WHERE LUXURY AND CHARM MEET NATURAL SERENITY.

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STONEBRIDGE
BUILDING GROUP

FEATURES & FINISHES

THE WINDJAMMER

LIVE WORK TOWNHOMES AT WASAGA BEACH



Renderings are artist concept E. & O. E. October 2026.

Stonebridge Building Group presents a unique development of Live Work Townhomes on the largest freshwater beach in the World, Wasaga Beach.

Each unique unit is comprised of a Main Residential Unit with a Secondary Unit (separate with its own individual entrance) and a Commercial Unit which is accessible from the lower main unit.

Finished with the utmost care and attention to detail these Live Work Townhomes offer a Unique place to run a small business and have the pleasure of living and enjoying the beach all without the hassles of everyday commuting. Come and see what Stonebridge Building Group and Wasaga Beach have to offer.

THE BREAKERS

LIVE, WORK, & THRIVE BY THE SHORE

SUPERB EXTERIOR FEATURES

01 Cape Cod inspired elevations
02 Exterior colors and materials are architecturally controlled for harmony and to maintain an upscale community throughout.
03 Superior quality 24 gauge standing seam metal roofing, complete with high temp ice and water underlayment and ice guards for added safety.
04 All exterior elevations feature prefinished, superior durability fiber cement shakes, siding and trim. As per architectural elevations.
05 Manufactured stone veneer facings as per architectural elevations with pre-cast concrete sills where applicable.
06 Aluminum fascia, eavestroughs and vented aluminum soffit as per OBC.
07 Soffits installed with heat tracer cables in areas where ice build-up may occur.
08 Color coordinated aluminum downspouts with exterior siding.
09 Covered front entrances, and balconies with PVC column covers as per architectural elevations.
10 Balconies complete with 'Duradek' waterproofing and glass railings inset with aluminum frames with white powder coated finish.
11 Juliet balconies with glass inset aluminum railings with garden doors as per architectural elevations.
12 Energy Star vinyl casement, Low-E, argon-filled oversized windows as per architectural elevations. Windows installed with expandable foam at perimeter and caulked on the exterior.
13 Steel insulated front doors with glass lites and transoms with decorative grip sets as per architectural elevations.
14 Dead bolt locks for all exterior swinging doors to dwelling units.
15 Nautical style coach lights and or pot lights on all balconies.
16 Custom stained fiberglass cladded and inset door lites on insulated steel garage doors, with long life hardware.
17 Liftmaster Garage Door opener with Camera and keypad.
18 Poured concrete garage floor slabs with re-enforced grade beams and sloped for drainage.
19 Poured concrete front porches with upgraded concrete stone ledge and precast concrete column bases.
20 All exterior walls 2x6 construction with plywood and insulated with R-22 as per OBC.
21 Fully caulked building envelope perforations including all windows and doors.
22 Custom privacy glass panel screens on upper rooftop terrace with frosted glass and white powder coated aluminum frames as required. Gated access from Primary to Secondary Unit.
23 Roof top terraces with 'Duradek' waterproofing, BBQ rough-ins, exterior frost free hose bib, electrical rough-ins for future hot tubs on all primary unit roof tops.
24 Non-freeze exterior hose bibs in the garage and the upper rooftop terrace.

SUPERB COMMERCIAL FEATURES

01 Elegant aluminum commercial entry door with white powder coated paint finish.
02 All exterior walls 2x6 construction with, R-22 fiberglass insulation and an additional 3 inches of rigid insulation to provide exceptional energy efficiency and strength.
03 Poured concrete floors with 3 inches of rigid insulation and radiant floor heat to keep floors warm during cold seasons.
04 Energy Star vinyl casement, Low-E, argon-filled oversized windows as per architectural elevations.
05 Covered entrances with sign canopy including under soffit pot lights and custom goose neck lighting for overhead signs. (any exterior signs to be provided by commercial tenant)
06 Exceptionally high interior ceilings with exposed round heavy duty commercial ducting providing outstanding air flow and efficiency. All exposed duct painted black to offer a custom clean and elegant look.
07 Separate Energy Efficient Air Handler, A/C unit and floor heat manifold providing private control and all year-round comfort. All located within the commercial unit mechanical room.
08 Barrier-free washroom including wall hung sink, toilet, LED lighting and bathroom fan.
09 Wood grain like, glazed porcelain tile floors.
10 Rough-in plumbing for future bar sink/ kitchenette.
11 Sound absorbing 'Quiet Zone' insulation in all interior walls and ceiling to minimize sound transmission to residential units and adjacent commercial units.
12 Elegant and modern 3 inch 'West End' door and window casing with 6 ½ inch baseboard. All painted with two coats of 'Scuff-X' white paint providing a durable finish.
13 Smooth finish single panel doors with 'Weiser' matte black round single lever handle and black radius corner hinges.
14 Custom designed slim LED strip lights throughout commercial unit ceiling.

