



FEATURES & FINISHES



Artist's concept only. Construction of dwelling may not be exactly as shown.

DISTINCTIVE CONSTRUCTION & EXTERIOR FEATURES

- Brick veneer, siding, stucco, stone, or other accents as per plans and elevations.* Brick to top of first storey window on sides and rear of dwelling for two storey models.
- Two storey towns feature nine-foot ceilings on Main Floor (except at dropped ceiling areas). All plans feature eight-foot ceilings on Bedroom levels.
- Sub-floors shall be sanded at joints and screwed and glued.
- All windows except basement to be vinyl clad casement windows with pre-finished sealed decorative grills on front elevations only, as per plan and elevation.*
- Dark casement windows as per plan (Does not apply to below grade windows).
- Pre-finished vinyl sliding patio door as per plans.*
- Pre-finished soffits, fascia, eavestroughs, and downspouts.
- All exterior woodwork to be painted to match exterior colour package.
- Front entry swing door(s) will be thermal insulated fibreglass, may include sidelites or transoms as per plans* and will be painted as per exterior colour package.
- Front entry doors feature grip set and deadbolt with satin nickel finish.
- All exterior doors feature exterior lights.
- Poured concrete foundation.
- Exterior foundation walls are damp-proofed with a spray tar sealant and wrapped in a solid plastic drainage membrane
- All exterior walls of habitable rooms above foundation to be 2" x 6" construction.
- Foam spray insulation in the Garage Ceiling to the extent of the finished area above to help prevent air infiltration.
- All interior walls that adjoin the Garage will be insulated.
- Garages to be fully drywalled, with first-coat rough tape with electrical receptacle for future Garage Door Opener.
- Prefinished insulated steel sectional Garage Door, may include lites as per plan.*
- Saw-cut Garage and Basement Floors.
- Poured concrete Garage Floors with steel reinforcing.
- Two exterior water taps to be installed, one in Garage and one on Exterior with separate Basement shut off valves.
- Fully sodded lot as per site plan.* The lot will be graded to the requirements of the authority having jurisdiction. Sod completion may occur after occupancy.
- Freehold communities to receive base coat only asphalt paved driveway.
- Self-sealing quality roof shingles with manufacturer's twenty-five-year rating.
- Address stone with engraved municipal number.
- Walkway from the driveway to front doorstep(s) as designated by grade.



VIRTUALLY STAGED KITCHEN

SUPERIOR INTERIOR FEATURES

- Finished Main Level staircase with carpeted treads and risers.
- May include stained oak stringers or painted stringers, railings and spindles or just stained handrail as per plan.*
- Interior Modern trim approximately includes 2 3/4" casings and 4" baseboards.
- Satin nickel finish, interior door levers, and hinges.
- Interior walls to be finished with quality flat paint.
- Interior doors and trim will be finished with semi-gloss Losani White paint.
- Ceilings in all rooms will be "California Knockdown" texture finish, except Kitchen, Bathrooms, and finished Laundry area which will be smooth finish.
- Ceiling drywall is installed over floating metal resilient channels on all trussed ceilings for straighter ceiling finishes.
- All drywall corner beads are square metal beads with paper covering.
- Builder standard Berber carpet on 3/8" chip foam under pad in finished areas as per plans*.
- Vinyl floor in Foyer, Powder Room, Kitchen, Breakfast Room, Laundry room and all Bathrooms, as per plans*.
- High performance engineered subfloor.
- Where a laundry area is located on the Second Floor, the washer area will be supplied with a fiberglass basin complete with drain. Where a laundry tub is not provided, there will be an in-wall housing unit that allows for hot and cold-water supply and waste disposal outlet for future washer.
- Wire closet shelving throughout including linen closet(s).
- Closet doors are full doors, either swing, bypass or bi-fold style, as per plan.*
- Interior doors are two panel smooth doors.
- All full swing interior doors feature triple hinge construction and, are hung on fully cased jams, and fully trimmed.
- All half walls are capped and cased in MDF with painted finish.

