

Schedule 'C'
BLUE FAIRWAY

**LUXURY BUNGALOW LOFT TOWNHOMES
AND TWO STOREY TOWNHOMES
FEATURES & FINISHES**

Stunning Exteriors

- Exterior elevations on the Bungalow Loft Townhomes feature prefinished manufactured fibre cement siding and trim and manufactured stone veneer.
- Exterior elevations on the Two Storey Townhomes feature high quality textured vinyl siding with manufactured stone veneer details.
- Exterior colours of all blocks are pre-determined by the builder.
- All homes have spectacular Chalet Style "Post and Beam" treatment on exterior elevations as per plan.
- Premium quality sectional roll up garage doors. Doors installed with specially engineered heavy duty springs and long life rust resistant hardware.
- High grade architectural fiberglass shingles with manufacturers' limited lifetime warranty.
- 5/8" tongue and groove plywood subfloors nailed, fastened with screws, and glued.
- High quality maintenance-free white vinyl casement windows with clear thermal pane low-E glazing as per plan. All operating windows come complete with screens.
- Oversized 36" x 24" basement windows to be maintenance-free vinyl sliders including window wells where required.
- Aluminum soffit, fascia, eavestroughs and downspouts on all models.
- Added security features such as insulated metal front doors and security deadbolt.
- All building envelope perforations including doors and windows to be fully caulked.
- Poured concrete foundation walls complete with drainage membrane.
- Private garage as per plans.
- Ski and golf storage at front entrance.
- Spectacular walkways leading to front entrances to be completed in rusticated unit pavers and plantings to accentuate the overall aesthetics of the home on Bungalow Loft Townhomes only.
- Rear sliding doors on the main floor open to a pressure treated deck where required due to grade.
- Stairs from deck to ground level (where deck required by grade) except for walk-out condition. No stairs from rear deck to ground level on walk-out lots.
- Satin Nickel gripset for front door(s).
- Fully paved asphalt driveways welcome you home every day.
- Fully sodded lots.

Impressive Interiors

- Breathtaking cathedral ceilings in great room in Bungalow Loft Townhomes as per plan.
- Stairs with natural finish oak veneer stringers, carpet grade treads and risers, and solid oak railings, handrails and pickets from main floor to second floor, where applicable.
- Top quality 13" x 13" or 12" x 12" ceramic tile flooring in the foyer, kitchen, bathrooms, breakfast area and laundry closet.
- 3" Engineered hardwood flooring in Great Room/Living room and Dining Room where applicable in Bungalow Loft Townhomes only as per plan.
- Purchaser's choice of luxurious 40 oz. Broadloom or Berber with foam underpad in bedrooms, passages and landings.
- Direct vent gas fireplace with paint grade wood mantel complete with glass panel, log, wall switch and purchasers' choice of black, brass or pewter trim.
- Interior walls to be decorated with premium quality flat latex paint except in kitchen, laundry and bathrooms, which will be semi-gloss. One colour choice only from builder's standard samples.
- Two panel square top or two panel arch top interior doors with 4" Colonial baseboard. All windows and doors to be trimmed with traditional 2 3/4" Colonial wood casing to be painted white.
- Smooth finished ceilings in all bathrooms. Smooth ceilings in kitchens where great room and kitchen ceilings are separated, otherwise kitchen to have stipple ceiling. Stipple finished ceilings to all other areas.
- Satin Nickel interior door hardware and door handles.
- Full basements, unfinished and insulated to the basement floor.

