

Detached Homes

THE MATTAMY WAY QUALITY DETAILS YOU'LL LOVE

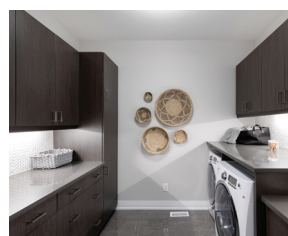
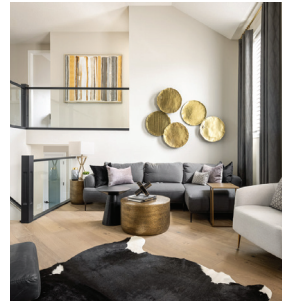


At Preserve West, Our Higher Standards Are Anything but Standard. Your New Home Will Offer Premium Quality Finishes and Smart Home Technologies to Simplify Your Life.

34' Detached Homes: \$20,000 Design Studio Credit

38' Detached Homes: \$30,000 Design Studio Credit

- 10' Smooth Ceilings on Main Floor (Excluding closets)
- 9' Smooth Ceilings on Second Floor (Excluding 34' Homes)
- Hardwood Flooring Throughout (Excluding Tiled Areas As Per Plan)
- Oak Stairs with Oak Square Pickets
- Granite Countertops Throughout
- Triple Glazed Windows
- Gas Fireplace
- Freestanding Tub in Primary Ensuite (As Per Plan)
- Frameless Glass Showers in Primary Ensuite (As Per Plan)
- Upgraded Moen Faucet Package
- Receptacle with USB Port
- Smart Home Package
- ENERGY STAR®



Features are as per plan and as per schedule A. Subject to change without notice. Images are for marketing purposes only and may not reflect included features and finishes. E.&O.E. February 2022

mattamyhomes.com

Schedule A (Home Features)

Preserve West - 34' Detached Home

EXTERIOR

1. MATTAMY'S Preserve West is a new home community inspired by the sense of neighbourhood. House sitings and exterior colours will be architecturally co-ordinated.
2. Elevations include clay brick and low maintenance, pre-finished cement board siding, stone veneer and EIFS stucco system with architectural features in other materials, as per elevation.
3. Entry-resistant framing on all perimeter doors (excluding patio doors).
4. Aluminum maintenance-free soffit, downspouts, fascia, and eavestrough.
5. Architectural styled laminate fiberglass shingles with a 30-year Manufacturer's Limited Lifetime Warranty.
6. Fibreglass painted or stained insulated entry exterior door(s) with weather-stripping and deadbolt lock (excluding patio doors and door from garage to exterior if applicable).
7. All vinyl casement windows, simulated single-hung casement or fixed windows throughout, either white or colour as per applicable elevation and as per plan. Basement windows to be 30"x24" deep white vinyl sliders, if applicable.
8. Sliding patio door or garden door(s), as per plan.
9. All windows triple glazed, excluding basement windows and entry door glazing. Basement windows and patio sliding doors, where applicable, to be classified as Zone 3 windows with Low E coating and argon gas.
10. Glazed panel in front entry door or side light(s) as per elevation.
11. All opening windows and sliding patio doors are complete with screens.
12. Moulded steel panel insulated sectional roll-up garage doors equipped with heavy duty springs and long-life, rust-resistant door hardware, as per elevation.
13. Entire lot sodded except paved areas (common side yard 6' or less may be finished with granular material).
14. Pre-cast concrete slab walkway to front door entry, pre-cast step(s) at front and/or rear door as required.
15. Two exterior water taps, one in front (or garage), and one at rear of home.
16. Two exterior weatherproof electrical outlets with ground fault interrupter, one at front and one at rear of home.
17. Weiser front door entry set finished in Satin Nickel, prefinished individual house numbers to complement exteriors, coach light(s) on front as per elevation on all elevations as per plan.
18. Vendor will install a two-coat asphalt driveway excluding apron which is concrete.