KITCHEN FEATURES

01 Elegant quality constructed cabinetry with full backing, self-closing door hinges, soft closing drawers. Finished gables including full refrigerator gable. Selection of styles and finishes as per Vendor's standard selection.
02 Flush mounted undercabinet LED lighting in primary unit.
03 Granite countertop finishes (no backsplash). As per Vendor's standard selection.
04 Stainless steel, undermount, double sinks with a 'Gerber' single lever pull out faucet.
05 Energy efficient stainless steel exhaust fan with 6 inch duct vented to exterior.
06 Islands with breakfast bars, as per model.
07 Electrical outlet on the side of all islands.
08 Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
09 Dishwasher space provided in kitchen cabinets with rough-in wiring and drains. (Breaker included. Connection of dishwasher not included, and no cabinet supplied in place of dishwasher).

SUPERIOR INTERIOR FEATURES

01 ~9-foot ceilings throughout the main floor and upper floor on both the Primary and Secondary Units.
02 ~8-foot ceiling at the upper loft with access to the rooftop terrace from both Primary and Secondary Units
03 White smooth ceilings throughout.
04 Engineered ¾ inch wood flooring in all living spaces. As per selections from Vendor's standard selection.
05 Walls painted one color throughout with one coat of primer and two coats of quality latex paint. Choice of two colors from Vendor's standard selection.
06 Porcelain ceramic wall tiles in all shower stalls and bathtub enclosures. As per Vendor's standard selection.
07 12" x 24" Porcelain ceramic floor tile in all main foyer's, mechanical rooms and all bathrooms. As per Vendor's standard selection.
08 2" x 2" Porcelain ceramic floor tile in all laundry closets. As per Vendor's standard selection.
09 Stairs with oak treads, oak veneer risers and stringers with custom oak handrails with square metal pickets (painted black). Stained as per selections from Vendor's selection.
10 Elegant and modern 3 inch 'West End' door and window casing with 6 ½ inch baseboard, continuous over all stair stringers.
11 Smooth finish single panel doors with 'Weiser' matte black single lever handle and black radius corner hinges.
12 Common party walls are constructed with 'Quiet Zone' sound insulation and 5/8" Type "X" (fire retardant) drywall.
13 Purchaser's choice of cabinets and countertops from Vendor's standard selection.
14 Wire shelving in all bedroom closets.
15 All floors constructed with 12-inch engineered floor joist and ¾ inch tongue and groove engineered plywood which is nailed, glued and screwed down for optimal performance.
16 Insulated steel entry at garage with gas-proof weather stripping and self-closing hinges.
17 Garages drywalled and taped with primer.
18 2 lb closed cell spray foam to all upper floor ceilings, garage ceilings, joist pockets and all exposed floor areas under balconies.
19 R60 blown in insulation to all attic spaces.

HEATING FEATURES

01 High efficiency 13-seer A/C unit complete with copper line set, low voltage wiring and electrical disconnect for both Primary, Seconday and Commercial units.
02 Energy star 'Rinnai' combi boiler in primary unit providing hot water circulation for all air handlers and domestic hot water throughout residential and commercial units.
03 High efficiency HRV (heat recovery ventilator) in primary and secondary units.
04 Sealed duct work throughout all units.
05 High efficiency air handlers in each unit mechanical room with individual thermostats providing separate total home comfort for each residential unit.
06 High efficiency hot water radiators in secondary unit stair landings with separate thermostat, as per HVAC drawings.

LIGHTING & ELECTRICAL

01 400-amp hydro service; 200- Amps in the Primary Unit, 100 -Amps in the Secondary Units and 100 Amps in the Commercial Unit.
02 Exterior G.F.I wall outlets at main entrances, balconies and upper rooftop terrace.
03 Interconnected smoke detectors on all levels, as per OBC.
04 Carbon Monoxide Detector(s) as per the Ontario Building Code.
05 Copper wiring throughout.
06 Energy saving LED pot lights throughout Main Foyer, Kitchen, Great Room, Hallways and bathrooms.
07 Units are all pre-wired with CAT-6 TV cable outlets in the great room and all bedrooms.
08 Garage door ceiling outlet.
09 Heavy duty cable and receptacle for future stove and dryer.
10 White Decora switches throughout with ceiling light fixtures in all bedrooms.
11 All units wired for alarm system including one keypad at each residential unit entrance and one keypad in each of the upper floors.
12 Wiring for cameras at each residential unit entrance. Additional wiring outside commercial units on each end of the building.
13 Front entrance wire for door chime or future camera.
14 Rough-In electrical wire for future dishwasher in the kitchen.
15 All bathrooms with exhaust fans vented to the outside.
16 Rough-in for future hot tubs on all main unit rooftop terraces.

