

PSV2

SCHEDULE “B”

FEATURES AND FINISHES

The following are included in the Purchase Price:

SUITE FEATURES

- Solid core entry door with deadbolt lock and viewer and brushed chrome hardware
- Pre-finished engineered hardwood flooring in main living areas; living room, dining room, kitchen, entry and hallway as per plan from Vendor’s standard sample packages
- Exterior swing door(s) and/or glass sliding door(s) to balcony as per plan, where applicable
- Carpet with foam underpad in bedroom(s), den and family room as per plan and from Vendor’s standard sample package
- Bi-pass entry closet doors as per plan, where applicable
- Interior walls primed and painted in latex flat finish off-white paint; kitchen, bathrooms and laundry to be painted in latex semi-gloss off white paint as per plan
- White textured ceiling in entry, kitchen, living room, dining room, bedroom(s) and den (where applicable); smooth painted ceilings in bathroom(s) and individual laundry closets as per plan

KITCHEN

- Pre-finished engineered hardwood kitchen floor from Vendor’s standard sample packages
- Cabinets from Vendor’s standard sample packages
- Quartz countertop from Vendor’s standard sample packages
- Tile backsplash between upper cabinets and counter from Vendor’s standard sample packages
- Undermount stainless steel kitchen sink with chrome pullout spray faucet
- Appliances consisting of self-cleaning range with microwave hood fan combination located above range vented to exterior, free standing refrigerator and dishwasher
- 3-light track lighting
- Ceiling light rough-in in breakfast area, where applicable

BATHROOMS

- Porcelain/ceramic bathroom floor tile from Vendor’s standard sample packages
- Choice of cabinets from Vendor’s standard sample packages
- Porcelain vanity basin with chrome faucet
- Marble vanity countertop from Vendor’s standard sample packages
- Vanity mirror with cosmetic light bar where applicable as per plan
- White soaker tub with chrome single lever pressure-balancing valves
- Full-height ceramic tile bathtub/shower surround
- White plumbing fixtures (toilet, tub and vanity sink)
- Chrome accessories consisting of tissue holder and towel bar
- Entry privacy lock
- Exhaust fan vented to exterior

LAUNDRY

- In-suite stacking washer and dryer vented to exterior
- Porcelain/ceramic floor tiles as per plan

MECHANICAL

- Individual control for centralized heating and air conditioning unit

ELECTRICAL

- Individual service panel with circuit breakers
- In-suite master on/off switch
- Ceiling light fixtures provided in entry, kitchen, den and walk-in closet(s) as per plan
- Capped ceiling outlet in dining room, bedroom(s) and breakfast area as per plan
- Cable receptacle pre-wired in living room, bedroom(s) and den (if applicable) as per plan
- Pre-wired telephone outlet in living room, bedroom(s) and den (if applicable) as per plan
- Voice data wiring and coaxial cable wiring to accommodate telephone, television and for high-speed internet access

Notes:

1. Laminate/hardwood flooring, where applicable, is subject to natural variations in colour and grain. Ceramic and porcelain tile are subject to pattern, shade and colour variations.
2. Pursuant to the Agreement and upon request by the Vendor, the Purchaser shall make colour and material choices from the Vendor’s standard selections, by the date designated by the Vendor (of which the Purchaser shall be given at least 5 days prior notice) to properly complete the Vendor’s colour and material selection form. If the Purchaser fails to do so within such time

Initials: Vendor: _____ Purchaser: 

period, the Vendor may exercise all of the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours and materials so selected by the Vendor, except that the Vendor shall have the right at any time and without prior notice to the Purchaser to substitute other materials and items for those provided in this Schedule provided that such materials and items are of equal quality to or better than the materials and items set out herein.

3. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard features listed herein which are omitted at the Purchaser's request.
4. References to model types or model numbers refer to current manufacturer's models. If these types or models change, the Vendor shall provide an equivalent model.
5. All dimensions, if any, are approximate.
6. All specifications and materials are subject to change without notice.
7. Pursuant to the Agreement, this Schedule or amendment or change order, the Purchaser may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra. If, as a result of building, construction or site conditions within the Unit or the building, the Vendor is not able to construct such extra, the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest, and in all other respects this Agreement shall continue in full force and effect, with time of the essence.
8. Flooring and specific features will depend on the Vendor's package as selected.

E. & O. E

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