YOUNG'S COVE Schedule
"B"Features and Finishes

As of June 9th, 2022.

CONSTRUCTION & ENERGY SAVING FEATURES

1. Homes are themed from the exceptional Prince Edward / Quinte heritage. The community is architecturally controlled and contains a variety of unique streetscape elevations.
2. Elevations feature a clay brick exterior, stone veneer, accent cladding,exterior trim features, vinyl shakes, vinyl siding, stone sills and porches', as per plan.
3. Porches are a gracious feature on many homes. Where provided, porches are poured concrete. Decorative pillars and aluminum railingsare as per applicable plan.
4. Steep roof pitches to enhance all elevations.
5. 2" x 6" exterior wall construction.
6. Quality Engineered Floor Joists (as per plan).
7. Designer asphalt roof shingles with Limited Lifetime Manufacturer's warranty.
8. Wood and steel beam construction in accordance with architecturalspecifications.
9. Quality Vinyl coloured casement Windows as per plan.
10. 5' to 8' Wide Sliding Patio door with screen, as per applicable plan.
11. High performance windows throughout.
12. All subfloors to be sanded and fastened with screws.
13. Taped ductwork.
15. Foaming around windows & doors.
16. Hot Water Heater. (on a rental basis)
17. Gas Fireplace equipped with electronic ignition gas valve with apainted White Mantle Surround.
18. Exhaust fans for baths and kitchens.
19. R-50 insulation for attic ceiling area over habitable areas as per plan. Weatherstripped access.
20. R-24 in exterior habitable walls.
21. All doors, windows and external openings fully caulked.
22. High efficiency forced air heating system with Complete Air Conditioning Unit.
23. Programmable thermostat.
24. Posi-temp pressure/temperature balance valves for all showers. As well as, water saver showers and toilet tanks.
25. Municipal Water / Sewer and underground Gas / Hydro distributionsystems.

QUALITY EXTERIOR DETAILS

26. Prefinished aluminum soffits, fascia,eaves troughing and rainwater downspouts.
27. Roll up sectional garage doors with inserts as per plan.
28. Steel clad insulated front entry door(s) with sidelight or window asper plan with grip set and dead bolt.
29. Two (2) exterior hose bibs, one at rear and one in the garage.
30. Poured concrete floor in garage.
31. Driveway to be paved.
32. Garage to house access where grade permits. (Credit will not be provided if grade does not permit access).
33. Precast slab walkways to porch at front entry and steps as required.
34. The Vineyard Collection Lots to be fully sodded-The LakeLots are to be partially sodded.
35. Poured Concrete basement walls with damp-proofing and foundation collector drains where applicable.
36. Brick, siding, stone veneer, accent cladding as per plan.

DISTINCTIVE INTERIOR DETAILS

37. Ceiling heights are approximately 9 feet on main floor, exceptbulkhead areas and 8 feet on second floor.
38. Ceramic tile flooring in kitchen, breakfast area, main floorlaundry room, and all bathrooms.
39. 3-1/4" Natural hardwood throughout main floor, excluding bedrooms and 40 oz. broadloom with standard under pad on main floor bedrooms and 2nd floor excluding tiled areas, as per plan.
40. Carpet grade staircase with natural oak stringers, handrails, spindlesand nosing as per plan.
41. Smooth Ceilings throughout main and second floors.
42. Stylish interior doors and trim throughout.
43. Trimmed archways on first floor where applicable.
44. Satin Nickle lever interior door hardware.
45. Interior finished walls painted one colour throughout with one primecoat and one finish coat. Trim is to be painted white.
46. Laundry room or laundry closets to include washing machine connections, receptacle for clothes dryer, single compartment tub anddryer vent opening.
47. White Decora light switches and plugs throughout.

GOURMET KITCHEN FEATURES

48. Quality custom finished kitchen cabinets choice of Vendor'sstandard samples with opening provided for dishwasher.
49. Granite countertops from choice of Vendor's standard samples.
50. Undermount stainless sink with Standard faucet
51. Breakfast bars and pantries, as per plan

LUXURY WASHROOM FEATURES

52. Arborite or Formica post formed rolled edge countertops towashroom vanities from choice of Vendor's standard samples.
53. Quality vanity cabinets selected from Vendor's standard samples.
54. Vanity in powder room, and base cabinet in laundry room. (as per plan).
55. White plumbing fixtures including towel bar, soap dish and toiletpaper holder.
56. Tempered glass shower(s) as per plan.
57. Wall mounted glass mirror over all vanities.
58. Strip lighting over mirror in all bath and powder rooms.
59. Chrome finish single lever taps for sinks, tubs and showers,excluding oval tubs.
60. Water resistant board on tub and shower enclosures.
61. Ceramic wall tiles installed in tub and shower with frameless glassenclosures (as per plan).
62. Free Standing Oval Tub in Master Ensuite where indicated,as per model selected, Tub and separate walk-in shower stall with waterproof light in master ensuite, where indicated, as per model selected.
63. Exhaust fans in all washrooms.

ELECTRICAL AND PLUMBING DETAILS

64. 200 amp electrical service with breaker panel and copper wiring throughout.
65. Heavy duty wiring to stove and dryer locations.
66. One exterior electrical outlet on porch and one exterior waterproof electrical outlet at rear of home.
67. Front doorbell.
68. Electronic smoke detector, one per bedroom and one per floor.
69. Carbon monoxide detector per floor.
70. Vendor's standard light fixtures installed in all rooms except livingroom and family room.
71. PEX water pipes and ABS drains.
72. Taps and drain hook-up for automatic washer connection.
73. Holiday switch for seasonal lighting at exterior front porch andsecond floor soffit.

ROUGH-INS

74. Pre-wired cable T.V. outlets – Family Room and Master Bedroom.
75. Rough-in central vacuum.
76. Rough-in security alarm system.
77. Rough-in for central air conditioning.
78. Pre-wired telephone outlets – family room, and Master Bedroom
79. Rough-in for dishwasher, connection includes provisions forelectrical and plumbing, as per plan (breaker not included).
80. High Speed Bell Cable BUNDLE PACKAGE (see sales rep. for certificate and Bonus) for fast Internet access with wiring Roughed in tothe Utility Room.

Vendor reserves the right to substitute other products and materials listed with equal or better quality products as determined by the Vendor. All specifications and materials are subject to change without notice. Natural products (i.e., wood, granite, stone, marble, etc.) are subject to natural variations of shade, appearance, colour, grain from samples displayed and purchaser accepts same. References to model types or model numbers refer to current manufacturer's models. If these types or models shall change, the Vendor shall provide an equivalent model. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request. All colour and finishing selection allowing the purchaser a choice are to be made from Builder's quality samples. The Purchaser acknowledges that finishing materials contained in any model homes or sales office displays including but not limited to substrates, floor and wall coverings, broadloom, furniture, electrical fixtures, window coverings, flooring, upgrade cabinetry, staircases, railings, appliances etc. may be for display purposes and may not be of the same grade or type or may not necessarily be included in the dwelling unit purchased herein. Drop ceilings and bulkheads may occur to accommodate HVAC, electrical and mechanical requirements which will reduce ceiling height. All dimensions and perspectives provided are approximate. Floor plans are subject to change without notice. All renderings, floor plans and maps in brochures or sales office display purposes are artists' concepts and are not necessarily to scale and the dimensions are approximate and may vary.