THE SUMMIT 2

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FEATURES & FINISHES

DISTINCTIVE EXTERIOR/CONSTRUCTION FEATURES

1. Elegant architectural upgraded exteriors surpassing community architectural guidelines.
2. Unique combinations of man-made Stone, prefinished fibre cement and wood grain look metal siding together with ornamental details in other materials, to accentuate the theme of each elevation.
3. Approximately 8' high metal faced and insulated sectional roll-up garage door(s) with decorative lite inserts where applicable, as per plans. Garage door(s) installed with heavy-duty springs and long life rust resistant hardware.
4. 8' high painted metal insulated (for elevation D) or stained woodgrain fiberglass (for elevations A and B) front entry door(s), as per plan, with weather stripping.
5. 8' high metal insulated garage access door into home if grade permits with associated deck, if required.
6. Vinyl casement double glazed windows with Low-E glass, argon filled space, coloured exterior frame and white interior frame with screened opening windows.
7. Self-sealed high grade architectural laminate shingle with a limited manufacturer's warranty.
8. Prefinished low maintenance aluminum soffits, fascia, eavestrough and down spouts. Elevation A models to receive a wood grain look metal vented soffit.
9. Poured concrete steps at main entry with precast slabs for walkway at front as well as precast slabs for rear patio area where applicable. Number of steps at front and rear may vary from that shown according to grading conditions and municipal requirements.
10. One exterior hose bib at rear of house and one in garage. Locations to be determined by Builder.
11. Rough-in gas line on kitchen level at rear of house. Location to be determined by the Builder.
12. Dead bolts on all exterior swing doors, as per plan.
13. Entire lot sodded except paved areas.
14. Builder to provide two coat asphalt driveway, (as per Schedule "I").
15. 2" x 6" exterior wall construction with structural sheathing for extra rigidity factor.
16. Decorative exterior lights and matte black finish gripset to front entry door(s) as per plan.
17. Municipal address plaque provided.
18. Oversized pressure treated wood deck with metal picket railing, pressure treated wood posts and top rail, as per plan.

BASEMENT FEATURES (excluding models 54-05 and 54-06)

19. 9' ceiling poured concrete basement walls and steel beam support as required by plan. Heavy-duty damp-proofing on all exterior foundation walls including drainage layer.
20. Vinyl thermopane sliders with coloured exterior frame with screen, as per plan.
21. Exterior door and large windows at rear elevation, as per plan.
22. Models 54-05 and 54-06 are to receive a separately controlled water fed in-floor radiant heating system at ground floor.

INTERIOR FEATURES

23. Kitchen level to have approximately ten-foot (10') ceiling and nine-foot (9') ceilings on bedroom level excluding any dropped areas due to low headroom, mechanical and structural requirements as per model type.
24. Purchaser's selection of one paint colour throughout finished areas from Builder's standard samples. All doors and trim to be painted white.
25. 2-panel "Cambridge Series" interior doors to be 8'-0" high on level with ten-foot ceilings and 6'-8" high on levels with nine-foot ceilings. Trimmed flat archways to match door heights.
26. Interior doors to include satin nickel finish hardware with matching finish hinges.
27. Smooth finish ceilings, painted white, throughout.
28. Contemporary flat stock trim package includes 5-½" baseboards and 3-½" casings, painted white.
29. Stained oak staircase with oak veneer risers, stringers, railings, and nosing, with 1-5/16" square oak pickets in finished areas. Stain to be selected from Builder's standard samples.
30. Direct vent gas fireplace raised approximately 10" above the floor with boxed beam mantel(s) painted white as per plan.

FLOORING FEATURES

31. All tongue and groove 5/8" sub-floors to be sanded and fastened with nails and screws on an Engineered Flooring System.
32. Purchaser's selection of imported ceramic floor tiles (13" x 13") in foyer, laundry room, mud room, powder room, master ensuite and bathroom(s) (as per plan) from Builder's standard samples.
33. Purchaser's selection of quality 40 oz Broadloom throughout all bedrooms and associated closets from Builder's Standard samples (one colour throughout).
34. Quality 3"x3/4" stained engineered oak hardwood flooring throughout balance of finished areas of the house, including stair landings, to be selected from Builder's standard samples.

LUXURY BATHROOM FEATURES

35. White plumbing fixtures in all bathrooms.
36. Single control chrome finished faucets and shower heads including pressure balance and temperature control valves.
37. Water shut off valves for all bathroom and powder room sinks.
38. Primary ensuite to include freestanding five (5') foot acrylic tub.
39. Premium base cabinets with standard edge granite countertop and square undermount sink from Builder's standard samples.
40. Bathrooms to include a white 2"x 2" mosaic tile shower base as per plan. Purchaser's choice of 8"x 10" imported ceramic tiles to walls and ceiling of shower enclosures, from Builder's standard samples.
41. Frameless glass shower enclosure for primary ensuite and framed shower enclosure for all separate shower(s) as per plan.
42. Deep acrylic tubs, as per plan, with purchaser's choice of 8" x 10" imported ceramic bathroom wall tiles, selected from Builders' standard samples.
43. Exhaust fans vented to exterior.
44. Privacy locks on all bathroom doors.
45. Mirrors and light fixtures above vanities in all bathrooms and makeup counters, as per plan.

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LAUNDRY FEATURES

46. Single stainless steel laundry tub set in white base cabinet with laminate countertop and chrome two handle faucet including water shut off valves. Washing machine hookups and drain, as per plan.
47. Heavy-duty wiring and receptacle for future dryer.

