

BRIGHTER LUXURY

IT'S ALL IN THE DETAILS

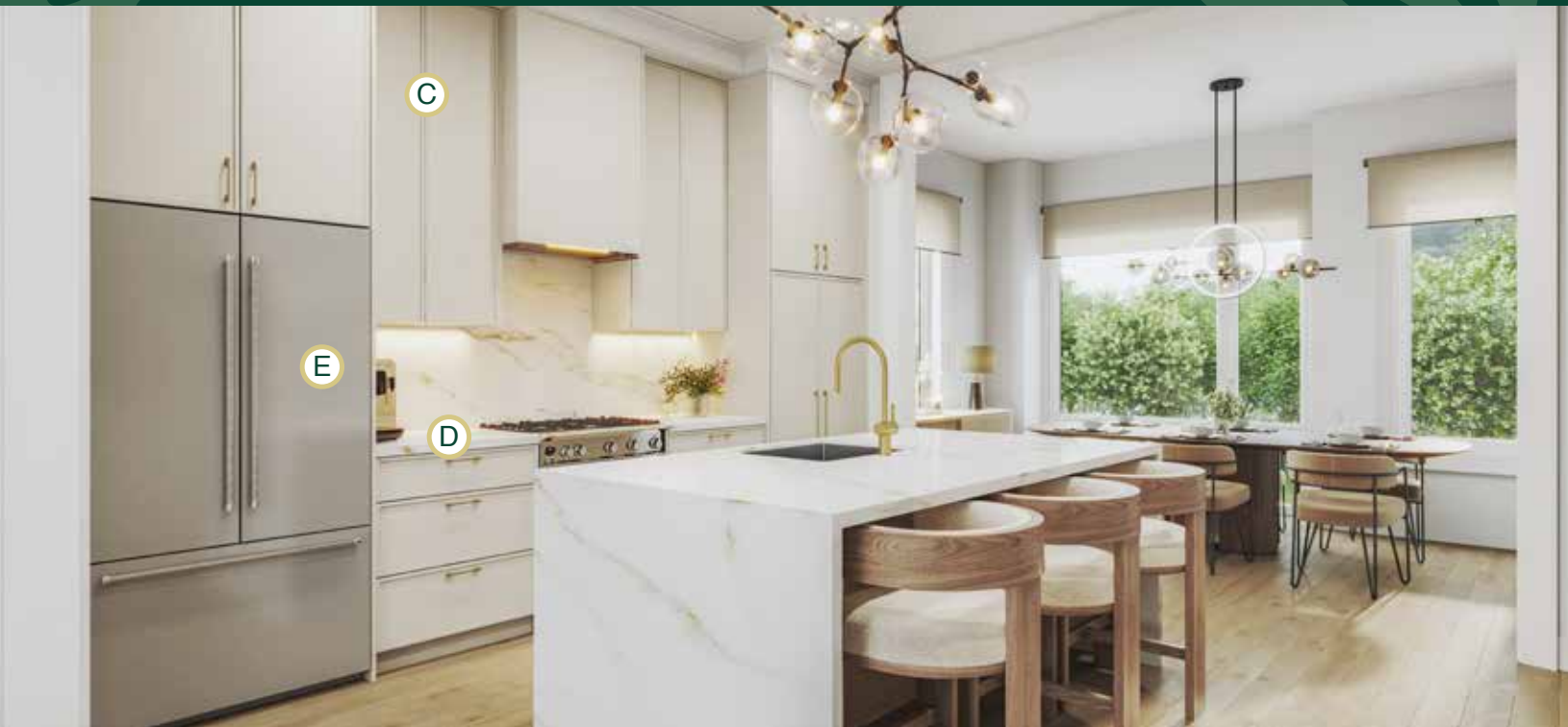


EXTERIOR & STRUCTURAL FEATURES

- A** Architecturally designed elevations with elegant brick and stucco finishes
- B** Low-E argon-filled casement windows throughout, with screens on all operating windows



- Convenient hose bib connections to the garage, patio and front of house as per plan
- Finished garage area, including drywall and paint
- Central air conditioning
- High-efficiency Combi Boiler (Rental), with a storage tank and Energy Recovery Ventilator
- Zoned heating and cooling system, as per plan
- Approximately 10' main floor ceilings; approximately 9' ceilings to ground floor and 2nd floors smooth ceiling finish throughout
- Designer-selected premium flat finish washable paint
- Contemporary 5" baseboard and 3 1/4" door casing, with 7 1/4" baseboards for main floor
- 5" engineered wood flooring from builder's standard selections to finished areas (excluding tiled areas)
- Approximately 8'-9' entry doors to homes
- Moulded one-panel solid interior passage doors throughout finished areas, excluding sliding closet doors. 8' doors for main floor, 7' doors for ground and 2nd floor, as per plan
- Lever handles in satin nickel finish on all interior doors in finished areas, including grip sets with deadbolt lock on suite interiors (per plan)
- Staircases with natural oak tread and paint grade risers and stringers with metal pickets (per plan)
- Smoke, carbon monoxide and heat detectors provided in all suites for peace of mind
- Convenient natural gas line for BBQ on patio, as per plan