LUXURIOUS BATHROOM FINISHES

01 Purchaser's choice of vanity cabinets and quartz countertops from Vendor's standard selection.
02 White Undermount sinks in all bathrooms.
03 Single lever 'Gerber' chrome faucets on all bathroom vanities from Vendor's standard selection.
04 White 'Fleurco' acrylic shower bases in all primary ensuite showers with 'Fleurco' sliding glass doors in chrome finish.
05 All showers with two-way diverter valves with 'Gerber' shower head and hand shower in chrome finish.
06 White elongated and comfort height 'Gerber' toilets in all bathrooms.
07 White 'Neptune' acrylic bathtubs in all secondary bathrooms with chrome shower head and chrome pop-up drain.
08 Premium pressure balanced bath-tub faucet rough-ins.
09 Privacy locks on all bathroom doors.
10 Dishwasher rough-in complete with electrical and water pipe rough-in for future built-in dishwasher connection.
11 Water connection at the rear of all fridge locations for future ice and water.
12 Upgraded laundry closet including washer rough-in with floor drains and venting for future washer and dryers, in each unit.

WARRANTY — TARION

Stonebridge Building Group Inc. is a registered 'TARION' Homebuilder in good standing and every new home is enrolled in the TARION warranty program and the warranty includes:

- The home is free from defects in material and workmanship for one (1) year.
- The home remains free from defects in material and workmanship on electrical, plumbing, heating delivery and distribution systems, exterior cladding, caulking, windows and doors and the building envelope and basement (if any) remains free from water penetration for two (2) years.
- The home is warranted against all major defects for seven (7) years.

Purchaser may choose interior colors and material, from Vendor's selection subject to their timely availability from the Vendor's supplier and provided that the same have not already been ordered for the house.

Variations from the Vendor's selection may occur in stone, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process. Purchaser is notified in extraordinary cases, interior door(s) to garage may be eliminated at Vendor's discretion. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and to improve the elevations of the house exposed to the street.

The purchaser accepts these changes as necessary. When the purchaser is buying a home already under construction, the purchaser acknowledges that there may be deviations from the plan, elevations or layout and agrees to accept such changes as constructed on an 'as built' condition. Any options shown on the plans and elevations may be available to the purchaser for an additional charge.

Actual floor space may vary from stated floor area. Location of furnace, hot water tank, are to be determined by the supplier and may not be located as shown on the brochure and purchasers shall be deemed to accept same. Room dimensions and window configuration may vary with final construction drawings. All dimensions are approximate.

The Vendor will not allow the purchaser to do any work and/or supply materials to finish the dwelling prior to closing. The purchaser may not enter the dwelling during the construction process until the pre-delivery inspection as outlined by Tarion. Prices and terms are subject to change without notice. The Vendor reserves the right to substitute materials of equal quality.

THE BREAKERS
LIVE, WORK, & THRIVE BY THE SHORE

All illustrations are artist's concept. Specifications and conditions are subject to change without notice. Actual usable floor space may vary from the stated floor area. Tile patterns may vary. Window size and location may vary. Location of furnace, hot water tank and support posts and beams are determined by the HVAC designer and architect, respectively. Number of exterior steps may vary depending on the lot and the grading of individual home sites. Please see Sales for details. E. & O. E. 20206

THE WINDJAMMER

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FEATURES & FINISHES

THE CAPSTAN

BACK TO BACK TOWNHOMES AT WASAGA BEACH



Renderings are artist concept E. & O. E. October 2026.

Stonebridge Building Group presents a blend of coastal architecture and functional living spaces in a charming block of Back to Back Townhomes on the largest freshwater beach in the world.

Finished with the utmost care and attention to detail, these homes bring modern features, thoughtful design and an effortless connection to a waterfront lifestyle.

Come and see what Stonebridge Building Group and Wasaga Beach have to offer.