Gourmet Kitchens

- Purchaser's choice of deluxe kitchen cabinetry. Granite countertops in a wide range of colours and designs in Bungalow Loft Townhomes only.
- Laminate countertops in Two Storey Townhomes.
- Kitchen layout to accommodate Purchasers' appliances. Sizes and specifications to be supplied by Purchaser. Appliances not included.
- Extended breakfast bars in the kitchen where applicable, as per plan.
- Double stainless steel undermount kitchen sink with single lever pullout faucet vegetable sprayer, in Bungalow Loft Townhomes only.
- Builder standard top mount stainless steel sink in Two Storey Townhome kitchens.
- Exhaust hood fan over stove area, vented to exterior.
- Dedicated electrical outlet for refrigerator and stove.
- Split electrical outlets at counter level for small appliances.
- Tee connection at kitchen sink and roughed in wiring for future dishwasher including breaker.

Fabulous Bathrooms

- Deluxe vanity cabinets in a wide selection of styles and colours with a large selection of laminate countertops in bathrooms.
- Where oval tub is indicated, ceramic tile is included on the deck, two rows high on the walls above the tub with deck mounted premium quality faucet.
- Separate shower stall (where shown) to have marble jamb and 2" x 2" ceramic floor tile as per plan. Shower stall to be tiled.
- Deluxe single lever faucets in all bathrooms.
- Privacy locks on all bathroom doors.
- Quality white bathroom fixtures.
- Where shower/tub combination is indicated, ceramic wall tile is included.
- Oversized mirrors in all bathrooms.
- Anti-scald pressure and temperature balanced valves for all showers.
- Energy efficient water saver showers and toilets.
- Strip lighting in all bathrooms.

Electrical and Plumbing

- 100 amp electrical service with circuit breakers.
- Quality lighting package throughout.
- Heavy-duty cable and receptacles for stove and dryer.
- Weatherproof exterior electrical outlet, one each at front and rear of home.
- White "Decora" style light switches and wall plates throughout.
- Ceiling light fixtures in all finished areas except bathrooms and great room/living room.
- Shower light in all stall showers.
- Switch controlled wall outlet in great room/living room.
- Deluxe bell chime at front door.
- Smoke detectors and carbon monoxide detectors as per code. A
- All exterior and bathroom outlets are protected by a ground fault interrupter.
- Forced air high efficiency gas fired furnace with ducting sized for future air conditioning and hot water heater. (rental)
- Rough-in for future garage door opener(s) as per plan.
- Rough-in for Central Vacuum service provided with one outlet per floor (excluding basement) in Bungalow Loft Townhomes only. All pipes drop to ground floor.
- Two (2) exterior hose bibs, one (1) in garage and one (1) at rear or side of house.
- Plumbing rough-in only for future 3 piece bath in basement. (waste pipes only)
- Mechanical areas include furnace, hot water tank (rental), sump pump and simplified heat recovery system. Locations of mechanical areas/items and electrical panels are subject to change without notice and cannot be located by Purchasers.

Laundry Area

- Laundry tub in all models.
- Hot and cold laundry taps for washer.
- Heavy duty wiring for dryer.
- Exterior exhaust for dryer.

Technology Rough In

- Prewired for technology including: CAT5 for integrated computer networking and RG6 for cable or future satellite (not provided by Vendor) - 2 locations for each.
- Three telephone locations pre-wired.
- Rough in for security system in Bungalow Loft Townhomes only, includes wiring for ground floor doors, basement doors, (where applicable) and basement operating windows and 2 motion detector locations.

MISCELLANEOUS

- Number of steps at front and rear may vary from that shown due to grading conditions and municipal requirements. Porch railings required due to grade and municipal requirements will be vinyl. Exterior railings will be installed only when required by code.
- Entry from garage to house may require steps and landings due to grade conditions or municipal requirements. Entry from garage to house may be deleted due to grade conditions.
- Ceilings and walls may require bulkheads to accommodate mechanical systems, site conditions and individual floor plans.
- Appliances are not included with the sale of any home.
- A wide variety of upgrades and options are available. Please ask our Sales Representatives for more information.
- Hydro and gas meters may be located on front porches or on sides of end or corner units. End and corner units may have multiple meters affixed thereto

Customizing your Home, Colours and Finishes

- All colour and finishing selections are to be made from MacPherson's extensive builder's samples. MacPherson Builders provides the services of a professional Interior Designer, at no extra charge, to assist Purchaser in the completion of their interior colour selections and the selection of upgrades by arranging an appointment at MacPherson's Décor Centre located in Richmond Hill.

