



**CLOCKWORK**  
PHASE 2 AT UPPER JOSHUA CREEK

# FEATURES & FINISHES

## CLOCKWORK PHASE 2

### EXTERIOR

1. Mattamy's Joshua Creek Phase 2 Condos is part of a master-planned neighbourhood inspired by the sense of urban community. Exterior colours for the building will be architecturally coordinated
2. The concrete building construction includes terracotta and metal panel cladding with architectural features in other materials
3. Flat roof waterproofing membrane system
4. All exterior door(s) with locking system
5. Aluminum curtain wall on the ground floor and aluminum window wall systems above, with casement windows or fixed windows throughout, as per plan
6. Aluminum patio or swing door to balcony or terrace, as per plan
7. All windows & patio doors to have Low E coating and Argon Gas
8. Fire rated solid wood suite entry doors with door closer
9. Balconies are precast with exposed concrete finish. All balconies include metal railing systems with tempered glass inserts
10. Exterior waterproof electrical outlet with ground fault interrupter at balcony location

### KITCHEN

1. Purchaser's choice of cabinets from vendor's standard selection. Drawers have soft close hardware
2. Purchaser's choice of granite countertops and kitchen backsplash from vendor's standard selection
3. Colour coordinated kick plates to compliment kitchen cabinets
4. Stainless steel under mount single compartment kitchen sink with spillway (as per plan). Includes single lever pull down faucet, as per vendor's standard specifications
5. Shut-off valve to the kitchen sink
6. Heavy duty receptacle for stove and dedicated electrical receptacle for refrigerator
7. Split receptacle(s) at counter level for future small appliances
8. Dishwasher installation including all necessary wiring, drains & water supply

### BATHS

1. Purchaser's choice of cabinets and plastic laminate countertops with ¾" backsplash in main bath and ensuite, where applicable. All choices from vendor's standard selection
2. Colour coordinated kick-plate to compliment vanity cabinets
3. Decorative lighting in all bathrooms
4. Bevelled mirrors approx. 36" high in all bathroom(s)
5. White bathroom fixtures from vendor's standard selection including high efficiency elongated toilet
6. White acrylic bathtubs in all main bathrooms as per plan
7. Exhaust fans vented to exterior in all bathroom(s)
8. Privacy locks on all bathroom doors
9. Chrome finish washer-less faucets with water saving aerators in all bathroom sinks from vendor's standard samples
10. Ceramic wall tile for tub/shower enclosure(s) up to the ceiling and separate shower stalls including ceiling as per plan, from vendor's standard selection
11. Bathroom accessories to include chrome finish matching towel bar and toilet tissue holder
12. Pressure balance valves to all shower stalls and tub/showers as per plan
13. Shut off valves for all bathroom sinks

### INTERIOR TRIM

1. 7' Riverside Moulded panel interior passage doors throughout finished areas (per trim package selected one style throughout), excluding sliding and swing closet doors, where applicable. Where deeper bulkheads may be required for mechanicals, door heights may need to be adjusted to accommodate bulkhead
2. 4" Chamfered baseboard and 2 ¾" Chamfered casing throughout interior of suite (excluding entry and sliding doors). 3/8" profiled door stop trim in all areas
3. Satin chrome finish lever style handles with coordinated hinges on all interior doors, as per plan
4. Wire shelving installed in all closets and pantry
5. Mirror Slider/swing door for foyer closet and White Board slider closet in bedroom(s) as per plan
6. Bulkheads installed where required, as per plan to accommodate mechanicals
7. All drywall applied with screws using a minimum number of nails

### LAUNDRY

1. Heavy duty electrical outlet and exterior vent for dryer. Electrical outlet for washing machine
2. Washing machine outlet box system installed in all laundry locations within suite

### ELECTRICAL

1. 100 Amp service with circuit breaker type panel
2. All wiring in accordance with Electrical Safety Authority standards and Ontario Electrical Safety Code
3. Tamper resistant receptacles installed, as per plan
4. Electrical outlet(s) in all bathroom(s) include ground fault interrupter
5. Ceiling mounted light fixture(s) in kitchen, den, halls, finished laundry room, dining / living room and all bedrooms where applicable, as per plan. 2 capped receptacles for future light fixtures will be included above island/peninsula, where applicable
6. Switch controlled receptacle in living room
7. Decora style switches throughout as per plan
8. Smoke Alarm with visual signaling component installed as per Ontario Building Code
9. Carbon Monoxide Detector in all suites
10. Builder to provide (1) finished Cat6 Data line to Living Room to accommodate cable, telephone and internet connections

### MECHANICAL

1. Combination Heating/Cooling system with individual suite temperature controls and a central boiler/chiller

### PAINTING

1. Washable latex paint on interior walls throughout suite (one colour throughout, from vendor's standard selection)
2. Interior trim and doors to be painted white
3. Smooth painted ceilings throughout the suite

### FLOORING

1. Choice of ceramic floor tile in bathroom(s) and finished laundry room where applicable, as per plan from vendor's standard selection
2. SPC (Stone Product Composite) Flooring approx. 5" wide in choice of colour from vendor's standard selection throughout suite living areas including bedroom(s)/closets except ceramic areas, where applicable as per plan

### ADDITIONAL FEATURES

1. 9' high ceilings throughout all suites. This is excluding bulkheads and areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered
2. 30" wide stainless steel fridge, 30" wide ceran top stainless steel electric stove, 24" wide stainless steel dishwasher and 30" wide over-the-range stainless steel microwave hood fan from standard vendor selection, including installation
3. White stackable washer/dryer from standard vendor selection, including installation
4. In suite and common area fire sprinkler system as per Ontario Building Code
5. Mattamy Hub features include mobile integration with Heating & Cooling and Smoke Alarm system, one smart switch included in Dining/Living Room, smart suite door lock, and integrated lobby camera
6. Automated garage entry with license plate recognition

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

The Purchaser shall have the right to select 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 this suite. The Vendor shall have the right to substitute other products and materials for those listed in this schedule or provided for in the plans and specifications, provided that the substituted materials are of a quality equal to, or better than, the products and materials so listed or so provided. The Purchaser understands that the texture and smoothness of the finish on surfaces will be comparable to industry standards. Variations from Vendor's samples may occur in finishing materials, kitchen and vanity cabinets, and finishes due to normal production process. The Purchaser accepts these changes as necessary. When the Purchaser is buying a suite already under construction, Purchaser acknowledges that there may be deviations from the plans or the layout and Purchaser agrees to accept such changes as constructed. The suite constructed or to be constructed 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 any of the Vendor's model suites (if available) 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. Most additional features on display in the model suites are available as extras. The Vendor reserves the right to use visual representations of the suite, taken both during construction and after occupancy, for the purposes of Public Relations and Advertising, and I/we hereby consent to the same. E.&O.E. March 2022.