THE BREAKERS

LIVE, WORK, & THRIVE BY THE SHORE

SUPERB EXTERIOR FEATURES

01 Cape Cod inspired elevations.
02 Exterior colors and materials are architecturally controlled for harmony and to maintain an upscale community throughout.
03 Superior quality 24-gauge standing seam metal roofing and 30-year limited warranty asphalt shingles, complete with high-temperature ice and water underlayment and ice guards for added protection where applicable.
04 All exterior elevations feature prefinished, superior durability fiber cement board shakes, siding and trim. As per architectural elevations.
05 Manufactured stone veneer facings as per architectural elevations with pre-cast concrete sills where applicable.
06 Aluminum fascia, eavestroughs and vented aluminum soffit as per OBC.
07 Covered front entrances, and balconies with PVC column covers as per architectural elevations.
08 Balconies complete with waterproofing and glass railings inset with aluminum frames with white powder coated finish.
09 Energy Star vinyl casement, Low-E, argon-filled oversized windows as per architectural elevations. Windows installed with expandable foam at perimeter and caulked on the exterior.
10 Steel insulated front doors with glass lites and transoms with decorative grip sets as per architectural elevations.
11 Dead bolt locks for all exterior swinging doors to dwelling units.
12 Nautical style coach lights and or pot lights on all balconies.
13 Custom stained fiberglass cladded and inset door lites on insulated steel garage doors, with long life hardware.
14 Poured concrete garage floor slabs with re-enforced grade beams.
15 Poured concrete front porches with upgraded concrete stone ledge and precast concrete column bases.
16 Slab on grade construction with 2inch rigid foam insulation under concrete floors on ground level.
17 All exterior walls 2x6 construction with plywood and insulated with R-22 as per OBC.
18 Fully caulked building envelope perforations including all windows and doors.
19 Custom privacy glass panel screens on upper rooftop terrace with frosted glass and white powder coated aluminum frames as required.
20 Roof top terraces with waterproofing and exterior frost free hose bib.
21 Non-freeze exterior hose bibs in the garage and the upper rooftop terrace.

SUPERIOR INTERIOR FEATURES

01 ~9-foot ceilings throughout the main floor and upper floors.
02 ~8-foot ceiling at the upper loft with access to the rooftop terrace.
03 White smooth ceilings throughout.
04 Engineered ¾ inch oak wood flooring in all living spaces. As per selections from Vendor's standard selection.
05 Walls painted one color throughout with one coat of primer and two coats of quality latex paint. Choice of two colors from Vendor's standard selection.
06 Porcelain ceramic wall tiles in all shower stalls and bathtub enclosures.
07 12" x 24" Porcelain ceramic floor tile in all main foyer's, mechanical rooms and all bathrooms. As per Vendor's standard selection.
08 2" x 2" Porcelain ceramic floor tile in all laundry closets. As per Vendors standard selection.
09 Stairs with oak treads, oak veneer risers and stringers with custom oak handrails with square metal pickets (painted black). Stained as per selections from Vendor's standard selection.
10 Elegant and modern 3 inch 'West End' door and window casing with 6 ½ inch baseboard.
11 Smooth finish single panel doors with 'Weiser' matte black single round lever handle and black radius corner hinges.
12 Common party walls are constructed with 'Quiet Zone' sound insulation and 5/8" Type "X" (fire retardant) drywall.
13 Mirrors approx. 42 inches high in all bathrooms.
14 Wire shelving in all bedroom closets.
15 All floors constructed with engineered floor joists and ¾ inch tongue and groove engineered plywood which is nailed, glued and screwed down for optimal performance.
16 Insulated steel entry at garage with gas-proof weather stripping and self-closing hinges.
17 Garages drywalled, taped and one coat primer.
18 2 lb closed cell spray foam to all garage ceilings, joist pockets and all exposed floor areas under balconies.
19 R60 blown in insulation to all attic spaces.

LUXURIOUS BATHROOM FINISHES

01 Purchaser's choice of vanity cabinets and quartz countertops from Vendor's standard selection.
02 White Undermount sinks in all bathrooms.
03 Single lever 'Gerber' chrome faucets on all bathroom vanities. (from Vendor's standard selection)
04 White 'Fleurco' acrylic shower bases in all primary ensuite showers with 'Fleurco' sliding glass doors in chrome finish. All showers to include waterproof pot light in ceiling.
05 All showers with pressure balanced rough in with 'Gerber' shower head chrome finish.
06 White elongated and comfort height 'Gerber' toilets in all bathrooms.
07 White 'Neptune' acrylic bathtubs in all secondary bathrooms with chrome shower head and chrome pop-up drain.
08 Premium pressure balanced bath-tub faucet rough-ins.
09 Privacy locks on all bathroom doors.
10 Dishwasher rough-in complete with electrical and water pipe rough-in for future built-in dishwasher connection.
11 Upgraded laundry closet including washer rough-in with floor drains and venting for future washer and dryers, in each unit.