*From the Vendor's Standard Sample Selection

Features, finishes, details, dimensions, treatments, specifications, and fixtures shown vary by site and product type and may be changed by the vendor, the municipality, the developer, or the vendor's control architect, in their sole and unfettered discretion at any time without notice. Specifications may also change due to the availability of materials, site conditions, municipal requirements, and/or changes to applicable building codes. Alternate features may be provided as "permitted substitutions" in circumstances prescribed by the Tarion Warranty Corporation. Samples of the materials currently offered by Losani Homes are available for viewing at the Losani Homes Design Centre. August 6, 2025



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VIRTUALLY STAGED BATHROOM

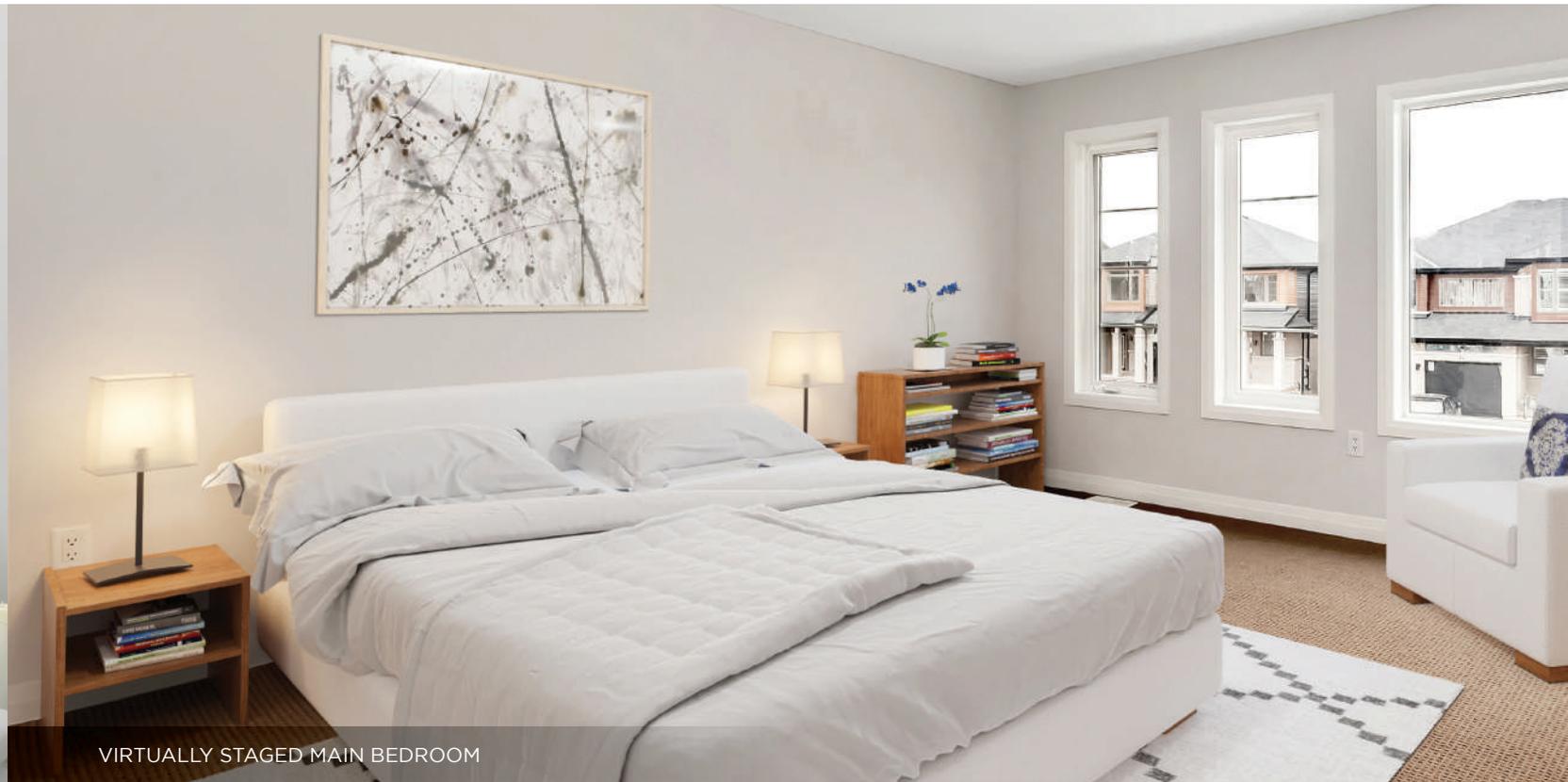
KITCHEN FEATURES

- Venting for hood fan to exterior.
- Quality finished cabinets, with laminate countertops.
- Townhomes to receive single bank of drawers in Kitchen Cabinetry,*as per plan
- Cabinet doors and drawer fronts available in maple, oak, or other materials.
- Extended height upper cabinets.
- Breakfast bar are optional when specified on plans.*
- Stainless steel ledge back sink with chrome kitchen faucet with pull out spray.
- Open undercounter area for future dishwasher (cabinet not provided) including electrical and plumbing rough-in (not connected).
- All electrical receptacles in the kitchen counter area are on a dedicated circuit.
- Outlet on island only provided when plumbing, electrical, or HVAC components are located within.

BATHROOM FEATURES

- Quality finish cabinets with laminate countertop.
- Cabinet doors and drawer fronts available in maple, oak, and other materials.
- Mirror(s) installed above vanity may be glued.
- Premium china sinks used in all Bathrooms.
- White bath fixtures throughout.
- Tub/shower combination enclosure to include wall tile to ceiling (not including ceiling).
- Soaker tub in Main Ensuite and one piece acrylic shower stall where shown on plans*.
- Tension Shower Rod all Bathrooms.
- Powder room includes a pedestal sink and lavatory faucet.
- Premium elongated low consumption toilets.
- Single lever faucets (with exception of laundry) and pressure balanced shower controls.