KITCHEN

1. Purchaser's choice of cabinets from Vendor's upgraded selection.
2. Purchaser's choice of 3 cm granite countertops from Vendor's standard selection.
3. Colour co-ordinated kick plates to compliment kitchen cabinets.
4. Stainless steel Blanco undermount double compartment kitchen sink with spillway. Includes single lever pull down Moen faucet, as per Vendor's standard specifications.
5. Shut-off valve to the kitchen sink.
6. Stainless steel finish kitchen exhaust fan with 6" duct vented to exterior.
7. Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
8. Split receptacle(s) at counter level for future small appliances.
9. Dishwasher space provided in kitchen cabinets with rough-in wiring and drains. (Wire will not be connected to electrical panel and no cabinet supplied).
10. 36" Refrigerator opening & 30" Stove Opening.

BATHS

1. Separate shower to receive water resistant board to approximately 60" high with rain head type showerhead and a separate handheld shower head on a bracket from Vendor's standard samples.
2. Glass shower enclosures with 2x2 white mosaic tile base, 8x10 ceramic tiled walls (where required) and glass enclosure in Primary Ensuite as per plan with aluminum channel as required, from Vendors' standard selection.
3. Purchaser's choice of cabinets from Vendor's upgraded selection (excluding Powder Room).
4. Purchaser's choice of 2 cm granite countertops from Vendor's standard selection in all bathrooms (excluding Powder Room).
5. Colour co-ordinated kick-plate to compliment vanity cabinets.
6. Decorative lighting in all bathrooms and Powder Room.
7. Beveled mirrors approx. 42" high in all bathroom(s) and powder room.
8. White bathroom fixtures from Vendor's standard selection including efficient 4.8L elongated toilet.
9. White acrylic bathtubs in all main and secondary bathrooms with ledge as per plan.
10. Exhaust fans vented to exterior in all bathroom(s) and Powder Room.
11. Privacy locks on all bathroom and powder room doors.
12. Chrome finish upgraded Moen washer-less faucet with pop-up drain and water saving aerator in all bathroom and Powder Room sinks.
13. Pedestal sink in Powder Room, as per plan.
14. 8x10 ceramic wall tile from Vendors' standard selection, up to the ceiling for tub/shower enclosure(s) and up to and including ceiling for separate shower stalls.
15. White acrylic freestanding oval tub with Moen roman tub faucet in chrome finish as per plan.
16. Bathroom and Powder Room accessories to include Moen chrome finish matching towel bar and toilet tissue holder.
17. Pressure balance valves to all shower stalls and tub/showers as per plan.
18. Shut off valves for all bathroom and Powder Room sinks.

INTERIOR TRIM

1. Stairs with oak treads, oak veneer risers and stringers to finished areas as per plan, with choice of stained or natural finish from Vendor's standard colour selection. Includes oak handrail with choice of oak pickets or black finish metal pickets.
2. Standard kneewalls, ledges and window seats to be capped with white painted MDF (medium density fibreboard) trim detailing.
3. Riverside moulded panel interior passage doors throughout finished areas (per trim package selected; one style throughout), excluding sliding closet doors if applicable.
4. Interior passage doors are 8ft tall throughout (where possible).
5. 5 ¼" baseboard and 2 ¾" casing in choice of chamfered or step profile. 3/8" profile door stop trim in all tiled areas, on all elevations. Trim casing on all swing doors and flat archways up to approx. 12" deep, on ground floor and hallway of 2nd floor, and windows throughout in all finished areas, foyer and linen closets, where applicable as per plan (excluding bedroom closets with sliding doors and arches in 2nd floor bedrooms and bathrooms).
6. All drywall applied with screws using a minimum number of nails.
7. Weiser satin nickel finish hinges and lever-style handles on all interior doors, in finished areas as per plan.
8. Wire shelving installed in all closets.
9. Mirrored sliding doors as per plan.

LAUNDRY

1. Purchaser's choice of laundry base cabinet(s) from Vendor's upgraded selection.
2. Purchaser's choice of granite countertops from Vendor's standard selection.
3. Stainless steel Blanco undermount sink with single lever Moen faucet, as per Vendor's upgraded specifications.
4. Colour co-ordinated kick-plate to compliment base cabinet(s).
5. Shut-off valves in finished laundry room.
6. Heavy duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.
7. White laundry tub with chrome finish dual knob faucet, as per Vendor's standard specifications, installed in unfinished Basement or unfinished Storage/Utility room, as per plan.