GOURMET KITCHEN FEATURES

48. Purchaser's selection of premium kitchen cabinets with soft close cabinet doors.
49. Drawer system with soft close.
50. Heavy-duty wiring and receptacle for stove.
51. Rough-in plumbing and electrical for future dishwasher. (24" space left open in kitchen cabinetry).
52. Standard edge granite countertops from Builder's standard samples, with single basin stainless steel undermount sink and pull-out faucet including water shut off valves.
53. Extended height upper cabinets in kitchen with matching fascia panel to underside of bulkhead.
54. Extended flush breakfast bar, as per plan.
55. Stainless steel under cabinet hood fan, with 6" duct vented to exterior.
56. Servery and apres ski bar, to include base and 40" upper cabinets with granite countertop, undermount bar sink with chrome bar faucet and opening for future bar fridge with outlet as per plan, from Builder's standard samples.
57. Walk-in pantry, to include three (3) continuous shelves, as per plan.

HEATING/INSULATION FEATURES

58. Forced air high-efficiency gas furnace, thermostat on kitchen level.
59. Rough in for future central vacuum to terminate in the garage.
60. Hot water tank (gas) on a rental basis.
61. Spray foam insulation over garage ceilings, with living spaces above.
62. All perimeter walls and ceiling of the garage to be insulated, drywalled and primed.
63. Complete duct cleaning.

ELECTRICAL FEATURES

64. LED lightbulbs throughout interior and exterior of home.
65. 225-amp breaker panel service.
66. White Decora switches and plugs throughout finished areas.
67. Ceiling light fixtures throughout finished areas. Locations determined by the Builder.
68. Shower stalls to include a recessed pot light, as per plan.
69. Smoke detectors on all floors with built in Carbon Monoxide detector.
70. One exterior electrical outlet at rear elevation and at front door. Location to be determined by the Builder.
71. Two rough-in RG-6 cable outlets, one in lodge room and one in primary bedroom.
72. One rough-in CAT-5e outlet located on kitchen level.
73. Overhead garage door electrical ceiling outlet for each separate door.
74. Conduit rough-in for future electrical vehicle. Location to be determined by the Builder.

SMART HOME AUTOMATION AND BONUS FEATURES

75. Electrical doorbell integrated with camera. **
76. Smart Thermostat centrally located at the Lodge level. **
77. Sump pump with high water level alarm. **
78. Smart Home main water valve shut off with leak sensors in each wet area where complete plumbing fixtures provided. **
79. Smart Home security contacts for all operating doors and windows on the main and lower level. **

SOLAR READY

80. Roof structure engineered to accommodate additional weight load (approximately 3 pounds per square foot) of future solar panels to areas as designed by an approved consultant.
81. Electrical panel service size increased to 225-amps.
82. Provide a 2" metallic conduit from the roof attic area to within close proximity to the electrical panel, location to be determined by the Builder, for future connection of the purchaser installed solar panel to the electrical panel.

THOUGHTFUL FUTUREPROOFING CONSIDERATIONS

83. Interior door hardware to be lever style for ease of use.
84. Plumbing controls to be lever style.
85. All interior swing doors in finished areas, excluding closet doors, located between rooms to be approximately 32' wide.
86. All interior archways in finished areas to be approximately 32" wide.
87. Thresholds at floor level between areas with different floor finish materials to be low in height for ease of transition.
88. Primary ensuite to have a low threshold prefinished shower pan and an adjustable handheld shower head on a slidebar.
89. Primary ensuite to have wall reinforcement to accommodate the future installation of two grab bars for each shower and toilet location, as per plan.

BUILDER'S WARRANTY/COVERAGE

90. Primont Homes is backed by the Tarion Warranty Corporation and has attained the Customer Service Excellence Rating.
91. Seven (7) years – major structural defects.
92. Two (2) years – plumbing, heating and electrical systems.
93. As per Tarion Warranty Corporation program requirements.

All Purchaser's selections from Builder's standard samples. A wide variety of upgrades and options are available. Specifications, terms and conditions are subject to change without notice. The Purchaser acknowledges that the Vendor has the right to substitute materials and finishes of equal or better quality. All sketches are artist's renderings only and do not form part of this Agreement. All interior and exterior colours and materials are to be selected from Builder's samples within 10 days of being contacted by the Builder to coordinate a décor studio appointment, the Vendor may exercise all of the Purchaser's rights to colour selection herein. Such selections by the Vendor shall be binding as if the Purchaser would have made such selections. No changes whatsoever will be permitted in items selected by the Purchaser, with the exception of a shortage or discontinuation of item(s) selected. Specifications can change without notice. All plans and specifications are subject to modification from time to time, according to Tarion Warranty Program rules and regulations. Number of steps at front and rear may vary from that shown according to grading conditions and Municipal requirements and cannot be guaranteed. The Purchaser acknowledges that finishing materials contained in any model home may be upgraded for display purposes only and may not be of the same grade or type or may not necessarily be included in the dwelling unit purchased herein. Variations in uniformity and colour from Vendor's samples may occur in finished materials, kitchen and vanity cabinets, floor and wall finishes due to normal production processes or discontinued production schedule. Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards. Actual square footage is measured per Tarion requirements and may vary slightly depending on elevation selected and construction variances. Ceilings and walls may be modified to accommodate mechanical systems. Features shown on the floor plans and drawings as optional are not standard and may be available as upgrades. The Vendor will not allow the Purchaser to do any work and/or supply any material to finish dwelling before the closing date. Purchaser is notified that garage entry doors (where applicable) may be lowered or eliminated to accommodate grading if required by the Municipality's or Developers engineering control. ** The Purchaser is provided with these features for a one year period and advised that these features require an active email and/or text message receiving system and equipment to be functional. House types, streetscapes and final house sitings are subject to final approval by the applicable Municipality and Design Control Architect. E. & O.E. October 11, 2022.