

SCHEDULE E



COMO CONDOMINIUM

STANDARD FEATURES

BUILDING AMENITIES

- Outstanding 6 storey modern building with stone, brick, woodlook siding and EIFS (stucco) in a natural colour tone scheme
- Poured concrete structure
- Upgraded concrete and steel demising wall systems with sound transmission class above Ontario building code standard and site verified by an Acoustic Engineer
- Completely non-combustible building structure reduces shrinkage cracks in finished drywall
- Oversized windows in each condo unit with an operating window included
- Stunning solid slab concrete balconies with sealer in all units
- Coastal modern inspired glass railing around all balconies and upper level terraces
- Beautifully designed suite entry with individual wall sconce, trim accents, and metallic suite numbers
- Fully lit underground parking lot with keyless phone fob access to your building and underground lot
- One (1) parking spot per unit (either Underground or Surface as per assigned Unit in Agreement of Purchase & Sale)
- One (1) locker space included per unit – metal wire surround for protection
- 2 high speed, state of the art passenger elevators
- Outstanding resort inspired amenities, stunning rooftop appointed with seating, tables, BBQ(s) and food preparation area
- Bike room with racking system to easily store your bicycle
- Wi-Fi enabled common areas with speakers and USB port plugin for music in the club room and games room
- Automated parcel locker at front vestibule – receive parcels safely and be automatically notified when they arrive
- All first floor units elevated above grade providing privacy and enhanced sight lines

GRAND INTERIORS

- Nine (9') foot high ceilings throughout 1,2,3, 4 & 5th floors. 6th floor features (10') ten foot ceilings. Some drop ceilings or bulk heads may be required and would affect overall ceiling height in some areas.
- Designers interior slab passage doors with satin nickel levers
- Modern flat style casing and all doors as well as 4 ¼" flat baseboards throughout painted white.
- California knockdown ceilings in all rooms except kitchen, bathrooms, powder room and laundry closet which have easy maintenance smooth ceilings
- Closets will feature vinyl coated wire shelving with a hanging rail

MECHANICAL FEATURES

- Individually controlled heating and air conditioning distributed through Enercare Omega in-suite heat pump units – individually metered hydro in each suite.
- Thermal barrier around the perimeter of the structure plus batt insulation within the stud walls
- Roofs have continuous rigid thermal barrier above the entire roof structure

TECHNOLOGY & ELECTRICAL

- Finished cable outlets in 2 locations
- Finished internet outlet in 1 location
- Finished telephone outlet in 2 locations
- Access control system permits guests to communicate with residents from the building entrance through their phone or cell phone
- Keyless phone fob entry system for residents
- Hardwired smoke alarm(s) and CO detector
- Electrical receptacle with integrated USB power plug located in kitchen
- Modern interior light fixtures throughout including all rooms and hall areas
- Exterior outlet on balcony

A CHOICE OF FLOORING

- Imported ceramic floor tile (where indicated) laundry closet and all bathrooms as per plan
- Choice of plush or berber carpet (or equivalent) with 3/8" underpad in all bedrooms
- Wear resistant, vinyl plank flooring in living room, dining, den and kitchen as per plan

GOURMET KITCHENS

- Custom designed kitchen cabinets in a wide choice of styles from Builder's standard samples
- Double stainless steel "ledge back" sink with single lever faucet
- Post-formed or square edge Arborite or Formica countertop.
- Breakfast bar, as per plan
- Modern slim line stainless steel range hood vented to the exterior
- Included level 3 cabinetry options from builder's selections
- Ventless 24" compact stackable washer and dryer combo in white
- Modern appliance package with stainless 24" built in oven / 24" built in cooktop / 24" stainless counter depth fridge & 24" stainless dishwasher
- Get the built-in look with included deep fridge upper and side gable near fridge (1 or 2 gables as per plan)

BATHROOMS AND LAUNDRY ROOM

- Step in showers with ceramic walls to have with frameless glass door and wall or half wall (as per plan)
- Premium china sinks used in all bathrooms
- Choice of quality cabinetry from builder's standard samples
- Post-formed or square edge Arborite or Formica counter top
- All white bathroom plumbing fixtures
- Quality plate mirrors in all bathrooms
- Floor drain in laundry closet
- Shut off valves under all sinks
- Single-lever faucets with pop-up drains in bathroom (s)
- Ground fault interrupter protection in all bathrooms
- Exhaust fan vented to the outside in all bathrooms
- Privacy door locks on all bathrooms

YOUR CHOICE

Purchasers shall have a choice of colours from the builder's samples for the following items: (provided that they have not already been installed or ordered at the time the agreement is signed)

- Kitchen cabinets and counter top
- Vanities and vanity tops
- Ceramic tiles
- Luxury carpet (1 colour maximum)
- Paint for decoration of interior walls (1 colour maximum from builders' standard selection)
- Optional features list to customize your home at our design studio

DESIGN STUDIO

You will feel the difference that Homes by DeSantis offers when you visit our stylish Design Studio. Step inside and our in-house designers will open up a world of possibilities to help you personalize your home to suit your taste and lifestyle needs. Feel the difference of our custom-crafted quality features and finishes.

WARRANTY

Homes by DeSantis Inc.'s warranty is backed by the Tarion Warranty Program. Our outstanding service history has been acknowledged as an industry leader by Tarion. We guarantee 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 including caulking, windows and doors so that the building envelope prevents water penetration. Also covers defects in workmanship and materials in the electrical, plumbing and heating delivery and distribution systems.

Seven Year Warrant Protection: Covers major structural defects.

From product and construction warranties to courteous service, you will experience satisfaction and enduring value through every step of the home buying process.

NOTES The vendor reserves the right to substitute alternative materials and fixtures of equal or better quality. Specifications and conditions subject to change without notice, E. & O.E. May 26th 2019