ELECTRICAL

1. 200 Amp service with circuit breaker type panel.

2. All wiring in accordance with Electrical Safety Authority standards and Ontario Electrical Safety Code.
3. All wiring in accordance with Ontario Hydro standards.
4. One electrical outlet under electrical panel if located in unfinished area.
5. Electrical outlet(s) in all bathroom(s) and powder room include ground fault interrupter.
6. One electrical outlet in garage for each parking space. One ceiling outlet in garage for each garage door for future garage door opener.
7. Seasonal duplex receptacle located under front porch soffit with interior switch near front door or in main hall closet.
8. Ceiling mounted light fixture(s) in kitchen/breakfast area, den, halls, finished laundry room, family room / great room, dining room and all bedrooms where applicable, as per plan. (Rooms having sloped or ceiling heights over 10' that span the entire room are to have switch-controlled receptacle).
9. Switch controlled receptacle in living room.
10. Decora style dimmer control in front hallway as per plan.
11. Smoke Detector with visual signaling component installed as per Ontario Building Code.
12. Carbon Monoxide Detector on all floors where a finished bedroom is located.
13. Electronic door chime at front door.
14. Builder to provide (1) finished Cat6 Data line to Great Room to accommodate cable, telephone and internet connections.
15. One in wall USB charger for smartphones and tablets located in predetermined location.
16. Deeper electrical boxes for future smart switches (smart switches not included)
17. One (1) brushed nickel finished smart door lock
18. One (1) smart light switch for front entry light

PAINTING

1. Washable low VOC latex paint on interior walls throughout finished areas (one colour throughout) from Vendor's standard selection.
2. Interior trim and doors to be painted white.
3. Smooth finish ceiling to main floor and sprayed stipple ceilings with 4" smooth borders on second floor except for bathrooms and finished Laundry Room, which have smooth painted ceilings. All closets to have sprayed stipple ceilings only.

FLOORING

1. Choice of ceramic floor tile in Foyer, Kitchen, Breakfast Area, Powder Room, bathroom(s) and finished Laundry Room, where applicable as per plan, from Vendor's standard selection.
2. Engineered Oak Hardwood 3 1/2" wide flooring in choice of colour from vendor's standard selection throughout finished areas (excluding tiled areas) as per plan.
3. Tongue and groove, oriented strand board subflooring throughout (except Basement), screwed and glued on engineered floor joist system.
4. Concrete basement floor with drain.

FAMILY ROOM / GREAT ROOM

1. Direct vent gas fireplace as per plan with painted MDF mantle surround as per plan, from Vendor's standard selection.

ADDITIONAL FEATURES

1. 10' high ceilings on ground floor and 9' ceilings on the second floor, except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered.
2. 2"x6" exterior wall construction
3. Insulated door from house to garage (where grade permits, as per plan), with safety door closer and keyless entry hardware.
4. Garage drywalled and primed.
5. Mortgage survey provided with closing documents at no additional cost.
6. Garage floor and driveway sloped for drainage.
7. Concrete garage floor where applicable with reinforced grade beams.
8. All windows installed with expandable foam to minimize air leakage. (excluding basement windows)
9. Poured concrete basement walls with drainage membrane and weeping tile.
10. Poured concrete front porch as per plan.
11. Architecturally pre-determined sitings and exterior colours in conformance with applicable zoning and architectural control guidelines.
12. 1" gas supply lines throughout.
13. HVAC system and ductwork sized to accommodate future air conditioning.
14. Ducts Professionally Cleaned.
15. Rough in 3-piece washroom in unfinished area in Basement.

ENERGY STAR PROGRAM

1. All triple-glazed windows with insulated spacers (excluding basement windows). Windows installed with expandable foam at perimeter and caulked on the exterior. (excluding basement windows).
2. Attic insulated to a minimum of R60.
3. Spray foam insulation in garage ceiling below livable space, in addition to cantilevered areas with living space above, to be insulated to R31.
4. Exposed main basement ductwork to be sealed with foil tape or mastic sealant.
5. High efficiency gas fired heating system.
6. Energy efficient hot water heating appliance is a rental unit. Purchaser to execute agreement with Vendor.
7. Energy Star certified Ecobee Smart Thermostat with Built-in Amazon Alexa Voice Services.
8. Heat Recovery Ventilator (HRV) installed and interlocked with furnace. (Simplified system)
9. LED lighting in all standard interior and exterior light fixtures as per plan.
10. Energy Star qualified exhaust fans in all bathrooms including Powder Room (where applicable).
11. Air tightness test and independent third-party certification.
12. Gas Fireplace includes electronic pilot.

