

SCHEDULE “E”



HOMES BY DESANTIS (LAKE) INC.

AQUAZUL

CONDOMINIUM

STANDARD FEATURES

BUILDING AMENITIES

- Outstanding 6 STOREY MODERN BUILDING with EIFS (stucco) & Clay Brick exterior finishing in dramatic Blue, Beige, White & Black Colour Combination
- Upgraded ENGINEERED steel joist with concrete topping
- Upgraded Steel demising wall system with SOUND TRANSMISSION CLASS ABOVE Ontario Building Code Standard and site verified by an Acoustic Engineer
- Completely non-combustible building structure reduces shrinkage cracks in finished drywall
- FLOOR TO CEILING WINDOWS with striking Blue glass in each condo unit with casement window included.
- Stunning solid slab concrete BALCONIES with sealer in all units above second floor, ground floor units receive PATIO with Precast Patio Slabs.
- MIAMI INSPIRED GLASS RAILING around ALL, patios, balconies and upper level terraces. Ground floor patio includes glass gate.
- Beautifully designed SUITE ENTRY with individual WALL SCONCE, TRIM ACCENTS and METALLIC Suite Numbers
- Fully lit UNDERGROUND PARKING LOT with Key Fob Access to your building and underground lot
- Ample VISITOR parking spaces available
- One (1) Parking Spot per Unit
- One (1) Locker Space Included per Unit – METAL WIRE surround for protection
- 2 HIGH SPEED, State of the art PASSENGER ELEVATORS / per building (East & West)
- OUTSTANDING RESORT INSPIRED AMENITIES Stunning Courtyard appointed with seating, tables, BBQ(s) and food preparation area, Pergola & OUTDOOR POOL
- Professionally Equipped FITNESS CENTRE
- SOARING 2 Storey LOBBIES with plush seating and FEATURE electric FIREPLACES
- BIKE ROOM with Creative Wall RACK to easily store your bicycle in underground
- WI-FI ENABLED common areas with SPEAKERS & USB port plugin for your MUSIC in CLUB ROOM, GAMES ROOM, THEATRE, AND FITNESS CENTRE

GRAND INTERIORS

- NINE (9') FEET HIGH CEILINGS THROUGHOUT 1,2,3, 4 & 5th floors. 6th floor FEATURES (10') TEN FOOT CEILINGS. Some drop ceilings or bulk heads may be required and would affect overall ceiling height in some areas.
- DESIGNER INTERIOR PASSAGE DOORS with satin nickel Levers
- MODERN STEP BEVELED STYLE CASING on ALL DOORS as well as STEP BEVELED BASEBOARDS throughout painted white.
- CALIFORNIA KNOCKDOWN ceilings in all rooms except Kitchen, Bathrooms, Powder Room and Laundry CLOSET which have easy-maintenance smooth ceilings
- Closets will feature vinyl coated WIRE SHELVING with a hanging rail

MECHANICAL FEATURES

- Individually controlled Heating & Air Conditioning distributed through ENERCARE OMEGA in-suite Heat Pump Units – individually metered hydro in each suite.
- R10 continuous rigid thermal barrier around the perimeter of the structure plus R22 batt insulation within the stud walls. Roofs: R30 continuous rigid thermal barrier above the entire roof structure.
- HIGH-EFFICIENCY GAS-FIRED HOT WATER HEATER on a rental basis, power vented to exterior.
- Insulated metal front entry door.
- POWER EXHAUST OVERRIDE SWITCH on main floor to allow humidity control.

TECHNOLOGY & ELECTRICAL

- Finished CABLE Outlets in Living Room, Master Bedroom & Den
- Finished INTERNET OUTLETS in Living Room & Den
- Finished TELEPHONE outlet in Living Room & Master Bedroom
- ACCESS CONTROL system permits guests to communicate with residents from the building entrance through their phone or cell phone.
- Hardwired smoke alarm(s) and CO detector
- Electrical RECEPTACLE with INTEGRATED USB POWER PLUG LOCATED IN KITCHEN

- White DECORA switches and plugs throughout.
- MODERN Interior light fixtures throughout including ALL ROOMS & HALL AREAS.
- Chrome “Hollywood” strip lighting in all Bathrooms and Powder Room.

A CHOICE OF FLOORING

- IMPORTED CERAMIC FLOOR TILE (where indicated) in Foyer, Kitchen, Breakfast Room, Laundry Closet and all Bathrooms as per plan.
- 35 OZ. BROADLOOM (or equivalent) with 3/8” UNDERPAD in all BEDROOMS
- Wear resistant LAMINATE FLOORING in LIVING ROOM, DINING, DEN & KITCHEN as per plan

GOURMET KITCHENS

- CUSTOM DESIGNED KITCHEN CABINETS in a wide choice of styles from Builder’s standard samples.
- DOUBLE STAINLESS STEEL “LEDGE BACK” SINK with SINGLE LEVER FAUCET.
- Colour co-ordinated kickplates to complement cabinets.
- Post-formed or square edge Arborite or Formica countertop.
- BREAKFAST BAR, as per plan.
- Exhaust with white hoodfan vented to exterior
- ROUGH-IN ELECTRICAL AND PLUMBING FOR FUTURE AUTOMATIC DISHWASHER, with open space in cabinetry.
- Handy electrical outlets at counter level for small appliances.

BATHROOMS AND LAUNDRY ROOM

- Step in SHOWERS with CERAMIC WALLS to have with FRAMELESS GLASS DOOR & WALL (as per plan)
- PREMIUM CHINA SINKS used in all bathrooms.
- Choice of QUALITY CABINETRY from Builder’s standard samples.
- “Floating” vanities in ALL BATHROOMS (as per plan) for ELEGANT MODERN finish
- Post-formed or square edge Arborite or Formica counter top.
- All white bathroom plumbing fixtures.
- Quality plate mirrors in all bathrooms.
- SINGLE-LEVER FAUCETS with POP-UP DRAINS THROUGHOUT except in laundry
- PRESSURE BALANCE TEMPERATURE CONTROL VALVES in all showers.
- Ground fault interrupter protection in all Bathrooms and Powder Room.
- EXHAUST FAN VENTED to the outside IN ALL BATHROOMS and POWDER ROOM.
- Privacy door locks on all bathrooms.

YOUR CHOICE

Purchasers shall have a choice of colours from the Builder’s samples for the following items: (provided that they have not already been installed or ordered at the time the agreement is signed).

- Kitchen cabinets and counter top.
- Vanities and vanity tops.
- Ceramic tiles
- Luxury carpet (1 Colour Maximum)
- Paint for decoration of interior walls (1 Colour Maximum)
- Optional features list to customize your home at our DESIGN STUDIO.

DESIGN STUDIO

You will feel the difference that Homes by DeSantis 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.

WARRANTY

Homes by DeSantis Inc.’s 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, E. & O.E. SEPT 15 2016.