KITCHEN

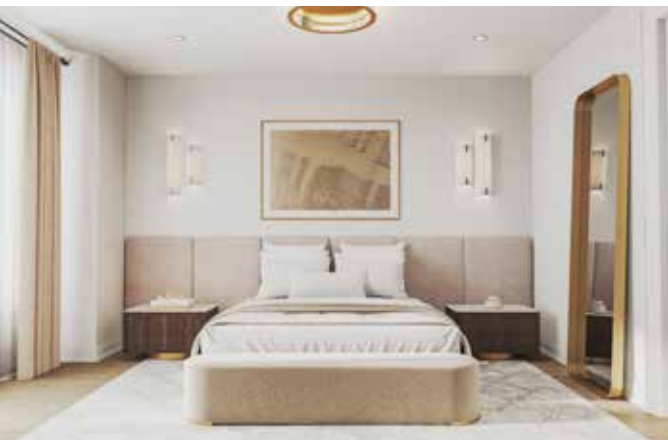
- C** Custom-designed extended upper cabinets complete with selection of door finishes, island and soft-close drawer slides
- D** Quartz countertops 1.5" thick
- E** Stainless steel appliance package including range, fridge and dishwasher



- Stainless steel undermount sink
- Integrated garbage enclosure
- Single lever deck-mounted faucet set with Moen pull-out spray
- Designer undermount cabinet lighting in kitchen (as per plan)
- Custom covered cabinet hood vent with integrated lighting, vented to exterior

BATHROOMS

- Custom-designed bathroom cabinetry in a selection of door finishes
- Over-sized mirrors
- Sleek porcelain or ceramic 12"x24" bathroom floor tiles as per designer packages (as per plan)
- Gleaming quartz vanity countertops
- Soaker tub or walk-in shower (per applicable plan)
- Shower Niches for all showers
- 12"x24" designer ceramic wall tile to ceiling in tub/shower surrounds
- Choice of 2"x4" herringbone or 4" hexagon floor tiles for walk-in showers
- Frameless glass shower divider and door for walk-in showers
- Stylish rectangular undermount sinks
- High-quality brushed nickel single lever and two handle washerless Moen faucets for all bathroom vanities, along with pop-up drain stoppers for bathroom sinks
- All showers to receive pressure-balanced Moen faucets
- Showers feature convenient ceiling-mounted light fixtures
- Sleek designer choice of brushed nickel bathroom fixtures
- Privacy locks on all bathroom doors
- Exterior vented exhaust fans
- Hot water recirculation pump



LAUNDRY ROOM

- Dryer vented to exterior (as per plan)
- Laundry areas receive 12"x24" tile flooring (as per plan)



ELECTRICAL

- Decora light switches, plugs and plates
- Structured high-speed wiring infrastructure rough in to support the latest entertainment and high-speed communications services
- Ceiling light fixtures in foyer, hallway(s), kitchen, den, living room and bedroom(s) (as per plan)
- Patio and balcony lighting as per architectural design and plan
- Approximately 15 potlights per home, as per builder plan
- 200-amp breaker panel
- Rough-in for future EV charger

BRIGHTSTONE SMART TECHNOLOGY

The Brightstone Smart Tech Program includes:

- | | | |
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| ☒ 1 Smart Lock | ☒ 1 Smart Doorbell | ☒ 1 Smart Flood |
| ☒ 1 Smart Light Switch | ☒ 1 M4 Smart Hub | ☒ 3 CAT 6 Connections |
| ☒ 1 Smart Thermostat | ☒ Central Vacuum | ☒ 3 Phone Lines |
| ☒ A Private Design Consultation with the Smart Home Technician | <i>(available as option)</i> | |



TARION WARRANTY PROTECTION INCLUDES:

- 7 years major structural defects
- 2 years plumbing, heating and electrical service
- 1 year all other items
- To be finished in a good professional & workmanlike manner
- Variations from Vendor's samples may occur in finishing materials, kitchen and vanity cabinetry, floor and wall finishes due to normal production process, dye lot variations, availability or site conditions
- Vendor will not allow the purchaser to do any work and/or supply any material to finish dwelling or enter the premises before closing date
- House types and streetscapes subject to final architectural approval from the City of Vaughn or developer's Architectural Control Architects and final siting, and approvals of the Vendor's architect
- Exterior elevations will be similar to Artist's concepts pictures shown, but not necessarily identical
- Actual floor space may vary from stated floor area. Location of furnace, hot water system, structural posts & beams are to be determined by architect and may not be located as shown on the brochure and purchasers shall be deemed to accept same
- Room dimensions and window configuration may vary with final construction drawings. All dimensions are approximate