WARRANTY

Mattamy Warranty backed by TARION "Excellent Service Rating" includes that the home is free from defects in workmanship and materials for One (1) Year.

Two Year Warranty Protection:

The home is free from defects in workmanship and materials including caulking, windows and doors so that the building prevents water penetration. Defects in workmanship and materials in the electrical, plumbing, heating delivery and distribution systems - Defects in workmanship and materials which result in the detachment, displacement, or deterioration of exterior cladding, leaving to detachment or serious deterioration.

Violations of the Ontario Building Code's Health and Safety provisions.

Seven Year Warranty Protection (Major Structural Defects):

A major structural defect is defined by TARION as: - a defect in workmanship and materials that results in the failure of the load-bearing part of the home's structure, or - any defect in workmanship or materials that adversely affects your use of the building as a home.

Specifications and Terms subject to change, E. & O.E., May 26, 2022

Purchaser shall have the right to select floor coverings, cabinets and countertops, bathroom fixtures and purchase upgrades from the Vendor's samples subject to their timely availability from the Vendor's normal supplier and provided that the same have not already been ordered for the Purchaser's house. Variations from the Vendor's samples may include but not be limited to variations in bricks, finishing materials, kitchen and vanity cabinets, and floor and wall finishes due to normal production process. The Purchaser is hereby notified that the laundry room may be lowered to accommodate side yard drainage, and in extraordinary cases, door(s) from laundry room will be eliminated at Vendor's discretion. Steps, where applicable, may vary at any exterior or interior entranceway due to grading variance. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and improve the elevations of the house exposed to the street. The Purchaser accepts these changes as necessary. When the Purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The house erected or to be erected on the applicable lot shall contain the features listed above. The floor plan shall be the plan that is illustrated in the Vendor's latest sales display or in any electronic or digital brochures for the model type purchased. The Purchaser acknowledges that the Vendor's model homes have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. All electrical services included in the basic model type are illustrated on architectural plans or digital renderings that are available at the Vendor's sales office. Most additional features on display in the model homes are available as extras. Front elevations are modified where alternate floor plans selected. The Purchaser is notified due to siting, grading, and paving conditions, roof lines may vary due to structural roof framing conditions, and may not be exactly as shown. Due to conditions, risers may be necessary at the front entry. The Purchaser is notified that all lots have Architectural Control applied to them and that exterior architectural features may be added or altered at the Vendor's discretion to comply with Architectural Control Guidelines. The Vendor reserves the right to use visual representations of the home, taken both during construction and after occupancy, for the purposes of Public Relations and Advertising, and the undersigned hereby consents to the same.

Initials...../.....

Schedule A (Home Features)

Preserve West - 38' Detached Homes

EXTERIOR

1. MATTAMY'S Preserve West is a new home community inspired by the sense of neighbourhood. House sitings and exterior colours will be architecturally co-ordinated.
2. Elevations include clay brick and low maintenance, pre-finished cement board siding, stone veneer and EIFS stucco system with architectural features in other materials, as per elevation.
3. Entry-resistant framing on all perimeter doors (excluding patio doors).
4. Aluminum maintenance-free soffit, downspouts, fascia, and eavestrough.
5. Architectural styled laminate fiberglass shingles with a 30-year Manufacturer's Limited Lifetime Warranty.
6. Fibreglass painted or stained insulated entry exterior door(s) with weather-stripping and deadbolt lock (excluding patio doors and door from garage to exterior if applicable).
7. All vinyl casement windows, simulated single-hung casement or fixed windows throughout, either white or colour as per applicable elevation and as per plan. Basement windows to be 30"x24" deep white vinyl sliders, if applicable.
8. Sliding patio door or garden door(s), as per plan.
9. All windows triple glazed, excluding basement windows and entry door glazing. Basement windows and patio sliding doors, where applicable, to be classified as Zone 3 windows with Low E coating and argon gas.
10. Glazed panel in front entry door or side light(s) as per elevation.
11. All opening windows and sliding patio doors are complete with screens.
12. Moulded steel panel insulated sectional roll-up garage doors equipped with heavy duty springs and long-life, rust-resistant door hardware, as per elevation.
13. Entire lot sodded except paved areas (common side yard 6' or less may be finished with granular material).
14. Pre-cast concrete slab walkway to front door entry, pre-cast step(s) at front and/or rear door as required.
15. Two exterior water taps, one in front (or garage), and one at rear of home.
16. Two exterior weatherproof electrical outlets with ground fault interrupter, one at front and one at rear of home.
17. Weiser front door entry set finished in Satin Nickel, prefinished individual house numbers to complement exteriors, coach light(s) on front as per elevation on all elevations as per plan.
18. Vendor will install a two-coat asphalt driveway excluding apron which is concrete.

