



LIVINGWAY

URBAN TOWNS. HAMILTON

SCHEDULE "E" STANDARD FEATURES

Distinctive exteriors

- Outstanding architectural features incorporating clay brick, wood look siding with wrap-around soffit, stone sills and headers
- Exterior framing utilizes 2" x 6" wall studs sheathed in water-resistant rigid exterior sheathing
- Advanced floor and wall system exceeds Ontario Building Code's STC rating standards, offering enhanced soundproofing for greater peace and privacy
- Maintenance free low "e" argon vinyl casement windows. All operating windows have screens
- Quality metal-insulated frosted panel full lite front entry doors and grip set with "Smart" deadbolt lock
- Modern exterior wall sconce at entry, balcony terrace and roof terrace
- One waterproof electrical outlet at front entry, balcony terrace and roof terrace
- Hose bib: one on front elevation for lower unit and one on roof top for upper unit

Grand Interiors

- Nine (9') foot high ceilings on 1st and 3rd floor; Eight (8') foot high ceilings on 2nd and 4th floor. (excluding bulkheads and drop ceilings where required)
- Single panel shaker style interior door throughout the unit with satin nickel interior levers and hinges
- 2 3/4" flat style casing on all archways, doors and window frames as well as 4 1/4" step bevel baseboards throughout. Painted white
- Oak railings in natural finish, wall mounted 2 1/2" x 1 5/16" handrail, 1 5/16" square pickets, as per plan.
- All oak stringers on staircases - natural finish (finished areas only)
- Carpet grades stair throughout
- Smooth ceilings throughout

Energy-smart Features

- R-22 to all exterior walls
- High-efficiency gas-fired tankless hot water heater, Energy Recovery Ventilator power vented to exterior. Gas forced-air high-efficiency furnace complete with hot surface ignition, power vented to exterior and Air Conditioning (on a rental basis)
- Composite pipe & ABS plumbing throughout

Smart Home Technology

- Smart front door lock with touchpad
- Enhanced home security with integrated doorbell camera with two way talk and motion detection
- Smart thermostat centrally located on main floor
- Convenient USB power plugs in Kitchen and Primary Bedroom

A Choice of Flooring

- Luxury Vinyl Plank flooring throughout main floor including entry, living room, kitchen and dinette as per plan
- 12"x12" or 13"x13" ceramic tile from builder's selections in laundry, powder room, bathrooms, and mechanical room (as per plan)
- 35 oz. Broadloom (or equivalent) with 3/8" under pad on second floor in all non-ceramic or vinyl areas
- 5/8" tongue and groove sub-flooring throughout
- All subflooring, sanded, glued, screwed and nailed to minimize floor squeaks

Gourmet Kitchens

- Kitchen cabinets in a wide choice of styles from builder's standard samples
- Full depth fridge upper with 1 or 2 gables as per plan
- 3/4" Quartz counters in kitchen and bathrooms from builder's selections
- Single bowl stainless steel undermount sink with upgraded single lever faucet with pull down
- Stainless steel hood exhaust fan with vent to exterior
- Breakfast bar, as per plan
- Handy electrical outlets at counter level for small appliances
- Modern appliances package with 24" built-in cooktop, 24" built-in wall oven, 24" stainless steel bottom mount fridge and 24" stainless steel dishwasher

Bathrooms and Laundry Room

- Step in shower to have 12"x12" or 13"x13" ceramic tile from builder's selections on wall and standard level mosaic tile base and quartz jam, tiled ceiling with pot light and glass shower door as per plan
- 12"x12" or 13"x13" ceramic tile from builder's selections in all bathtub enclosures up to ceiling in main bath and en-suite (as per plan)
- Choice of quality cabinetry from builder's standard package with bottom line drawer included
- 3/4" Quartz countertop with matching 4" backsplash on all vanities
- Quality slab mirrors in all bathrooms
- Single-lever faucets with pop-up drains throughout
- Pressure balance temperature control valves in all showers
- Upgraded square undermount sink
- Ground Fault Interrupter protection in all bathrooms and powder room (as per plan)
- Exhaust fan vented to the outside in all bathrooms
- Privacy door locks on all bathrooms
- Stackable 27" washer and dryer in white
- Laundry room floor tiled with pan and drain
- Water shutoffs under all sinks and plumbing fixtures



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Security and Electrical systems

- 125 amp electrical service with circuit breaker panel (labelled) and all copper wiring in units
- Interior ceiling mounted light fixtures throughout including all bedrooms, living/dining rooms, kitchen and halls
- Upgraded vanity lighting in all bathrooms and powder room
- Electric door chime installed
- Interconnected smoke and carbon monoxide detectors, one on each floor, and in each bedroom for your family's added protection
- Rough-in one (1) telephone outlet and two (2) Cat 6 (internet) wiring

Your choice

Purchasers shall have a choice of colours from the builder's pre-selected packages (provided that they have not already been installed or ordered at the time the agreement is signed).

1. Kitchen cabinets and countertop
2. Luxury Vinyl Plank Flooring
3. Vanities and vanity tops
4. Ceramic tiles
5. Luxury carpet
6. Paint for decoration of interior walls
6. Optional Features list to customize your home at our design studio.

Design Studio

You will feel the difference that DeSantis Homes 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. With our design savvy and your flare – your DeSantis Homes dream home will become a reality.

Warranty

DeSantis Homes 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 warranty 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