


POET & PERTH

DESIGNER
CURATED
SELECTION PACKAGES

All the world's a stage and so is your home!



Cold Brew

PACKAGE 1 | STANDARD

CLEAN & CONTEMPORARY



All samples, features and specifications are subject to change, as necessary, at the discretion of the Vendor. E. & O.E.

Cold Brew

PACKAGE 1 | STANDARD

CLEAN & CONTEMPORARY

Kitchen Faucet & Sink



Bathroom Vanity Fixtures



Ceiling Fixtures



Bathroom Faucet & Sink



Ensuite Tub/Shower



Main Tub/Shower



Hand Towel Holder



Towel Bar
18" Powder Room
24" Bathrooms





Flat White

PACKAGE 2 | STANDARD

ELEVATED & TIMELESS



All samples, features and specifications are subject to change, as necessary, at the discretion of the Vendor. E. & O.E.



Flat White

PACKAGE 2 | STANDARD

ELEVATED & TIMELESS



Bathroom Vanity Fixtures



Ceiling Fixtures



Kitchen Faucet & Sink



Ensuite Tub/Shower



Main Tub/Shower



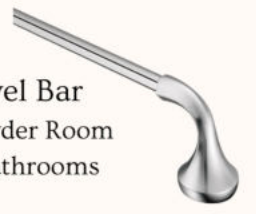
Bathroom Faucet & Sink



Hand Towel Holder



Towel Bar
18" Powder Room
24" Bathrooms



*Bone Dry
Cappuccino*

PACKAGE 3 | UPGRADE

CURRENT & BESPOKE



All samples, features and specifications are subject to change, as necessary, at the discretion of the Vendor. E. & O.E.



Bone Dry Cappuccino

PACKAGE 3 | UPGRADE

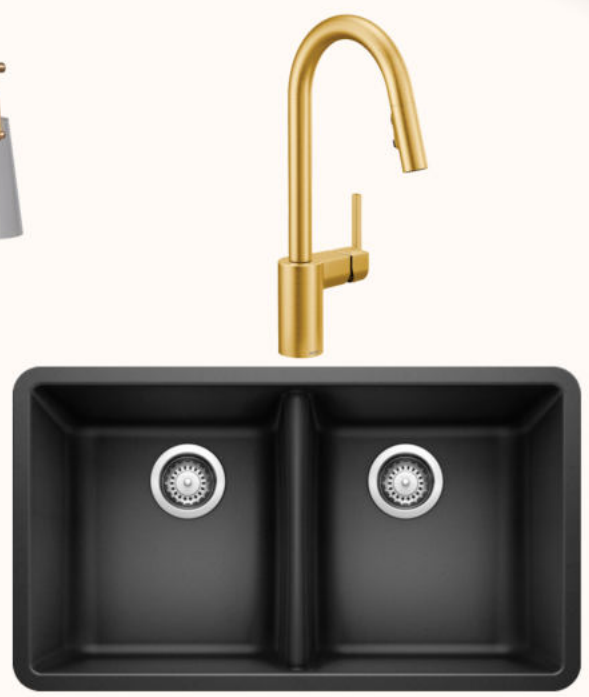
CURRENT & BESPOKE



Bathroom Vanity Fixtures



Kitchen Faucet & Sink



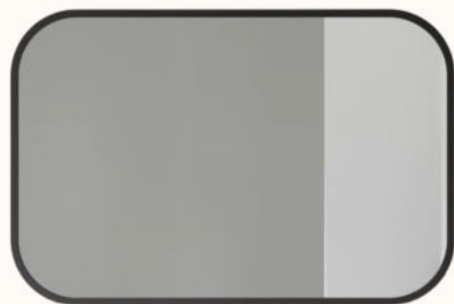
Ceiling Fixtures



Powder Room Mirror



Main & Ensuite Bathroom Mirror



Shower Head



Tub/Shower



Bathroom Faucet & Sink



Hand Towel Holder



Shower Only



Towel Bar
18" Powder Room
24" Bathrooms



All samples, features and specifications are subject to change, as necessary, at the discretion of the Vendor. E. & O.E.



Espresso Macchiato

PACKAGE 4 | UPGRADE

MODERN & SOPHISTICATED



All samples, features and specifications are subject to change, as necessary, at the discretion of the Vendor. E. & O.E.



