

SPECIAL INCENTIVES ON URBAN TOWNHOMES

mattamyHOMES

- \$10,000 Off the Purchase Price OR at the Design Studio
- Free Condo Fees for 1 Year
- 9' Ceilings on Ground and Second Floor
- Stainless Steel Fridge, Stove, Dishwasher & White Washer and Dryer
- Laminate Floors in Main Living Areas
- Granite Kitchen Countertop
- Smart Home Package
- Rogers Ignite High-Speed Internet*
- 1 Underground Parking Spot



*\$30+HST/month included in condo fees. E&O.E. October 2020

Schedule B (Home Features) East Station – Urban Townhomes

EXTERIOR

1. MATTAMY’S East Station is a new home community inspired by the sense of neighbourhood. House sitings and exterior colours will be architecturally co-ordinated.
2. Elevations include Clay Brick and Stone with accented component systems, 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 (30year manufacturer’s limited warranty).
6. Steel clad 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. Vinyl windows to be colored on the outside only as per the Exterior Color Chart. All windows as per vendor’s specifications and caulked on exterior.
8. Sliding patio door or garden door(s), as per plan.
9. All windows and patio doors to have Low E and Argon Gas, excluding entry door glazing.
10. All opening windows and sliding patio doors are complete with screens.
11. Frosted glass deck railings, as per vendor’s specifications.
12. All landscaping as per approved Municipal landscape plans.
13. Exterior weatherproof electrical outlets with ground fault interrupter at balcony location.
14. Satin Nickel finish front door entry set, Plaque-style numbering at front, exterior lighting as per elevation.
15. Light fixtures in common entry porch.

KITCHEN

1. Purchaser’s choice of cabinets including tall uppers for Ground floor & Second/Third floor units from vendor’s standard selection.
2. Purchaser’s choice of granite countertop from vendor’s standard selections
3. Colour coordinated kick plates to compliment kitchen cabinets.
4. Stainless steel undermount double compartment kitchen sink. Includes Moen single lever pull out faucet, as per vendor’s standard specifications.
5. Shut-off valve to the kitchen sink.
6. Stainless Steel Kitchen exhaust fan with 6” duct vented to exterior.
7. Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
8. Split receptacle(s) at counter level for future small appliances.
9. Dishwasher space provided in kitchen cabinets with rough-in wiring and drains.

BATHS

1. Water resistant cement board to approximately 60” high on separate shower stall walls.
2. Purchaser’s choice of cabinets and laminate countertops in all Bathroom(s). (Excluding powder room). All choices from vendor’s standard selection.
3. Colour coordinated kick-plate to compliment vanity cabinets.
4. Water efficient shower head and toilet.
5. Decorative lighting in all bathrooms and powder room.
6. Beveled edge mirrors 42” high to all bathroom(s) and powder room.
7. Bathroom fixtures from vendor’s standard selection.
8. White bathtubs in all bathrooms from vendor’s standard selection.
9. Electrical outlets for future small appliances beside all vanities and pedestal sink include ground fault interrupter as per plan.
10. Exhaust fans vented to exterior in all bathroom(s) and powder room.
11. Privacy locks on all bathroom and powder room doors.
12. Moen chrome single lever, washer-less faucets with pop up drains in all bathroom and powder room sinks.
13. Pedestal sink in powder room, as per plan.
14. 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.
15. Moen Bathroom and Powder room accessories to include towel bar and toilet tissue holder.
16. Moen pressure balance valves to all shower stalls and tub/showers as per plan.
17. Shut off valves for all Bathroom and Powder room sinks.

INTERIOR TRIM

1. Carpet grade stairs with Oak stringers and railing with choice of stained or clear finish from vendor’s standard selection where applicable, 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, within units only.
4. Colonial 2 ¼” trim casing on all swing doors, flat archways up to 12” deep in all areas excluding bedrooms, windows throughout in all finished areas, foyer and linen closets where applicable as per plan. (Excluding Bedroom closets with sliding doors and Fire Doors).
5. All drywall applied with screws using a minimum number of nails.
6. Satin Nickel finish lever handles and hinges (unpainted) on all interior doors in finished unit areas, as per plan.
7. Wire shelving installed in all closets.
8. Mirrored Sliders at Front Entry, as per plan.

LAUNDRY

1. Laundry tub with chrome finish dual knob faucet installed in finished laundry room, unfinished basement, or unfinished storage / utility room, as per plan. Shut-off valves in finished laundry room.
2. Heavy duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.

ELECTRICAL

1. Décora style switches and receptacles throughout finished areas
2. 100 Amp service with circuit breaker type panel.
3. All wiring in accordance with Ontario Hydro standards.
4. One electrical outlet under electrical panel if located in unfinished area.
5. Electrical outlet(s) in all Bathroom(s) and Powder room include ground fault interrupter.
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 switch-controlled receptacle).
7. Decora style dimmer in Dining Room with Smart Hub Dimmable Light Switch located in Primary Bedroom.
8. One additional outlet in Bedroom level closet for future Wifi extender. Wifi extender to be purchased by Homeowner.
9. Deeper electrical boxes for light switches.
10. Whole home surge protection installed at electrical panel.
11. Smoke Detector with visual signaling component installed as per the Ontario Building Code.
12. Carbon Monoxide Detector on all floors where a finished bedroom is located.
13. Electronic door chime at front door.
14. 2- Cable TV finished outlets.
15. 2- Telephone finished jacks.

PAINTING

1. Washable low VOC latex paint on interior walls throughout finished areas. (one colour throughout).
2. Interior trim and doors to be painted white.
3. Sprayed stipple ceilings with 4” smooth borders in all Bedrooms. Two storey units also receive sprayed stipple ceilings at Upper floor hallways, and Entry Foyers. All closets to have sprayed stipple ceilings only.

