

CUSTOM HOMES BY MINTO

CENTRALLA, LOT 128
CUSTOM PEARSON
3821 Sq. ft

SCHEDULE A

SUPERIOR

INTERIOR FEATURES:

- prefinished oak spindles and handrails
- **oak main staircase c/w choice of standard stains**, (solid oak treads, oak veneer risers and stringers)
- **red level ceramic flooring in entrance, kitchen, laundry/mud room, bathrooms and powder room**
- stippled ceiling with smooth border throughout except bathrooms, powder room and kitchen and nook area
- interior walls painted with white flat latex paint except kitchen and bathrooms which are white semi gloss latex
- solid white vinyl covered shelving in all closets
- 9 ft. ceilings on main floor highlighted by large windows (as per plans)
- direct vent gas fireplace with fan kit, high tempered glass door with brass trim, painted white pine shelf mantle in family room
- wall-to-wall 36oz polyester broadloom in choice of colour with 1/2" foam underpad
- **7/16" x 5 3/8" painted colonial baseboards** (#626-3)
- **5/8" x 2 1/2" painted window casings** (#710-3)
- **Clermont style interior doors**
- **Clermont style swinging or sliding closet doors as per plan**
- **(6) 8" diameter painted wood columns c/w arch details in lower hall and on wall between living and dining room.**
- **Coffered ceiling in master bedroom as per plans**
- polished brass hardware on interior doors
- single lever control faucets throughout (except laundry tubs)
- **Decora style light switches and plugs (white)**
- smoke detector on all floor levels including basement
- vinyl patio door complete with screen and transom window
- **drywalled niche in upper hall**
- Prefinished oak hardwood floors living/dining/upper and lower hall and computer loft.

GOURMET KITCHENS:

- custom-made European style kitchen cupboards, oak veneer or thermal plastic (**S-level profile**), includes microwave shelf with electrical outlet
- rough-in for dishwasher
- choice of almond or white hood fan (subject to cut-off dates)
- ceramic backsplash in kitchen with post-formed plastic laminate countertop (**red level ceramic tile**)
- double stainless steel sink with vegetable spray

BEAUTIFUL BATHROOMS:

- **red level ceramic floor tile in master Ensuite**
- **60" x 60" corner soaker tub in master Ensuite** (Maax "Tryst" model)
- ceramic towel bar, soap dish and paper holder in ensuite
- separate ceramic tile shower stall in ensuite with prefab base, **custom glass shower door w/frame and glass block wall at shower**
- rectangular steel tub in main bathroom and Ensuite bath of bedroom #3
- recessed medicine cabinet in main bathroom
- vanity and rounded mirror in ensuite and main bathroom
- **double sinks in main and Ensuite bath**
- pedestal sink with rounded mirror, chrome paper holder & towel ring in powder room
- custom-made European style bathroom cupboards, oak veneer or thermal plastic (**S-level profile**)
- 6 litre low flush toilets with insulated tank
- water pressure equalizer in all showers
- chrome make-up bar lighting in all bathrooms
- choice of white or bone plumbing fixtures (subject to cut-off dates)
- **red level ceramic wall tile in main, Ensuite and bedroom #3 ensuite**
- 2" x 6" ceramic tile cap backsplash in bathrooms with vanities
- chrome towel bar and paper holder in main bathroom
- ceramic soap dish in all ceramic shower stalls and tub enclosures

SUPERIOR

EXTERIOR FEATURES:

- full brick facades (as per plans)
- antique brass grip set with deadbolt on front door
- black front exterior light fixture
- insulated embossed metal front entrance door with transom window
- embossed steel sectional garage door
- frost free exterior hose bib in garage and at rear or side
- black address numbers
- clay brick and vinyl siding
- wood post and railing on front porch (where applicable)
- vinyl and/or wood trim where applicable
- aluminium soffit and fascia
- self-sealing asphalt roof shingles
- operational windows as per plans
- full vinyl thermal casement and/or awning windows with screens and "**Colonial**" style aluminum grills installed between window panes on front elevation
- oversized vinyl clad slider basement windows with screens

ELECTRICAL SYSTEMS:

- ceiling light fixtures in all secondary bedrooms
- **(14) 6" pot-lights on main floor**, locations to be selected by homeowner (non-insulated)
- **(6) 6" pot-lights on second floor**, locations to be selected by homeowner (insulated)
- capped outlet in dining room and master bedroom ceiling (single switch)
- 100 amp electrical breaker panel (location of panel is determined by the underground services and could be on either side of the home)
- copper wiring
- custom IBM SP-1 Network Connection Centre package – 3 telephone outlets, Category 5 and 2 cable outlets, RG6
- 2 electrical outlets in the basement
- exterior light fixtures at entry and beside garage door
- exterior light fixture at rear sliding patio door
- 2 exterior weatherproof electrical outlets
- electrical outlet in garage
- electrical outlet for garage door opener
- rough-in for central vac
- front door chime
- **security prewire at all basement windows, main floor operable window panels and all doors. Includes prewire for one keypad and one motion detector.**
- carbon monoxide detector installed adjacent to each sleeping area in the home (one per home if all bedrooms are on the same floor level)
- light fixtures will be centered in usable area of rooms

MECHANICAL/PLUMBING SYSTEMS:

- high efficiency forced air gas heating system
- heating ducts sized for future air-conditioning
- power vented gas-fired 40 imperial gallon hot water tank (rental)
- dryer exhaust vented to the exterior
- range hood fan vented to the exterior
- all bathrooms vented to the exterior
- heating/cooling thermostat (white)
- "Pex" polyethylene water plumbing system (**3/4" water lines to Ensuite roman tub**)
- power vacuum cleaning of furnace and heating ducts
- recessed pre-finished washer connection box in all main floor laundry rooms (except on exterior walls)
- 3-piece plumbing rough-in for future basement bathroom
- laundry tub in basement
- location of gas meter determined by location of underground services
- Hygrometer provided with each home

SOLID CONSTRUCTION:

Insulation:

- exterior walls - R-20
- attic - R-32
- basement walls - R-12 to 2 ft. below grade
- garage ceiling - R-32 (when finished area above garage)

Structure:

- exterior walls - 2" x 6" wood and/or steel studs
- interior walls - 2" x 4" wood and/or steel studs
- floors - pre-engineered floor joists
- sub floor: T. & G. aspenite
- poured concrete footings and foundation walls
- poured concrete basement floor
- basement walls framed to floor
- flexible waterproofing membrane on exterior of foundation walls
- drain tiles at perimeter
- reinforced concrete garage floor with concrete sealer
- garage fully drywalled
- kiln dried lumber
- homes do not include eavestroughing

ATTRACTIVE LANDSCAPING:

- lot fully sodded
- paved driveway
- one tree per lot

Plans, specifications and materials are subject to availability, substitution, and modification without notice at the sole discretion of Minto.

Plans and specifications may vary by house type and elevation.