KITCHEN

1. Purchaser's choice of cabinets from Vendor's upgraded selection.
2. Purchaser's choice of 3 cm granite countertops from Vendor's standard selection.
3. Colour co-ordinated kick plates to compliment kitchen cabinets.
4. Stainless steel Blanco undermount double compartment kitchen sink with spillway. Includes single lever pull down Moen faucet, as per Vendor's standard specifications.
5. Shut-off valve to the kitchen sink.
6. Stainless steel finish kitchen exhaust fan with 6" duct vented to exterior.
7. Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
8. Split receptacle(s) at counter level for future small appliances.
9. Dishwasher space provided in kitchen cabinets with rough-in wiring and drains. (Wire will not be connected to electrical panel and no cabinet supplied).
10. 36" Refrigerator opening & 36" Stove Opening.

BATHS

1. Separate shower to receive water resistant board to approximately 60" high with rain head type showerhead and a separate handheld shower head on a bracket from Vendor's standard samples.
2. Glass shower enclosures with 2x2 white mosaic tile base, 8x10 ceramic tiled walls (where required) and glass enclosure in Primary Ensuite as per plan with aluminum channel as required, from Vendors' standard selection.
3. Purchaser's choice of cabinets from Vendor's upgraded selection (excluding Powder Room).
4. Purchaser's choice of 2 cm granite countertops from Vendor's standard selection in all bathrooms (excluding Powder Room).
5. Colour co-ordinated kick-plate to compliment vanity cabinets.
6. Decorative lighting in all bathrooms and Powder Room.
7. Beveled mirrors approx. 42" high in all bathroom(s) and powder room.
8. White bathroom fixtures from Vendor's standard selection including efficient 4.8L elongated toilet.
9. White acrylic bathtubs in all main and secondary bathrooms with ledge as per plan.
10. Exhaust fans vented to exterior in all bathroom(s) and Powder Room.
11. Privacy locks on all bathroom and powder room doors.
12. Chrome finish upgraded Moen washer-less faucet with pop-up drain and water saving aerator in all bathroom and Powder Room sinks.
13. Pedestal sink in Powder Room, as per plan.
14. 8x10 ceramic wall tile from Vendors' standard selection, up to the ceiling for tub/shower enclosure(s) and up to and including ceiling for separate shower stalls.
15. White acrylic freestanding oval tub with Moen roman tub faucet in chrome finish as per plan.
16. Bathroom and Powder Room accessories to include Moen chrome finish matching towel bar and toilet tissue holder.
17. Pressure balance valves to all shower stalls and tub/showers as per plan.
18. Shut off valves for all bathroom and Powder Room sinks.

