



November 4, 2022
1 of 2 final

SCHEDULE “A”
KINGS MILL HOMES DEVELOPMENT INC
o/a VIC CONDOMINIUMS
EXCEPTIONAL FEATURES

DISTINCTIVE EXTERIOR FEATURES:

- 1. Contemporary five storey low rise Boutique style Condos set by a ravine in the heart of Streetsville.
- 2. Distinctive modern Architecture with a striking Lobby Façade and Balconies with glass paneled railings
- 3. Extensive Architecturally Landscaped Private Park with BBQ and Gazebo shared with 175 Rutledge Road.
- 4. All exterior lighting as per Architectural Plans.
- 5. Quality Low E Windows and Sliding Doors. All operable windows to have screens.

BUILDING AMENITIES:

- 6. Well Lit Underground and Aboveground Parking areas.
- 7. Glased-in Elevator Lobbies on all floors with a Distinctive Well Appointed Main Floor Lobby at Ground Level.
- 8. Each Suite to have a Balcony or a Ground Level Terrace, as per applicable plans.
- 9. Outdoor/Indoor bike storage (limited availability).

IN – SUITE FEATURES:

- 10. Luxury Engineered Hardwood Flooring throughout (except in Bathrooms and Laundry).
- 11. Solid core two panel paint grade wood entry doors with hardware and viewer (peephole).
- 12. Ceiling heights are approximately 9 feet (less the thickness of the floor finishes, bulkheads and dropped ceilings where required to accommodate HVAC ducting).
- 13. Standard height shaker style interior hollow core wood doors with lever type door pulls.
- 14. Interior Sliding glass Doors at Den and Bedrooms as per applicable plans.
- 15. Mirrored sliding doors at closets, as per applicable plans.
- 16. Quality and durable latex primer and paint throughout. Interior trims and doors to be primed and painted with semi-gloss white. Bathrooms to be finished with eggshell paint. Smooth Ceilings painted flat white throughout.
- 17. Rough-In for Security and Alarm on all Ground Floor entry doors.
- 18. One prewired outlet to the main living area to support Rogers Ignite Services (Gigabit with download speeds up to 1 Gbps and unlimited usage).

KITCHEN:

- 19. Modern Designer Kitchen Cabinetry from Builder’s Standard Samples to include:
 - Extended Upper Cabinets
 - Soft Close Doors and Drawers
 - Floating Island with counter height breakfast bar
 - Granite countertop with 3/4” square Edge
- 20. Undermount Double or Single Bowl Stainless Steel Sink, as per applicable plans.
- 21. Polished Chrome deck mount High Arc Single Lever Faucet with Pulldown Spray.
- 22. Stainless steel kitchen appliances:
 - Frost Free Refrigerator
 - Slide-In Electric Range with Glass Cooktop
 - Built-in multi cycle dishwasher
 - Over the Range Microwave/hood fan
 - All appliances and hood fans sized, as per applicable plans
- 23. Kitchen Backsplash, from Builder’s Standard Samples.
- 24. Pendant light over floating island.

WASHROOMS

- 25. Modern vanity cabinets in Ensuite, Main washroom and Powder room, from Builder’s Standard Samples.
- 26. Granite 3/4” square edge countertops in Ensuite, Main washroom and Powder Rooms from Builders’ Standard Samples.
- 27. Wall Light over mirror in all washrooms.
- 28. Vanities to have an undermount Basin with a Deck Mount Single Lever Polished Chrome Faucet.
- 29. Washrooms to have Dual Flush toilets.
- 30. All Washroom tubs White Acrylic, as per applicable plans, with Polished Chrome Tub/Shower Faucet. Full height ceramic wall tile surround, from Builder’s Standard Samples.
- 31. Separate Shower Stall as per applicable plans, with Polished Chrome Shower head with 3 Function Transfer Valve, Slide Bar with Hand Shower. Full height ceramic wall tile surround, as per Builder’s Standard Samples.
- 32. Porcelain Floor tiles in Ensuite, Main Washroom and Powder room, as per applicable plans, from Builder’s Standard Samples.
- 33. Frameless Glass Shower partition and door, as per applicable plans.
- 34. Accessories (toilet paper holder, towel bars and robe hook) as per Builder’s selection.
- 35. Safety Temperature Control Valve in Separate Shower Stalls and Tub/Shower Combination.
- 36. Privacy locks on washroom doors.
- 37. Polished edge vanity mirror.

LAUNDRY

- 38. Full Size Front Loading, High Efficiency White Stacked Washer and Dryer.
- 39. Porcelain Floor tiles from Builder’s Standard Samples.

IN-SUITE ELECTRICAL FEATURES

- 40. White Decora Switches and Receptacles throughout with a USB wall outlet in Kitchen.
- 41. 100 Amp Circuit Breaker Panel.
- 42. Data Panel in each suite.
- 43. All Bedrooms, kitchens, and Dens to have ceiling light fixtures. Kitchen cabinets to have undercabinet LED lighting.
- 44. Balcony or Terrace to have an exterior electrical GFI receptacle and one mounted light by door.
- 45. All Showers to have ceiling pot lights.

