



COBBLE BEACH

GEORGIAN BAY'S EXTRAORDINARY
WATERFRONT GOLF RESORT COMMUNITY

Cobble Beach Detached Bungalows

Purchase Price Includes the Following:

WARRANTY

- All homes are warranted by Tarion with 7-year coverage against major structural defects

CONCRETE

- Poured concrete basement walls and floor
- Pre-cast concrete walk and steps to front entrance

DOORS AND WINDOWS

- Low E Argon maintenance-free vinyl clad windows
- 8" high steel insulated front entry door
- Sectional steel insulated garage overhead door(s), chosen from Vendor's samples & colours
- Screens on all operating windows

MECHANICAL

- High efficiency natural gas, forced air furnace.
- Energy Recovery Ventilator (simplified installation)
- Central air conditioning
- Programmable thermostat
- Natural gas fireplace (as per plan)
- Stainless steel range exhaust fan in kitchen vented to exterior, hardwired on separate line to panel to accommodate a future OTR microwave (microwave to be supplied and installed by the purchaser after closing)
- Exhaust fans in all bath and laundry areas vented to exterior
- Vent provided for future exhaust fan in basement bathroom rough-in

PLUMBING

- Rental gas hot water heat. The Purchaser acknowledges that the hot water heat is a rental/finance unit and agrees to execute a rental/finance agreement on or before closing.
- Posi-temp pressure/temperature control valve in tub/shower units
- Acrylic bathtub in main bathroom with tiled walls (as per plan)
- Acrylic shower base with 3 tiled walls (as per plan) with framed glass enclosure and door
- Under-mount white china basin and/or pedestal sink in bathrooms (as per plan)
- Single lever vanity faucets
- Two exterior frost free hose bibs
- Rough-in for future 3 piece bath in basement (as per plan)(waste pipes only)

ELECTRICAL

- LED light bulbs in all compatible fixtures
- Quality electrical light fixtures, Decora light switches and receptacles
- 200 amp electrical service with breaker panel and copper wiring
- Smoke detectors and carbon monoxide detectors (as per Ontario Building Code)
- 220 Volt heavy duty wiring and receptacle for stove and dryer
- Two exterior weatherproof outlets (1 at front porch and 1 at rear of house)
- Hydro services to be located as per Public Utilities Commission specifications

ROUGH-INS

- Rough-in for category 6 telephone line to maximum of 4 locations (One in foyer for future home automation/security)
- Rough-in for dishwasher
- Rough-in for garage doors opener(s)

INSULATION AND DRYWALL

- House fully insulated, 2x6 wall assembly with R20 batt and 1" rigid insulation (nominal R25), attics blown-in R60, cathedral ceilings R31, exposed floor insulation R31, full height R20 basement blanket wrap insulation.
- California ceilings throughout, except small closets
- Garage drywalled and painted (prime plus one finish coat)

INTERIOR TRIM / HARDWARE

- Vanity mirrors in all bath and powder rooms
- Satin nickel interior door levers, privacy sets on washrooms and master bedroom
- Grip set on front exterior door
- Stained oak railings and capped newel posts (as per plan) including painted square pickets
- 7'-0" doors on main floor, 6'-8" doors on second floor and basement (where applicable)
- Solid interior doors throughout except closets
- MDF painted shelving in all closets
- Flat stock baseboard and casing with architrave on all windows and doors

PAINTING

- All finished trim to be painted with enduring semi-gloss paint
- Walls to be painted a choice of 1 of 3 white colours (selected from Vendor's standard samples), plus 2 finish coats





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KITCHENS

- Cabinetry and countertops to be selected from standard samples provided by Vendor
- Cabinets adjusted over stove to accommodate a future OTR microwave (microwave to be supplied and installed by the Purchaser after closing)
- Builder line Level 1 granite countertops to be selected from Vendor samples
- Double stainless-steel under mount kitchen sink and single lever faucet with pull out spout
- Cabinetry light valance (excludes electrical)
- 36" high uppers with crown molding
- Soft close drawers and doors

LAUNDRY/MUDROOM

- Single laundry tub/sink (as per plan)
- Taps and drain for washer, dryer vent rough-in

FLOORING

- 5/8" tongue & groove subfloors, nailed and screwed to floor joists
- Ceramic throughout as indicated on plan to be selected from Vendor's samples
- Quality broadloom carpet as indicated on plan to be selected from Vendor's samples
- Engineered 3 1/4" oak hardwood as indicated on plan to be selected from Vendor's samples

EXTERIOR

- Basement exterior wall wrapped with drainage membrane
- Architecturally designed laminate shingles
- Maintenance free aluminum soffits, fascia, eavestrough and downspouts
- All windows and exterior door frames caulked
- Maintenance free siding materials as per architectural drawings. All materials chosen from Vendor's curated colour packages
- Lot graded and fully sodded

MISCELLANEOUS

- 9' ceilings on main floor, 8' ceilings on second floor (with the exception of dropped areas for mechanicals)
- Premises cleaned at completion
- All ducting to be cleaned upon completion
- All underground utilities are fully paid for by the developer, except if modified by the Purchaser
- Surveyor's Real Property Report is prepared for the Purchaser at closing
- The specifications in this Schedule are the specifications to which the home will be constructed. No specifications of any model home viewed by the Purchaser that differ from the specifications in this Schedule A will be included in the construction of the home unless specifically agreed to in writing by the Vendor

All plans and specifications are subject to reasonable modification, as necessary, at the discretion of the Vendor.

NOTICE TO PURCHASERS: Due to increasing construction cost, the Vendor commits orders to its suppliers on the date of the Offer to Purchase. Therefore, in some cases the Vendor cannot alter, change or add to the specifications, details or field notes. In order for any change to be implemented, all requests, after the offer becomes firm, must be in writing and accepted by the Vendor.

August 20, 2020





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