INTERIOR TRIM

1. Stairs with oak treads, oak veneer risers and stringers to finished areas as per plan, with choice of stained or natural finish from Vendor's standard colour selection. Includes oak handrail with choice of oak pickets or black finish metal pickets.
2. Standard kneewalls, ledges and window seats to be capped with white painted MDF (medium density fibreboard) trim detailing.
3. Riverside moulded panel interior passage doors throughout finished areas (per trim package selected; one style throughout), excluding sliding closet doors if applicable.
4. Interior passage doors are 8ft tall throughout (where possible).
5. 5 ¼" baseboard and 2 ¾" casing in choice of chamfered or step profile. 3/8" profile door stop trim in all tiled areas, on all elevations. Trim casing on all swing doors and flat archways up to approx. 12" deep, on ground floor and hallway of 2nd floor, and windows throughout in all finished areas, foyer and linen closets, where applicable as per plan (excluding bedroom closets with sliding doors and arches in 2nd floor bedrooms and bathrooms).
6. All drywall applied with screws using a minimum number of nails.
7. Weiser satin nickel finish hinges and lever-style handles on all interior doors, in finished areas as per plan.
8. Wire shelving installed in all closets.
9. Mirrored sliding doors as per plan.

LAUNDRY

1. Purchaser's choice of laundry base cabinet(s) from Vendor's upgraded selection.
2. Purchaser's choice of granite countertops from Vendor's standard selection.
3. Stainless steel Blanco undermount sink with single lever Moen faucet, as per Vendor's upgraded specifications.
4. Colour co-ordinated kick-plate to compliment base cabinet(s).
5. Shut-off valves in finished laundry room.
6. Heavy duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.
7. White laundry tub with chrome finish dual knob faucet, as per Vendor's standard specifications, installed in unfinished Basement or unfinished Storage/Utility room, as per plan.

ELECTRICAL

1. 200 Amp service with circuit breaker type panel.

2. All wiring in accordance with Electrical Safety Authority standards and Ontario Electrical Safety Code.
3. All wiring in accordance with Ontario Hydro standards.
4. One electrical outlet under electrical panel if located in unfinished area.
5. Electrical outlet(s) in all bathroom(s) and powder room include ground fault interrupter.
6. One electrical outlet in garage for each parking space. One ceiling outlet in garage for each garage door for future garage door opener.
7. Seasonal duplex receptacle located under front porch soffit with interior switch near front door or in main hall closet.
8. Ceiling mounted light fixture(s) in kitchen/breakfast area, den, halls, finished laundry room, family room / great room, dining room and all bedrooms where applicable, as per plan. (Rooms having sloped or ceiling heights over 10' that span the entire room are to have switch-controlled receptacle).
9. Switch controlled receptacle in living room.
10. Decora style dimmer control in front hallway as per plan.
11. Smoke Detector with visual signaling component installed as per Ontario Building Code.
12. Carbon Monoxide Detector on all floors where a finished bedroom is located.
13. Electronic door chime at front door.
14. Builder to provide (1) finished Cat6 Data line to Great Room to accommodate cable, telephone and internet connections.
15. One in wall USB charger for smartphones and tablets located in predetermined location.
16. Deeper electrical boxes for future smart switches (smart switches not included)
17. One (1) brushed nickel finished smart door lock
18. One (1) smart light switch for front entry light

PAINTING

1. Washable low VOC latex paint on interior walls throughout finished areas (one colour throughout) from Vendor's standard selection.
2. Interior trim and doors to be painted white.
3. Smooth finish ceiling to main floor and 2nd floor. All closets to have sprayed stipple ceilings only.

FLOORING

1. Choice of ceramic floor tile in Foyer, Kitchen, Breakfast Area, Powder Room, bathroom(s) and finished Laundry Room, where applicable as per plan, from Vendor's standard selection.
2. Engineered Oak Hardwood 3 1/2" wide flooring in choice of colour from vendor's standard selection throughout finished areas (excluding tiled areas) as per plan.
3. Tongue and groove, oriented strand board subflooring throughout (except Basement), screwed and glued on engineered floor joist system.
4. Concrete basement floor with drain.

FAMILY ROOM / GREAT ROOM

1. Direct vent gas fireplace as per plan with painted MDF mantle surround as per plan, from Vendor's standard selection.

ADDITIONAL FEATURES

1. 10' high ceilings on ground floor and 9' ceilings on the second floor, except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered.
2. 2"x6" exterior wall construction
3. Insulated door from house to garage (where grade permits, as per plan), with safety door closer and keyless entry hardware.
4. Garage drywalled and primed.
5. Mortgage survey provided with closing documents at no additional cost.
6. Garage floor and driveway sloped for drainage.
7. Concrete garage floor where applicable with reinforced grade beams.
8. All windows installed with expandable foam to minimize air leakage. (excluding basement windows)
9. Poured concrete basement walls with drainage membrane and weeping tile.
10. Poured concrete front porch as per plan.
11. Architecturally pre-determined sitings and exterior colours in conformance with applicable zoning and architectural control guidelines.
12. 1" gas supply lines throughout.
13. HVAC system and ductwork sized to accommodate future air conditioning.
14. Ducts Professionally Cleaned.
15. Rough in 3-piece washroom in unfinished area in Basement.

