hot and cold water supplied to washing machine
65 Navien tankless hot water heater
66 Energy Recovery Ventilation System to maintain fresh air and reduce heating expense
67 Rough-in for Bathroom in Basement
68 Two exterior hose bibs, one in Garage and one at rear elevation
69 Cross-linked polyethylene piping used throughout
70 Exterior venting supplied to Kitchen – range hood or fan not included
71 Quiet Panasonic fans in Bathrooms directly vented to exterior
72 Programmable thermostat
73 Sump pump installed

ELECTRICAL

74 200 amp service
75 LED lighting throughout
76 Pre-wired for telephone (2) and cable (2) locations on main floor. Pre-wired for cable (1) location in basement
77 Door chime
78 Pot light in all showers and in other areas where indicated on marketing plans
79 Buyer is required to provide light fixtures purchased at Don's Lighthouse, for installation by Seller. Installation of fans and chandeliers is an extra charge of $137 each
80 4 pot lights in Kitchen

WARRANTY

Blythwood Homes warranty backed by Tarion Warranty Corporation includes: the home is free from defects in workmanship and materials and the house is free of defects in materials on exterior cladding, caulking, windows and doors one (1) year and the building envelope remains free from water penetration for two (2) years. The home is warranted against major structural defects for seven (7) years. The home is subject to the terms of the Purchase and Sale Agreement. All plans and specifications are subject to change from time to time without notice at the sole discretion of the Vendor. The Vendor reserves the right to substitute materials of equal or better value. The Vendor reserves the right to change the foregoing specifications without notice. E. & O. E.