

ESV-4005

PRESELECTED
COLORS

SCHEDULE "C"

CONDOMINIUMS

UNIT #: 4005

MODEL: Bocelli 1

BUILDING #: 4

PURCHASER: Popio

PAINT & CLEAN: No

OCCUPANCY DATE: _____

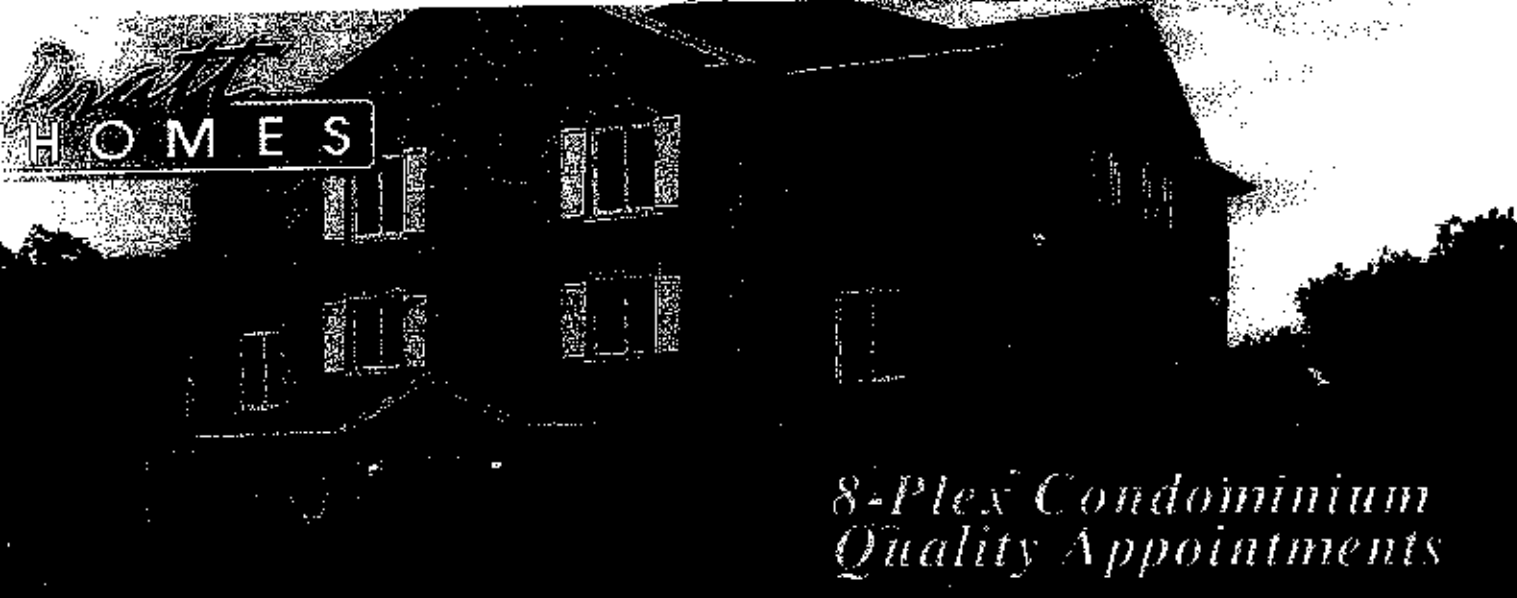
CLOSE DATE: August 26th, 2011

FEATURES INCLUDED AT NO EXTRA COST:

EXTRAS INCLUDED IN PURCHASE PRICE:

5 appliance pkg





Custom Quality Construction

- Superior 2 x 6 wood exterior construction
- Exterior walls are insulated to R20, ceilings to R40 and basement walls to R12
- Low E Thermopane fixed vinyl casement windows at front and sliding Low E thermopane windows at sides and rear as per plan. All opening windows are screened.
- Internal grills on all window elevations
- Foundation exterior wrapped with superior drainage membrane to protect water penetration
- Tongue and groove sub flooring screwed to floor joists
- 8' ceiling height
- Entire block sealed on exterior walls with heavy duty vapour barriers
- QUALITY thermal pane sliding patio door as per specified plan.
- Exterior architecturally controlled colour selections by the Builder.

Spectacular Interior Finishes

- Premium Quality 40 ounce carpet and 1/2 inch underpad
- Quality ceramic floors from builder's standard samples as per plans and specifications
- Natural oak stair railings on main level (Natural finish).
- All interior walls & trim, primed and painted white.
- Smooth finished ceilings in kitchen and bathrooms and stippled ceilings throughout main and second floors
- Series 800 colonial doors and trim
- Quality sliding closet doors
- Colonial baseboard and trim for doors and window casings throughout
- Polished nickel interior hardware and door knobs
- Superior quality Kitchen Cabinets and Vanities as per builder's samples
- Plastic laminate contoured kitchen counter and vanity tops

Bathrooms

- Purchaser's choice of deluxe cabinetry with laminate contoured countertops from builder's samples
- Main washroom to have tub enclosure with ceramic tile 6 x 8 standard to ceiling height as per plan
- Mirror full width of vanity in all bathrooms
- Single lever washer less bathroom taps
- Privacy locks on all bathroom doors
- Exhaust fans vented to exterior in all bathrooms
- Positemp pressure / temperature balance valves for all showers
- Strip lighting in all bathrooms and powder room
- Ceramic Bathroom accessories to include: towel bar, tissue ... dispenser, soap dish

Kitchens

- Purchaser's choice of deluxe cabinetry with laminate contoured countertops from builder's samples
- Double stainless steel kitchen sink with single levered tap
- Exhaust hood fan over stove area, vented to exterior
- Dedicated electrical outlet for refrigerator
- Dishwasher rough in provided includes electrical and plumbing only. Hook-up not included
- Split electrical outlets at counter level for small appliances

Electrical and Plumbing

- 100 amp electrical service with circuit breakers
- Copper wiring throughout
- White switches and receptacles throughout
- Bell chime at front door
- Smoke detectors on all levels with combined smoke and carbon monoxide detector at bedroom level
- Brass exterior light fixtures
- Heavy duty plug for stove and dryer installation
- Hot and cold laundry taps provided for washer installation

Heating and Air Conditioning

- HVAC complete airconditioning and heating system all-in-one unit.
- HIGH EFFICIENCY Electric water heater (on rental basis)

Exterior Details

- Fully sodded and landscaped around building and amenity areas
- Paved Parking
- Quality "Long Life" genuine full CLAY BRICK with stucco
- Maintenance free aluminum soffits, fascia, eavestroughs and downspouts
- Metal insulated front entry door with weather stripping and deadbolt lock
- Self sealing high grade asphalt shingles, with 20 year warranty
- Pressure treated wood decks as per plan

Technology Rough In

- 2 Cable outlets
- 2 Telephone jacks

Pratt Commitment

- Ontario New Home Warranty Fee (Tarion) paid by Pratt Homes
- Water meter installation fee paid by Pratt Homes
- Gas Meter Installation Fee paid by Pratt Homes
- All Education Levies paid by Pratt Homes
- All Lot Levies paid by Pratt Homes

(705) 733-0300 1-800-298-9906
www.pratthomes.ca

FLOOR PLANS, PRICES AND STANDARD FEATURES SUBJECT TO CHANGE A.E. & O.E.