Purchaser(s)	Vendor(s)

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BUILDING AND IN SUITE HVAC, SECURITY & SAFETY FEATURES

- 46. Security Cameras on ground floor entrances and parking level entrances with Close Circuit T.V. System.
- 47. Fire protection including In-Suite connection to the Central Fire Alarm System.
- 48. Building includes central fire alarm system with detection for lifeline equipment.
- 49. All suites include carbon monoxide and smoke alarms.
- 50. Purchaser acknowledges the forced air heating and cooling system with Hydronic heating coil, wall hung boiler (water heater), storage tank and Energy Recovery Ventilator (ERV), is a rental and hereby appoints the Builder’s agent for the purpose of entering into a supplier’s standard equipment rental agreement. The rental terms will take affect between the Purchaser and the Supplier on the occupancy date. The Purchaser understands that the Supplier’s rental agreement terms and conditions will be provided at or prior to occupancy.
- 51. Individual metering for gas and hydro consumption.
- 52. Programmable Thermostat in each suite.
- 53. Suites on Level 5 (5th. Floor), to have Roughed-in Gas Line for BBQ, (Purchaser to supply BBQ) (as per municipal approval).
- 54. “Pay As You Go” – 2 Electric Charging Stations at exterior ground floor parking area.

TARION WARRANTY COVERAGE

- 55. Ontario New Home Warranty Program Plan (Purchaser to pay on closing enrollment fees)
- 56. Taron Warranty Coverage:
 - (a) One-Year Warranty – the unit is constructed in a workmanlike manner, free from defects in materials, is fit for habitation and complies with Ontario’s Building Code
 - (b) Two-Year Warranty – protected against water penetration through foundation walls, windows, and the building envelope - covers defects in work and materials in the electrical, plumbing, and heating delivery and distribution system - covers defects in work and materials that result in the detachment, displacement, or deterioration of exterior cladding (such as brick work, aluminum, or vinyl sliding) -protects against violations of Ontario Building Code that affect health and safety
 - (c) Seven-Years Warranty – protects against defects in work or materials that affect a structural load-bearing element of the unit resulting in structural failure or the materialy and adversely compromise the structural integrity: and/or that materialy and adversely affect the use of a significant portion of the unit.
- 58. Warranty Exclusion: The warranty is a limited warranty. Exclusions to coverage include: normal wear and tear, damage caused by improper maintenance, damage caused by a third party, secondary damage caused by defects that are under warranty, supplementary warranties, deficiencies caused by homeowner actions, HVAC appliances, specific defects accepted in writing and damage resulting from an Act of God.

WARRANTIES AND CONSTRUCTION CONTROL

- 59. Purchaser acknowledges that finishing, materials, furnishings and accessories contained in any Model Suite including broadloom, fumiture, electrical fixture, drapes, ceramic/porcelain flooring, wood flooring, up-grade kitchen cabinets, etc., may be for display purpose only and may not be of the same grade or type, or may not necessarily be included in the dwelling unit purchase herein.
- 60. All exterior elevations, colours, type of brick and siding are architecturally controlled. The Vendor reserves the right to substitute any materials used in the construction of the building or the common elements.
- 61. The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and substitute other material for that provided for herein with material that is of equal or better quality than that provided from herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor whose determination shall be final and binding.
- 62. All features and finishes where Purchaser(s) are given option to select the style and/or colour shall be from Vendor’s predetermined standard selections. If the unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor’s standard selections, then the Purchaser shall have until the Vendor’s date designated by the Vendor (of which the Purchaser shall be FOURTEEN (14) days prior notice) to properly complete the Vendors colour and material selection form. If the Purchaser fails to do so with such time period, the Vendor may irrevocably exercise the Purchasers rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of quality to or better than the materials and items set out herein Vendor will not allow the Purchaser to do any and/or supply and material within the unit before the title transfer date.
- 63. Purchaser acknowledges and agrees that their failure to maintain normal humidity levels within the dwelling could result in any engineered hardwood flooring (if any) installed from lifting or being subject to shrinkage and it is the Purchaser’s responsibility to maintain the humidity levels in the dwellings to prevent such occurrence. Vendor will not be responsible for such occurrences.
- 64. The Vendor is not responsible for shade difference occurring from different dye lots of ceramic or porcelain floor tiles, engineered hardwood flooring, kitchen cabinets, bricks, or exterior cladding. Colours and materials will be as close as possible to Vendor’s samples but not necessarily identical. Please refer to paragraph 6 of Schedule “G” to the Agreement of Purchase and Sale.
- 65. Building and streetscape subject to final approval of the Municipal or Developer’s architectural committee and final siting and approval of the Vendor’s architect.
- 66. Prior to commencement of construction, the Purchaser may request colour chart changes and in the event that the Vendor is able to accommodate such colour chart changes, the Purchaser shall pay to the Vendor (and submit such payment with the colour chart request change) the sum of EIGHT HUNDRED DOLLARS (\$800.00) plus applicable taxes PER CHANGE in addition to any costs required to implement the change requested by the Purchaser. NO CHANGES WILL BE ACCEPTED BY THE VENDOR AFTER THE COMMENCEMENT OF CONSTRUCTION
- 67. The Vendor will not allow the Purchaser to do any work and/or supply any materials to finish the dwelling before the closing date.
- 68. The Purchaser shall not enter onto the Vendor’s property, including lands and dwelling unit, other than the Vendor’s Sales Office, without Vendor’s express permission. The Purchaser by signing this Agreement, and in consideration of the Vendor entering into this Agreement, releases the Vendor, its servants, and agents from all liability for personal injury or property damage to themselves or anyone accompanying the Purchaser, whatsoever, resulting from their visiting the subdivision site on which the lands are located.

All information subject to change without notice. All measurements and room measurements and sizes are approximate. Builder may substitute materials for those provided in all plans and specifications provided such materials are of equal to or better than the materials provided for in the plans and specifications. Decorative and upgrades items displayed in the furnished Model Suite and Sales Office are for display purposes only and are not included in the purchase price.

The Purchaser acknowledges there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser’s request. E. & O.E.



Purchaser(s)	Vendor(s)