- All bathroom sinks are fitted with mechanical pop-up drains.
- All plumbing fixtures are fitted with shut-off valves.
- Showers to include full-height wall surround in tile or high-quality acrylic wall system, with acrylic base, as per plan.
- Tile or high-quality acrylic wall system is also featured where indicated on bathtub walls.*

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VIRTUALLY STAGED MAIN BEDROOM

ELECTRICAL & MECHANICAL FEATURES

- 100-amp breaker panel installed; location may vary.
- Electrical receptacle with integrated USB port in kitchen.
- Two (2) exterior weatherproof electric outlets connected to a safety ground-fault circuit; one each at rear and front of home.
- Exterior soffit, complete with 1 holiday receptacle.
- Early warning smoke detectors including a visual component conforming to National Fire Protection Association standards, installed per Building Code.
- Carbon monoxide detector directly connected to electrical panel.
- Draft resistant electrical boxes at exterior walls.
- Heavy duty wiring and receptacle/outlet for stove and dryer.
- All utility rooms are unfinished.
- White Decora-style switches throughout the home.
- Electric door chime for front entry.
- Lights at front of home will be coach lamps or modern lamps or exterior portlights as per plan and elevation.*
- High efficiency furnace installed on rubber pads rather than concrete floor to reduce vibration, noise, and prevent corrosion, location may vary.
- All heating systems are sized for future installation of air conditioning systems.
- Rental water heaters are tankless high efficiency direct vent water heaters (some homes require power venting), location may vary.
- The Dwelling is supplied with a Energy Recovery Ventilation unit “ERV” supplied on a rental basis through an ERV supplier. The Purchaser acknowledges and agrees to assume and be bound by the standard terms and conditions of the rental ERV unit supplier and the market rent offered by the supplier at the time of closing.
- Exhaust fans in all Bathrooms and Laundry room areas, as required.
- Power exhaust override by the Main Floor thermostat for humidity control.
- Efficient programmable thermostats to be installed.

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