ENERGY STAR PROGRAM

1. All triple-glazed windows with insulated spacers (excluding basement windows). Windows installed with expandable foam at perimeter and caulked on the exterior. (excluding basement windows).
2. Attic insulated to a minimum of R60.
3. Spray foam insulation in garage ceiling below livable space, in addition to cantilevered areas with living space above, to be insulated to R31.
4. Exposed main basement ductwork to be sealed with foil tape or mastic sealant.
5. High efficiency gas fired heating system.
6. Energy efficient hot water heating appliance is a rental unit. Purchaser to execute agreement with Vendor.
7. Energy Star certified Ecobee5 Smart Thermostat with Built-in Amazon Alexa Voice Services.
8. Heat Recovery Ventilator (HRV) installed and interlocked with furnace. (Simplified system)
9. LED lighting in all standard interior and exterior light fixtures as per plan.
10. Energy Star qualified exhaust fans in all bathrooms including Powder Room (where applicable).
11. Air tightness test and independent third-party certification.
12. Gas Fireplace includes electronic pilot.

WARRANTY

Mattamy Warranty backed by TARION "Excellent Service Rating" includes that the home is free from defects in workmanship and materials for One (1) Year.

Two Year Warranty Protection:
The home is free from defects in workmanship and materials including caulking, windows and doors so that the building prevents water penetration. Defects in workmanship and materials in the electrical, plumbing, heating delivery and distribution systems - Defects in workmanship and materials which result in the detachment, displacement, or deterioration of exterior cladding, leaving to detachment or serious deterioration.

Violations of the Ontario Building Code's Health and Safety provisions.
Seven Year Warranty Protection (Major Structural Defects):
A major structural defect is defined by TARION as: - a defect in workmanship and materials that results in the failure of the load-bearing part of the home's structure, or - any defect in workmanship or materials that adversely affects your use of the building as a home.

Specifications and Terms subject to change, E. & O.E., May 26, 2022.

Purchaser shall have the right to select floor coverings, cabinets and countertops, bathroom fixtures and purchase upgrades from the Vendor's samples subject to their timely availability from the Vendor's normal supplier and provided that the same have not already been ordered for the Purchaser's house. Variations from the Vendor's samples may include but not be limited to variations in bricks, finishing materials, kitchen and vanity cabinets, and floor and wall finishes due to normal production process. The Purchaser is hereby notified that the laundry room may be lowered to accommodate side yard drainage, and in extraordinary cases, door(s) from laundry room will be eliminated at Vendor's discretion. Steps, where applicable, may vary at any exterior or interior entranceway due to grading variance. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and improve the elevations of the house exposed to the street. The Purchaser accepts these changes as necessary. When the Purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The house erected or to be erected on the applicable lot shall contain the features listed above. The floor plan shall be the plan that is illustrated in the Vendor's latest sales display or in any electronic or digital brochures for the model type purchased. The Purchaser acknowledges that the Vendor's model homes have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. All electrical services included in the basic model type are illustrated on architectural plans or digital renderings that are available at the Vendor's sales office. Most additional features on display in the model homes are available as extras. Front elevations are modified where alternate floor plans selected. The Purchaser is notified due to siting, grading, and paving conditions, roof lines may vary due to structural roof framing conditions, and may not be exactly as shown. Due to conditions, risers may be necessary at the front entry. The Purchaser is notified that all lots have Architectural Control applied to them and that exterior architectural features may be added or altered at the Vendor's discretion to comply with Architectural Control Guidelines. The Vendor reserves the right to use visual representations of the home, taken both during construction and after occupancy, for the purposes of Public Relations and Advertising, and the undersigned hereby consents to the same.

Initials...../.....

