



BRIDGE HOUSE

AT BRIGHTWATER

FEATURES & FINISHES

General

- 9-foot ceiling in living, dining and bedroom(s) except where bulkheads and localized drop ceilings are required. Ground floor units to feature 12' ceilings except where bulkheads and localized drop ceilings are required.
- Modern smooth ceilings throughout.
- Thermally insulated energy efficient double-glazed windows. Operable windows in bedrooms and sliding doors to outdoor spaces (as per unit plan).*
- Corridor suite entrance features solid core door and smart home door lock. Ground floor units to feature frosted glass door to exterior.*
- All interior swing doors and trims painted white with nickel-finish lever handles.
- Bedroom entrance doors are swing doors.*
- Inboard bedroom, if applicable, to feature glass panel to allow natural light.*
- Bedroom closets to feature swing or sliding doors (as per unit plan).*
- Closets with rods and wire shelves.
- Flat-profile baseboards and casings painted white.
- All interior walls painted in a flat-finish white, except bathroom(s) and laundry closet, which will have an eggshell finish.*

Laundry

- Laundry facility featuring white stacked washer and dryer, vented to exterior.
- Heavy-duty wiring and receptacle for dryer.

Kitchens

- Kitchen cabinets with flat panel doors and two-tone finish.** Full depth cabinet over the fridge.
- 24" panelized built-in refrigerator, paneled 24" dishwasher, 24" drop-in cooktop with overhead hood fan, 24" built-in oven, and 24" built-in microwave.
- Quartz countertop with square edge.**
- Quartz backsplash to match countertop.**
- Stainless steel undermount single-bowl sink with faucet that features a retractable handheld spray.
- Soft close cabinetry.
- Movable island with quartz countertop featuring square edge (as per unit plan).* **

Flooring

- Laminate flooring throughout foyer, hallways, living, dining, den, kitchen and bedrooms.**
- Porcelain or ceramic tiles in bathroom(s).**
- Laundry closet to have ceramic tiles.

* Applicability determined by suite design selected. May not be available/applicable for all unit types.

** Selections from vendor's standard samples.

For Penthouse and Townhouse Features & Finishes, speak to a sales representative

Bathrooms

- Main bathroom includes soaker tub with porcelain or ceramic tiled wall surround.**
- Ensuite bathroom, if applicable, includes shower with ceramic or porcelain tile wall surround, acrylic base, and frameless glass shower panel.* **
- One washroom (either Ensuite or Main Bathroom) features vanity with cabinets, solid surface countertop with integrated sink, rectangular mirror with both integrated medicine cabinet and lighting* **
- Any second (or additional) bathroom(s), if applicable, features a vanity, solid surface countertop with integrated sink and rectangular mirror with lighting above mirror.* **
- Black single-lever faucets in all bathrooms.
- Rainfall shower head in all tubs and showers.*
- Single-handle shower controls with pressure balance valve in all tubs and showers.
- Water saving low-flow toilets.

Lighting, Electrical & Advanced Technology

- Individually controlled HVAC system(s) for heating and cooling with smart thermostat.*
- Swidget Automation Package with a combination of 5 modular smart outlets and light switches.
- Under cabinet lighting in kitchen.
- Track lighting fixture in kitchen.
- White Decora style switches and receptacles throughout.
- Ceiling light fixtures in foyer, hallway and walk-in closets.*
- Switch-controlled receptacles in living, bedroom(s) and den.*
- Capped ceiling electrical box (one) in dining or kitchen area.*
- Individual service panels with circuit breakers.
- Smoke, heat, and carbon monoxide detectors. Location to be determined by Vendor.
- Individual hydro and water metering.
- In-suite sprinkler system.

- VR Tours, models and renderings are artists' concepts. Many features and finishes shown represent standards included in the purchase price. Some upgraded features and finishes are shown in renderings, models, VR tours, and brochures, which demonstrate upgrades and customizing options available in addition to the purchase price. Light fixtures in renderings show upgrades.
- Prices and specifications are subject to change without notice.
- Floors and specific finishes will depend on Vendor's décor packages as selected.
- The Purchaser acknowledges that variations (including variations in colour, texture and appearance) from the Vendor's samples may occur in finishing materials and features in the unit (including cabinetry in the kitchen and bathrooms as well as floor and wall finishes) due to the normal production process.
- The Purchaser acknowledges that laminate flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards.
- The Vendor will not allow the Purchaser to do any work and/or supply any material to finish the dwelling before the Closing Date.
- The Purchaser shall indemnify and save the Vendor, its servants and agents harmless from all action, causes of action, claims and demands for, upon or by reason of any damage, loss or injury to person or property of the Purchaser, or any of his friends, relatives, workmen, or agents who have entered on the real property or any part of the subdivision or which the real property forms a part whether with or without the authorization, express or implied, of the Vendor.
- The Purchaser acknowledges that appliances, fitting & finishes contained in any model home/suite or sales office are for display purpose only and may not be of the same grade type, or may not necessarily be included in the dwelling unit purchased herein. Decorative and upgrade items are displayed in the vignette or model suite and are not part of the standard unit. Vignette and sales office are for display purposes only.
- The Purchaser shall accept minor modifications to the plan which the developer, municipality or builder may require.
- All plans, elevations and specifications are subject to modification from time to time by the Vendor or as may be required by the Ontario Building Code.
- The Vendor shall have the right to substitute materials for those provided in this Schedule or otherwise represented to the Purchaser in any plans, specifications or other documents, provided that such materials are of quality equal to or better than the material provided for in the plan and specifications. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor's designer.
- All dimensions, if any, are approximate. Actual useable floor space may vary from any stated floor area (where stated).
- Ceiling heights are approximate and measured from the finished concrete floor slab to the underside of the concrete slab above. In areas where bulkheads or localized drop ceilings are required, the ceiling height will be less than the specified height.
- Floor areas are approximate but measured in accordance with the HCRA Directive on Floor Area Calculations.
- Where the term "or" is noted, this is at the Vendor's discretion.
- Fixtures and capped electrical box locations to be determined by the Vendor.