

THE SUMMIT



FEATURES & FINISHES

DISTINCTIVE EXTERIOR/CONSTRUCTION FEATURES

1. Elegant architectural upgraded exteriors surpassing community architectural guidelines.
2. Unique combinations of man-made stone, high quality genuine prefinished natural wood siding and wood grain look metal siding together with ornamental details in other materials, to accentuate the theme of each elevation.
3. 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. Eight-foot (8') painted metal insulated (for elevations C and D) or stained woodgrain fibreglass (for elevations A and B) front entry door(s), as per plan, with weather stripping.
5. Vinyl casement double glazed windows and doors with Low-E glass, argon filled space, coloured exterior frame and screened opening windows.
6. Self-sealed asphalt shingles with a 25-year limited manufacturer's warranty.
7. Energy conserving insulation to all exterior walls and ceilings to meet Ontario Building Code requirements.
8. 3/8" plywood roof sheathing.
9. Prefinished low maintenance aluminum soffits, fascia, eavestrough and down spouts. Elevation A models to receive a wood grain look metal vented soffit.
10. Walkways, precast slabs and steps at front, where applicable. Number of steps at front may vary from that shown according to grading conditions and municipal requirements, and cannot be guaranteed.
11. One exterior hose bib at rear of house and one in garage area. Locations to be determined by Builder.
12. Dead bolts on all exterior swing doors, as per plan.
13. Yard to be sodded.
14. Paved driveways.
15. 2" x 6" exterior wall construction with structural sheathing for extra rigidity factor.
16. Decorative exterior lights and satin nickel finish gripset to front entry door(s).
17. Municipal address plaque provided.
18. Metal insulated garage access door into home if grade permits, with associated deck, if required

LOGGIA FEATURES

19. Covered outdoor living space with reinforced concrete slab, as per plan.
20. Metal picket railing with pressure treated wood posts and top rail.
21. Stone veneered masonry support columns.
22. Woodgrain look metal soffit with six (6) pot lights, location to be determined by the Builder.
23. Spacious open terrace level with durable decking, as per plan.

BASEMENT FEATURES

24. Poured concrete basement walls and steel beam support as required by plan. Heavy-duty damp-proofing on all exterior foundation walls including drainage layer.

25. Vinyl thermopane sliders with coloured exterior frame with screen, as per plan. Larger egress windows at basement bedrooms, as per plan..

INTERIOR FEATURES

26. Kitchen level to have approximately ten-foot (10') ceiling and nine-foot (9') ceilings on basement and other floor excluding any dropped areas due to low headroom, mechanical and structural requirements as per model type.
27. Purchaser's selection of one paint colour throughout finished areas from Builder's standard samples.
28. 2-panel "Cambridge Series" interior doors to be 6'-8" high on nine-foot ceilings and 8'-0" high on ten-foot ceilings, painted white.
29. Interior doors to include satin nickel finish lever hardware.
30. Smooth finish ceilings, painted white, throughout.
31. Contemporary flat stock trim package includes 5-1/2" baseboards and 3-1/2" casings, painted white.
32. Luxury natural finish oak staircase with oak veneer risers and stringers.
33. Solid oak railings and nosing with 1-5/16" square wood pickets in natural finish.
34. Direct vent gas fireplace raised off above the floor with beam mantel(s) painted white as per plan..

FLOORING FEATURES

35. All tongue and groove 5/8" sub-floors to be sanded and fastened with nails and screws on an Engineered Sub-Flooring System.
36. 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.
37. Purchaser's selection of quality 40 oz. Broadloom throughout all bedrooms, recreation room, lower level hallway(s) and associated closets from Builder's Standard samples (one colour throughout). Quality 4 3/8" natural finish engineered oak hardwood flooring throughout balance of house, including stair landings.

LUXURY BATHROOM FEATURES

38. White plumbing fixtures in all bathrooms.
39. Chrome faucets for all bathroom vanities & showers as per Builder's standard samples. Showers with pressure balanced & temperature control valves.
40. Master ensuite bath to include freestanding five (5') foot acrylic tub and premium base cabinets with granite countertop and square undermount basin from Builder's standard samples.
41. Bathrooms to include a white 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.
42. Frameless glass shower enclosure for master ensuite and framed shower enclosure for all separate shower(s) as per plan.
43. Deep acrylic tubs, as per plan, with Purchaser's choice of 8" x 10" imported bathroom wall tiles, selected from Builders' standard samples.