For Your Peace of Mind

- MacPherson Builders has earned a reputation for building homes defined by enduring quality, unparalleled durability and aesthetic excellence. By delivering excellent value to our customers, we consistently exceed their expectations. MacPherson Builders has earned the highest rating from the Tarion Warranty Corporation.
- In addition to superior craftsmanship, MacPherson Builders is known for a high level of community planning. Although there will be a diverse range of home designs in Blue Fairway, all are within a strict set of architectural standards to ensure that the integrity of the neighbourhood is maintained. When you purchase a new home in Blue Fairway, it is an investment in your future.
- MacPherson Builders (Cranberry) Limited is a registrant of Tarion Warranty Corporation and fully complies with Tarion warranty coverage, which is as follows:
 - 7 years - major structural damage
 - 2 years - plumbing, heating and electrical systems and building envelope
 - 1 year - all other items

Note: The Small Print

Specifications, terms and conditions are subject to change without notice E. & O. E. Purchaser shall have the right to select floor coverings, wall tiles, cabinets and countertops from the Vendor's standard samples, subject to timely availability from the Vendor's normal suppliers. Furnace, hot water tank, sump pump and electrical panel locations are subject to change without notice. Some glazing on exterior renderings may be decorative glass and not see-through. The Vendor offers an extensive array of optional items and upgrades, at an additional cost. The Purchaser acknowledges and agrees that variations in colour and shade uniformity may occur and the colours, patterns and availability of samples displayed in the Décor Centre located in Richmond Hill may vary from those displayed and available at time of colour selection. Hardwood flooring may react to normal fluctuation in humidity levels producing gapping or cupping, both considered to be within acceptable industry standards. The Purchaser acknowledges that the Vendor's sales office and model homes have been decorated for public display purposes and contain certain features that are upgrade finishes, optional items and custom changes that are not included in the basic models. Please ask our Sales Representative for details. Artistic renderings of house elevations shown on wall boards and contained in all marketing material are artists' impression and detailing may vary from that shown.

As provided in paragraph 1 of Schedule 'A' attached to the Agreement of Purchase and Sale, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule or in the plans and specifications relating to the Real Property provided that the substituted products and materials are of a quality substantially equal to, or better than, the products and materials originally disclosed to the Purchaser.

The Purchaser acknowledges that variations from the Vendor's samples may occur in kitchen cabinets, vanity cabinets, floor finishes, wall finishes and other finishing materials as a result of normal production processes. In addition, natural stones and woods are subject to variations in colour, shade, grain, pattern and texture. Tile and broadloom are subject to pattern, shade and colour variations. Seams may be visible when broadloom is laid.

As provided in paragraph 3 of Schedule 'A' attached to the Agreement of Purchase and Sale, the Purchaser agrees to select the interior finish colour scheme for the Real Property and finalize all other selections regarding finishing items from the Vendor's available samples within 30 days after notice has been given by the Vendor to the Purchaser regarding selection of finishing items. Subject to compliance with the regulations, by-laws and bulletins issued by the Tarion Warranty Program, if the Purchaser fails to make his selections following notice from the Vendor, then the Vendor shall be entitled to select such finishing items and such selections by the Vendor shall be binding on the Purchaser.

The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed above which is omitted at the Purchaser's request. No charge incentive upgrades and special upgrade offers have no cash value. References to model types or model numbers refer to current manufacturer's models. If these types or models change, the Vendor shall provide an equivalent model. The Vendor reserves the right to reverse the plan on site pending lot layout and grading requirements. All dimensions, if any, are approximate. All specifications and materials are subject to change without notice.