FLOORING

1. 13” x 13” ceramic floor tile in entry foyer, powder room, bathroom(s) and finished laundry room where applicable, as per plan from vendors standard selection.
2. Laminate flooring in Kitchen & Living & Dining Rooms on Lower Level, Ground Floor & Second Floor as per plan. Choice of colour from vendor’s standard selection.
3. 35oz broadloom in all bedrooms and all finished areas on Lower Level of the Mosaic, Mosaic End, and Medallion plans & all finished areas on Third Floor of the Ombre and Ombre End plans with 4lb. chip foam underpad from vendor’s standard selection. (Excluding tiled areas).
4. Self-leveling cement topping on subfloors between unit suites only.

ADDITIONAL FEATURES

1. 8’ high ceilings at Lower Level and Third Floor, 9’ high ceilings at Ground floor and Second floor except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered.
2. 2”x 6” exterior wall construction
3. All windows installed with expandable foam to minimize air leakage.
4. Poured concrete front porch as per plan.
5. Architecturally pre-determined sitings and exterior colours in conformance with applicable zoning and architectural control guidelines.
6. Ducts Professionally Cleaned.
7. Receptacle with USB port placed at Stop and Drop if applicable or in the Kitchen.
8. Central Air Conditioning
9. 5-piece appliance package includes Stainless Steel Fridge, Stove and Dishwasher and White washer/dryer, as per plan.
10. All Windows with insulated spacers. Windows installed with expandable foam at perimeter and caulked on the exterior.
11. Insulation to exterior walls R22 + R5, attic space R50.
12. High efficiency gas fired heating system.
13. Dual Purpose Hot Water Heating System on lease with designated supplier. Purchaser to execute agreement with designated supplier.
14. Programmable Ecobee thermostat centrally located on main floor.
15. Heat Recovery Ventilator (HRV) installed and interlocked with furnace. (Simplified system)
16. Compact fluorescent lighting in all standard interior light fixtures, excluding fixtures on dimmer switches, optional pot lights, all walk-in closets and finished laundry rooms as per plan.
17. Energy Star qualified exhaust fans in all bathrooms including powder room (where applicable).

WARRANTY

1. Mattamy Warranty backed by TARION “Excellent Service Rating” includes that the home is free from defects in workmanship and materials for One (1) Year.
2. Two Year Warranty Protection:
3. 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, leaving to detachment or serious deterioration.
4. Violations of the Ontario Building Code’s Health and Safety provisions.
5. Seven Year Warranty Protection (Major Structural Defects):
6. A major structural defect is defined by TARION as; - a defect in workmanship and materials that results in the failure of the load-bearing part of the homes structure, or
7. - Any defect in workmanship or materials that adversely affects your use of the building as a home.
8. Specifications and Terms subject to change, E. & O.E., (November 12, 2020).

All matters set out in this Schedule “B” are subject to the provisions of Schedule “A”. In addition, the purchaser acknowledges that the Vendor’s model homes have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. All electrical services included in the basic model type are illustrated on architectural plans available at the Vendor’s sales office. Most additional features on display in the model homes are available as extras. Front elevations are modified where alternate floor plans selected. The Purchaser is notified due to siting, grading, and paving conditions, roof lines may vary due to structural roof framing conditions, and may not be exactly as shown. Due to conditions, risers may be necessary at the front entry. Purchaser is notified that all lots have Architectural Control applied to them and that exterior architectural features may be added or altered at the Vendor’s discretion to comply with Architectural Control Guidelines.

Initials...../.....



URBAN TOWNHOMES

MODEL	LEVEL	SQ. FT.	Plan	ELEV.	PRICE
The Argyle (A1IA)	Lower	512	1 Bed & 1 Bath	Modern	\$489,990
The Chevron (A1IB)	Ground	889	2 Bed & 2 Bath	Modern	\$599,990
The Mosaic (A2IA)	Lower & Ground	956	2 Bed & 2 Bath	Modern	\$579,990
The Mosaic End (R) (A2RA)	Lower & Ground	983	2 Bed & 2 Bath	Modern	\$584,990
The Mosaic End (L) (A2LA)	Lower & Ground	997	2 Bed & 2 Bath	Modern	\$589,990
The Ombre (A2IB)	Second & Third	1073	2 Bed & 2.5 Bath Opt. 3 Bed	Modern \$8,995	\$619,990
The Ombre End (L) (A2LB)	Second & Third	1115	3 Bed & 2.5 Bath	Modern	\$639,990
The Ombre End (R) (A2RB)	Second & Third	1123	3 Bed & 2.5 Bath	Modern	\$639,990

Argyle Condo Fees \$129.89/month

Chevron & Gingham Condo Fees \$217.89/month

Mosaic Condo Fees \$225.89/month

Ombre, Paisley & Trellis Condo Fees \$242.69/month

Parking Fees: \$49.95/month & Rogers Internet: \$30/month + HST

**1 Bedroom Deposits: \$10,000 with offer, \$10,000 in 30 Days, \$10,000 in 60 Days, \$10,000 in 90 Days
\$5,000 in 120 Days, \$5,000 in 150 Days, \$5,000 in 180 Days**

**2 & 3 Bedroom Deposits: \$10,000 with offer, \$10,000 in 30 Days, \$10,000 in 60 Days, \$10,000 in 90 Days
\$10,000 in 120 Days & 10,000 in 150 Days, \$10,000 in 180 Days**

**Prices and features subject to change without notice.
All measurements are approximate.**

Sales Office Hours:

Mon. - Thurs. Friday Sat., Sun., & Holidays	By Appointment Only
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