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- 44. Powder room includes base cabinet with granite countertop and undermount basin, as per plan, from Builder's standard samples.
- 45. Purchaser's selection of premium vanity cabinets and laminate countertops selected from Builder's standard samples.
- 46. Exhaust fans as per current Ontario Building Code.
- 47. Privacy locks on all bathroom doors.
- 48. Plate mirrors above vanities in all bathrooms and makeup counters, as per plan.

LAUNDRY FEATURES

- 49. Single stainless steel laundry tub set in white base cabinet with laminate countertop and chrome two handle faucet. Washing machine hookups and drain, as per plan.
- 50. Venting and heavy-duty wiring and receptacle for dryer.

GOURMET KITCHEN FEATURES

- 51. Purchaser's selection of premium Paris kitchen cabinets with soft close cabinet doors.
- 52. Meta-box drawer system with soft close.
- 53. Heavy-duty wiring and receptacle for stove.
- 54. Rough-in plumbing and electrical for future dishwasher. (Space left open in kitchen cabinetry).
- 55. Granite countertops, from Builder's standard samples, with single basin stainless steel undermount sink and pull-out faucet.
- 56. Extended height upper cabinets in kitchen.
- 57. Extended flush breakfast bar, as per plan.
- 58. Stainless steel under cabinet hood fan, vented to exterior.
- 59. Served and apres ski bar, to include base and upper cabinets with granite countertop and bar sink, as per plan, from Builder's standard samples.
- 60. Separate pantry room, as per plan, to include three (3) shelves.

HEATING/INSULATION FEATURES

- 61. Forced air high-efficiency gas furnace, location of thermostats to be determined by the Builder.
- 62. Central air conditioning.
- 63. Separately controlled water fed in-floor radiant heating system at interior lower-level concrete slab.
- 64. Rough in for future central vacuum to garage.
- 65. Hot water tank (gas) on a rental basis.
- 66. Spray foam insulation over garage ceilings, with habitable space above.
- 67. All perimeter walls of the garage to be insulated, drywalled and primed ready to be painted by the Purchaser.
- 68. Complete duct cleaning.

ELECTRICAL FEATURES

- 69. LED lightbulbs throughout interior and exterior of home.
- 70. 200-amp breaker panel service.
- 71. White Decora switches and plugs throughout finished areas.
- 72. All wiring in accordance with the Ontario Hydro Standards.
- 73. Standard ceiling light fixtures throughout finished areas. Locations determined by the Builder.
- 74. Master Ensuite shower to include a recessed pot light and all other bathroom shower(s), as per plan, to include a surface mounted light.
- 75. Smoke detectors on all floors or as per current Ontario Building Code with built in Carbon Monoxide detector as per current Ontario Building Code.
- 76. One exterior electrical outlet at front porch. Location to be determined by the Builder.
- 77. Two rough-in RG-6 cable outlets, one in lodge room and one in master bedroom. Locations to be determined by the Builder.
- 78. One rough-in CAT-5 outlet in Kitchen. Location to be determined by the Builder.
- 79. Overhead garage door electrical ceiling outlet for each separate door.
- 80. Rough-in conduit for future electrical car charging station, location to be determined by the Builder.

SMART HOME AUTOMATION AND BONUS FEATURES

- 81. Electrical doorbell integrated with camera. **
- 82. Smart thermostat centrally located at the Lodge level. **
- 83. Sump pump with high water level alarm. **
- 84. Smart Home main water valve shut off with leak sensors in each interior room with complete plumbing fixtures provided. **
- 85. Smart Home door and window security contacts. **
- 86. Rough-in gas line and one electrical outlet at rear of house, location to be determined by the Builder. **

BUILDER'S WARRANTY/COVERAGE

- 87. Primont Homes is backed by the Tarion Warranty Corporation and has attained the Customer Service Excellence Rating.
- 88. Seven (7) years – major structural defects
- 89. Two (2) years – plumbing, heating and electrical systems
- 90. 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 Developer's 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. December 6, 2021