

Spruce Trails

Features & Finishes

Community Features

- Secure underground parking for residents and guests
- Elevator to all parking garage levels
- Landscaping throughout common areas
- Landscaped Tot Lot and Sitting Area

Exterior Finishes

- Flat roof system with rooftop terraces
- Maintenance-free soffits (where applicable)
- Fascia
- Exterior-rated front entry doors on all Urban and Rooftop Towns
- Exterior-rated panel entry doors for Garden Towns
- Exterior building lighting at suite entry door and rooftop patio doors
- Low-E Argon filled double-glazed windows
- Screens on all operating windows (where applicable)
- Either glass or picket railings to balconies
- Maintenance-free aluminum railings with vertical linear pickets on Garden Towns

Exterior Elevations

- Brick, stucco, and siding finishes throughout

Interior Finishes

- Approximately 9’ high smooth flat white painted ceilings in principal rooms*
- Bathrooms and rooftop level will have ceilings approx. 8’ high
- 4” baseboards with 2-3/4” casing throughout painted in white
- Contemporary door hardware and hinges on interior doors in black

- 2-panel swing doors painted white throughout, as per applicable plan
- Closets to be mirrored slider or swing style, as per applicable plan
- Front entry closet (if applicable) to have mirrored slider
- Vinyl-coated white wire shelving in all closets
- Entire home painted in one colour, as selected by the Vendor
- Garden Patios with foyer entrance landing, as per applicable plan***

Flooring & Staircases

- Stairs feature paint grade rail and stringers, with carpet to treads and risers
- Wood-grain vinyl plank flooring from Vendor’s standard samples in hallways, kitchens, bedroom, and living areas
- One-colour 40-oz. broadloom carpet with underpad on stairs, as per applicable plan
- Baths and laundry feature either porcelain or ceramic floor tile to be selected from Vendor’s standard samples

Kitchens

- Contemporary kitchen upper and base cabinets from a variety of Vendor’s standard samples
- Cabinet doors feature modern hardware
- Modern quartz countertops with polished edge from Vendor’s standard samples
- Modern sink with contemporary plumbing fixtures
- Tile backsplash
- Appliances – Fridge, Stove, Dishwasher, Over-the-Range Microwave

Bathrooms

- Mirror over vanity. Size varies according to model type
- Contemporary vanity
- White rectangular undermount sink and white quartz vanity top
- Contemporary plumbing fixtures
- Pressure balance system on all shower fixtures to maintain temperature
- Main bath features acrylic tub with ceramic or porcelain wall tile surround and a curtain rod. Wall tile to be chosen from Vendor’s standard samples
- Primary ensuite features stand-up shower with acrylic base, porcelain or ceramic wall tile, selected from Vendor’s standard samples
- Powder rooms (as per applicable plan) feature pedestal sink
- Exhaust fan in each bathroom vented to outside

Laundry

- Laundry area features stacked washer/dryer finished in white, as per plan

Electrical & Lighting

- 100-amp electrical panel
- Electric door chime at front entry door
- Ceiling-mounted light fixture in entry/foyer, kitchen, living, all bedrooms, walk-in closets and hallways as per applicable plan
- Vanity wall lighting in all bathrooms
- Vapour-proof pot light in all stand-up shower stalls
- White decora light switches and electrical plugs throughout interior

- Carbon monoxide detector(s) as per Ontario Building Code
- Pre-wired telephone, cable television and communication outlets per the Vendor’s standard location

Heating & Air Conditioning

- Individually controlled forced air gas heating and air conditioning system
- Rental Energy Recovery Ventilator (ERV)
- Rental hot water tank or on-demand hot water system rental
- Individual third-party metering of utilities (water, electricity and gas)
- Rental AH Equipment

Outdoor Living

- All suites feature balconies, patios or terraces as per applicable plan**
- Hose bib on Rooftop towns
- Hose bib in Mechanical Room for Rooftop Towns
- All outdoor exclusive-use living spaces include one (1) GFI Electrical outlet per suite

Warranty

All Units are warranted by Tarion Warranty Corporation (“Tarion”) with Tarion’s standard six (6) months, one (1) year, two (2) year, and seven (7) year warranties as prescribed by legislation. As necessary and at the discretion of the Vendor, all plans and specifications are subject to reasonable modification.

*Dropped and lower ceiling and bulkheads may occur to accommodate heating, ventilation and cooling systems, electrical and mechanical systems or to satisfy the requirements of the Ontario Building Code. All ceiling heights are approximate.

**Rooftops & Garden Patios may require an interior step to access the outdoor space.

***Garden Patios may require interior steps and a landing at the foyer entrance as per site conditions.

Features may vary depending on model type. All finishes and fixtures are as per Vendor’s standard samples. The purchaser acknowledges that only the items listed in this Schedule are included in the Purchase Price and that the model home furnishings and appliances, decor and upgrades, artist renderings, scale models, improvements, mirrors, built-in cabinetry, window coverings, track and wall coverings, light fixtures, and design treatments including wallpaper, hardwood and tile displays in suite; and furniture layouts shown, labeled, and/or outlined on marketing materials are not included in the purchase price unless specified in this schedule. The purchaser acknowledges that there shall be no reduction on the price or credit for any standard features listed herein which is omitted at the purchaser’s request. Purchaser(s) acknowledges and agrees that all items listed on this form are as per Vendor’s standard and samples and the Vendors standard specification. The purchaser acknowledges that finishes and materials contained in any sales office and model homes, including broadloom, furniture, cabinets, stained floor, staircase and railings, architectural ornamental plaster, acoustic tile ceiling and luminous lenses etc., may be for display purposes only and may not be included in the dwelling purchased herein. Notwithstanding the foregoing, the Purchaser(s) further acknowledges that in the manufacture/production of items, variances may occur from any standard samples and/or specifications (including colour, shading and gradients); and the Purchaser(s) further agrees to accept any such resulting variances without any abatement in the price of any item whatsoever. In addition, the Vendor shall have the right to substitute other material for that provided item for any item on this form, in the sole discretion of the Vendor, for any cause which it may deem reasonable without notice therefore to the Purchaser, provided that such material is in the sole judgment of the Vendor, of substantially equal quality than the material provided for any such item on this form and the Purchaser(s) further agrees to accept same without any abatement in the price of any item whatsoever. All dimensions and specifications are approximate and subject to change without notice. E. & O.E. All optional items noted on any schedules, marketing materials and/or plans are not included.