



ROYAL WINDSOR

AT BALMORAL VILLAGE

SCHEDULE "C" LIST OF STANDARD ITEMS

The Purchase Price includes the following:

APPLIANCES

- 4-piece stainless steel appliance package including fridge, stove, dishwasher and OTR Microwave, selected by Vendor
- White stackable washer/dryer selected by Vendor, as per plan
- Installation of fridge, stove, dishwasher, OTR and laundry to be completed by Vendor

BUILDING FEATURES

- Two elevators
- Visitors parking for your guest's convenience
- Equipped with provisions for electric car charging stations in a limited amount of underground parking spaces
- Occupancy sensor lights in common areas
- CCTV in common areas and underground parking garage for your safety

CABINETRY AND COUNTERTOPS

- Kitchen and vanity cabinets to be selected from Vendor selections
- Choice of quartz countertops in kitchen and bathrooms, to be selected from Vendor selections
- Choice of ceramic backsplash tiles

ELECTRICAL AND HVAC

- 100-amp electrical service with breaker panel
- Electrical light fixtures as per Vendor supplied selections
- Ceiling light fixtures in all bedrooms
- Capped ceiling outlet in dining rooms and switched outlets in living rooms
- Heavy duty outlets for electric dryer and stove
- Smoke detector as per fire code
- CO detector as per building code
- Standard metering to each suite
- 1 GFI exterior outlet on balconies
- 2 USB outlets – one in kitchen and one in master
- 2 Data outlets – one in living and one in master
- Decora switches
- Individual fan coil unit with integrated Energy Recovery Ventilation (ERV) and outdoor condensers
- Hot water tank (on rental basis)

ENTRY DOOR AND WINDOWS

- Patio and balcony doors as per plan
- Solid slab suite entry door
- Screens on all operating windows
- Low-E argon double glazed windows

FLOORING

- Vinyl plank flooring in kitchen, study, family room and bedrooms
- Luxury oversized porcelain tile in the bathrooms
- Style and colour of flooring to be selected from samples provided BY Vendor selection





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DRYWALL

- 9' ceiling height except at dropped ceiling locations at laundry, mechanical and bathroom locations

INTERIOR DOORS / TRIM / HARDWARE

- Vanity mirrors in all bathrooms to be the approximate length of vanity
- All hardware selected from Vendor selection
- All Suite entry doors with lever passage and deadbolts preselected by Vendor
- Chrome towel bars and paper holders in all bathrooms
- Modern style interior doors with satin chrome lever handles
- Single wire shelving with integrated rods in closets and linen shelves as per plan
- 5" baseboards and 3" casings with a modern profile

PAINTING

- All finished walls and trim to be painted
- Walls to be flat latex throughout from Vendors standard selections
- Trim to be semi-gloss latex finish in white
- Paint colours pre-determined by Vendor

PLUMBING

- Under mount stainless-steel sink in kitchen with single lever faucet
- Under mount vanity sink in bathrooms
- Single lever faucets in bathrooms selected by the Vendor
- Acrylic tub with full height ceramic tile surround, as per plan
- Walk in showers with glass enclosures and ceiling pot light, as per plan
- Pressure balance/temperature control valve in tub/shower units

COMMON ELEMENTS

- Secured entrance with intercom system
- Fully equipped sprinkler system throughout the building
- Elegantly designed common spaces with high quality porcelain tile in the lobby and commercial grade carpet in corridors
- Professionally designed landscaped grounds
- Mailboxes located in building lobby
- Rooftop terrace with panoramic views of Blue Mountain and Georgian Bay with access to common area BBQ and fire pit
- Multi-purpose party room with kitchenette, designed for entertaining and gatherings
- Easily accessed waste and recycling chute on each floor
- Dedicated outdoor bicycle parking racks
- Full access to neighbouring Multi-Purpose Recreation Centre
- Easy access to Recreational Trails

WARRANTY

7-year Tarion warranty, in accordance with the "Ontario New Home Warranties Plan Act" specifications

All plans and specifications are subject to reasonable modification, as necessary, at the discretion of the Vendor.





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NOTICE TO PURCHASER: The Vendor commits orders to its suppliers on the date of this Agreement. 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.

In accordance with standard building practice and Tarion rules, the Vendor warrants to make any necessary drywall repairs (due to nail pops and drywall cracks caused by settling) at the one-year anniversary of Closing subject to scheduling of work. The priming and painting of these repairs will be the full responsibility of the Purchaser, regardless of whether the Vendor or Purchaser painted the Unit initially.