34' Detached Homes

PRICING PACKAGE



Model	Sq. ft.	Plan	Elevation	Price
The Barnett (F34A)	2,011	4 Bedroom	Craftsman	\$1,335,990
			Traditional	\$1,340,990
			English Manor	\$1,345,990
			French Manor	\$1,345,990
The Coxland (F34B)	2,393	4 Bedroom	Traditional	\$1,378,990
			English Manor	\$1,383,990
			French Chateau	\$1,388,990
The Giddings (F34C)	2,532	4 Bedroom	Contemporary	\$1,388,990
			Traditional	\$1,392,990
			English Manor	\$1,397,990
The Rosebank (F34E) Model Home	2,532	4 Bedroom	French Chateau	\$1,402,990
			Contemporary	\$1,402,990
			Farmhouse	\$1,415,990
The Reign (F34D)	2,724	4 Bedroom	English Manor	\$1,425,990
			French Chateau	\$1,430,990
			Contemporary	\$1,430,990
The Shaw Wood (F34F)	2,751	4 Bedroom	Farmhouse	\$1,433,990
			English Manor	\$1,443,990
			French Chateau	\$1,448,990
			Contemporary	\$1,448,990
			Farmhouse	\$1,436,990
			English Manor	\$1,446,990
			French Chateau	\$1,451,990
			Contemporary	\$1,451,990

Deposits

\$40,000 with offer
 \$30,000 in 30 Days
 \$30,000 in 60 Days
 \$20,000 in 90 Days
 \$120,000 Total

Sales Representatives

Marta Shaughnessy & Andy Wong
 Real Estate Broker:
 Norman Hill Realty Inc
 Sales Office Tel: (905) 469-6238
 Sales Office Fax: (905) 469-6240

Sales Centre Hours

Monday – Sunday
 11:00 a.m. - 6:00 p.m.

Contact

sls_oakville@mattamycorp.com

* Paid as an adjustment upon closing. For further details, speak to your Sales Consultants.

Bank Draft and/or Credit Card Payment Required for First Deposit

Prices include applicable taxes. All architect's choice options must be ordered at time of sale and **will not** be available at design centre. Some lots subject to premiums. Premiums subject to change at any time. Prices and features subject to change without notice. All measurements are approximate. Note: actual usable floor space may vary from the stated floor area.

E. & O. E. January 16, 2023

38' Detached Homes

PRICING PACKAGE



Model	Sq.ft.	Plan	Elevation	Price
The Brookdale Corner (C38A)	2,552	4 Bedroom	Craftsman	\$1,676,990
			Traditional	\$1,681,990
			English Manor	\$1,691,990
			French Chateau	\$1,696,990
The Dutton (B38B)	2,446	4 Bedroom	Craftsman	\$1,653,990
			English Manor	\$1,663,990
			French Chateau	\$1,668,990
The Chisholm (C38B)	2,626	4 Bedroom	Farmhouse	\$1,681,990
			English Manor	\$1,682,990
			French Chateau	\$1,697,990
			Contemporary	\$1,697,990
The Seymour (B38D)	2,570	4 Bedroom	Craftsman	\$1,666,990
			English Manor	\$1,676,990
			French Chateau	\$1,681,990
The Kingsley (C38C) 2.5 Storey Model Home	2,770	4 Bedroom	Craftsman	\$1,776,990
			English Manor	\$1,786,990
			French Chateau	\$1,801,990
			Contemporary	\$1,801,990
The Thorncliffe (C38E)	3,038	4 Bedroom	Traditional	\$1,748,990
			English Manor	\$1,758,990
			French Chateau	\$1,768,990
			Contemporary	\$1,773,990
The Windfield (C38G) Model Home	3,109	4 Bedroom	Traditional	\$1,805,990
			English Manor	\$1,815,990
			French Chateau	\$1,820,990
			Contemporary	\$1,820,990
The Woodbury (C38H)	3,343	4 Bedroom	Traditional	\$1,834,990
			English Manor	\$1,844,990
			French Chateau	\$1,849,990

Deposits

\$40,000 with offer
\$40,000 in 30 Days
\$40,000 in 60 Days
\$30,000 in 90 Days
\$150,000 Total

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E. & O. E. January 16, 2023

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