Espresso Macchiato

PACKAGE 4 | UPGRADE

MODERN & SOPHISTICATED



Bathroom Vanity Fixtures



Kitchen Faucet & Sink



Ceiling Fixtures



Powder Room Mirror



Main & Ensuite Bathroom Mirror



Shower Head



Tub/Shower



Bathroom Faucet & Sink



Hand Towel Holder



Shower Only



Towel Bar
18" Powder Room
24" Bathrooms





London Fog Latte

PACKAGE 5 | UPGRADE

ELEGANT & TRANSITIONAL



All samples, features and specifications are subject to change, as necessary, at the discretion of the Vendor. E. & O.E.



London Fog
Latte

PACKAGE 5 | UPGRADE

ELEGANT & TRANSITIONAL

Kitchen Faucet & Sink

Bathroom Vanity Fixtures



Ceiling Fixtures



Powder Room Mirror



Tub/Shower



Main & Ensuite Bathroom Mirror



Hand Towel Holder



Shower



Bathroom Faucet & Sink



Towel Bar 18" Powder Room 24" Bathrooms





FEATURES & FINISHES

PURCHASE PRICE INCLUDES THE FOLLOWING:

WARRANTY

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

DOORS AND WINDOWS

- Low maintenance vinyl clad exterior windows with low E argon double-glazed glass
- Steel insulated front entry door and house to garage door
- Sectional overhead garage door
- Screens on all operating windows and sliding doors

MECHANICAL

- High efficiency natural gas, forced air furnace
- Energy Recovery Ventilator for fresh air circulation
- Programmable thermostat
- Exhaust fans in Baths and Laundry areas vented to exterior
- Hot Water Heater to be rental

PLUMBING

- Post-temp pressure/temperature control valve in tub/shower units
- 5' acrylic bathtub with tiled walls in Main Bath from Vendor samples as per plan
- Acrylic shower base with tiled walls, shower door with clear glass in Ensuite from Vendor samples as per plan
- Single lever vanity faucet from Vendor samples
- Undermount white oval china basin in Baths
- Stainless-steel undermount sink in Kitchen with single lever faucet with pull out spout

MILLWORK

- Contemporary Kitchen Cabinetry and complimentary Bathroom vanities
- Solid surface quartz countertops throughout to be selected from Vendor's standard samples
- All Kitchens to come with a pot and pan drawer set

PAINTING

- All finished trim and doors to be painted
- California knock-down ceiling finish throughout except Laundry, mechanical and Bathroom locations
- Walls to be painted white (1 coat primer, 2 finish coats)

FLOORING

- Tongue and groove subfloors, nailed and screwed to floor joists
- Luxury laminate flooring in Great Room, Dining and Kitchen (as per plan) from Vendor samples
- Plush carpet in Bedrooms as per plan
- All stairs in finished areas to be carpet
- 13'x13' ceramic tile in Foyer and Bathrooms as per plan

ROUGH-INS

- Rough-in for CAT 6E telephone line to a maximum of 2 locations
- Rough-in for dishwasher

LAUNCH BONUS OFFERING!

- Vendor's line stainless steel appliance package including fridge, OTR microwave, stove and dishwasher
- Washer and Dryer in White, as per plan
- A/C

ELECTRICAL

- LED light bulbs in all compatible fixtures
- Quality electrical light fixtures, Decora light switches and receptacles
- 100 Amp. electrical service with breaker panel
- Smoke detectors and carbon monoxide detectors (as per Ontario Building Code)
- Hydro services to be located as per Public Utilities Commission specifications

INSULATION AND DRYWALL

- House fully insulated to building code standards
- Garage drywall and painted (1 coat primer, 1 finish coat)

INTERIOR TRIM/HARDWARE

- Vanity mirrors in all Baths
- Brushed Nickel interior door levers, privacy sets on Baths and Primary Bedroom
- Grip set on front exterior door
- Flat stock 5-inch base board and 3-inch casing
- Wire shelving in all closets

EXTERIOR

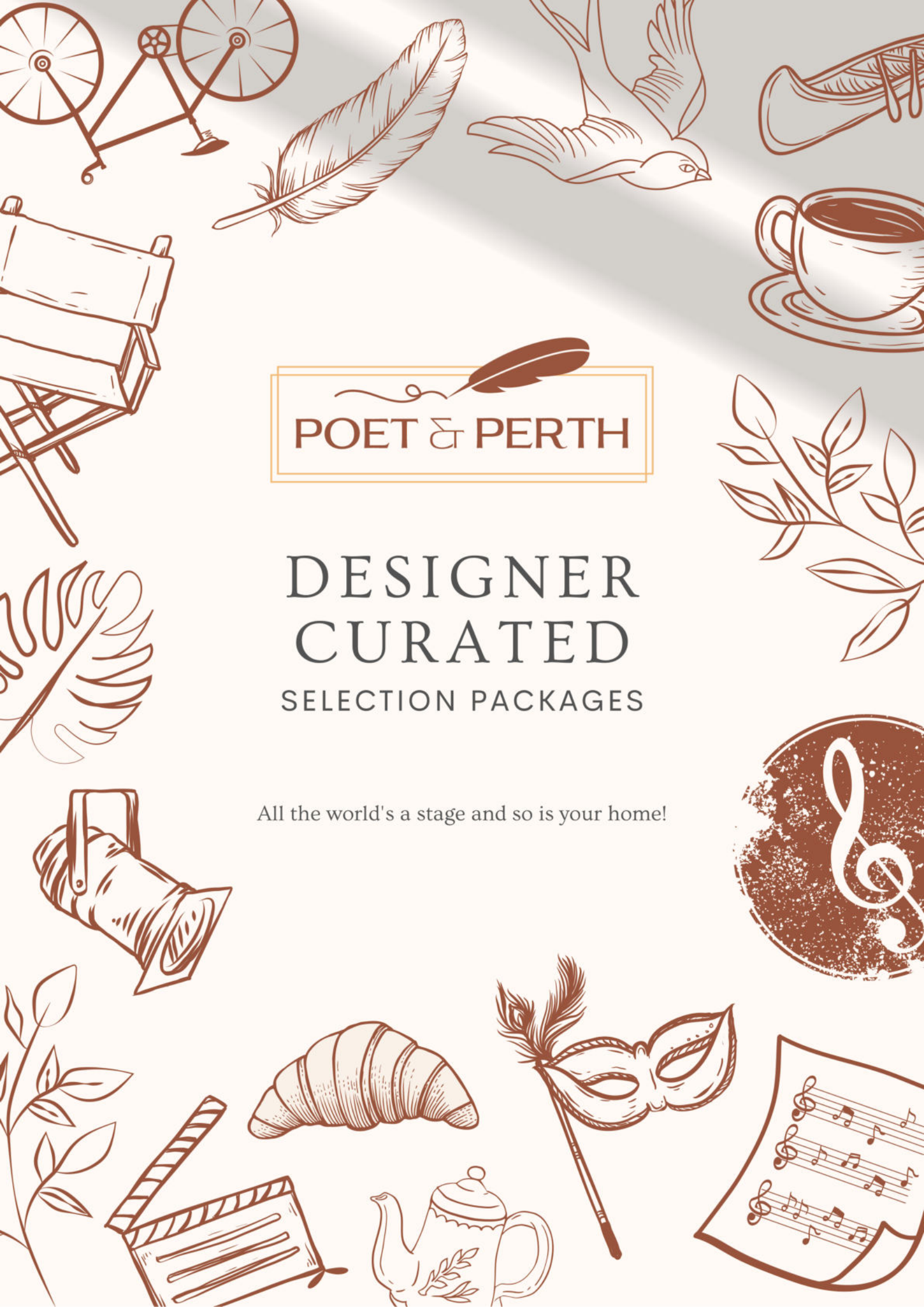
- Basement exterior wall wrapped with drainage membrane
- Architecturally designed shingles c/w a limited lifetime manufacturer warranty
- Low maintenance aluminum soffits, fascia, eavestrough and downspouts
- All windows and exterior door frames caulked
- Low maintenance exterior materials as per architectural drawings. All materials as per architectural guidelines and Vendor specifications
- Architecturally controlled and coordinated exterior color packages pre-selected by Vendor's community design team
- Lot graded and full sodded

MISCELLANEOUS

- All underground utilities are fully paid for by the developer, except if modified by the Purchaser
- Due to City or Hydro service locations, the driveway location is pre-determined
- 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 differ from the specifications in this Schedule 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.
February 2nd, 2023




POET & PERTH

DESIGNER
CURATED
SELECTION PACKAGES

All the world's a stage and so is your home!