KITCHEN FEATURES & APPLIANCES

01 Elegant quality constructed cabinetry with full backing, self-closing door hinges, soft closing drawers. Finished gables including full refrigerator gable. Selection of styles and finishes as per Vendor's standard selection.
02 Choice of granite countertop colors and finishes (no backsplash). As per Vendor's standard selection.
03 Energy efficient stainless steel exhaust hood fan with 6-inch duct vented to the exterior.
04 Stainless steel, undermount, double sinks with ' Gerber' single lever, pull out faucet.
05 Islands with breakfast bars, as per model.
06 Electrical outlet on the side of all islands.
07 Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
08 Dishwasher space provided in kitchen cabinets with rough-in wiring and drains. (Breaker included. Connection of dishwasher not included, and no cabinet supplied in place of dishwasher).

LIGHTING & ELECTRICAL

01 100-amp hydro service with circuit breaker type panel.
02 Exterior G.F.I wall outlets at main entrances, balconies and upper rooftop terrace.
03 Interconnected smoke detectors on all levels, as per OBC.
04 Carbon Monoxide Detector(s) as per the Ontario Building Code.
05 Copper wiring throughout.
06 Ceiling mounted light fixture(s) throughout Main Foyer, Kitchen, Great Room, Hallways and bathrooms.
07 Units are all pre-wired with CAT-6 TV cable outlets in the great room and all bedrooms.
08 One electrical outlet in garage wall. One ceiling outlet in garage ceiling for future garage door opener.
09 Heavy duty cable and receptacle for future stove and dryer.
10 White Decora switches throughout with ceiling light fixtures in all bedrooms.
11 Front entrance wire for door chime or future camera.
12 Rough-In electrical wire for future dishwasher in the kitchen.
13 All bathrooms with exhaust fans vented to the outside.

HEATING FEATURES

01 Sealed duct work throughout all units.
02 High efficiency,' HIGH VELOCITY' HVAC system providing superior air circulation during summer and winter months. Complete with thermostat.
03 Radiator in upper loft landing with separate thermostat, as per HVAC drawings.

WARRANTY — TARION

Stonebridge Building Group Inc. is a registered 'TARION' Homebuilder in good standing and every new home is enrolled in the TARION warranty program and the warranty includes:

- The home is free from defects in material and workmanship for one (1) year.
- The home remains free from defects in material and workmanship on electrical, plumbing, heating delivery and distribution systems, exterior cladding, caulking, windows and doors and the building envelope and basement (if any) remains free from water penetration for two (2) years.
- The home is warranted against all major defects for seven (7) years.

Purchaser may choose interior colors and material, from Vendor's selection subject to their timely availability from the Vendor's supplier and provided that the same have not already been ordered for the house.

Variations from the Vendor's selection may occur in stone, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process. Purchaser is notified in extraordinary cases, interior door(s) to garage may be eliminated at Vendor's discretion. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and to improve the elevations of the house exposed to the street.

The purchaser accepts these changes as necessary. When the purchaser is buying a home already under construction, the purchaser acknowledges that there may be deviations from the plan, elevations or layout and agrees to accept such changes as constructed on an 'as built' condition. Any options shown on the plans and elevations may be available to the purchaser for an additional charge.

Actual floor space may vary from stated floor area. Location of furnace, hot water tank, are to be determined by the supplier and may not be located as shown on the brochure and purchasers shall be deemed to accept same. Room dimensions and window configuration may vary with final construction drawings. All dimensions are approximate.

The Vendor will not allow the purchaser to do any work and/or supply materials to finish the dwelling prior to closing. The purchaser may not enter the dwelling during the construction process until the pre-delivery inspection as outlined by Tarion. Prices and terms are subject to change without notice. The Vendor reserves the right to substitute materials of equal quality.

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THE CAPSTAN

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WHERE LUXURY AND CHARM MEET NATURAL SERENITY.

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FEATURES & FINISHES

THE GEORGIAN MANOR

DUAL FRONTING TOWNHOMES AT WASAGA BEACH



Renderings are artist concept E. & O. E. October 2026.

Stonebridge Building Group presents a unique development of Dual Fronting Townhomes on the largest freshwater beach in the World, Wasaga Beach.

Each unit has a traditional rear entrance with driveway/garage along with an additional front-facing porch with a glass-framed front door.

Finished with the utmost care and attention to detail these Dual Fronting Townhomes are a step above the rest and provide everyday access to beach amenities and local shops. Come and see what Stonebridge Building Group and Wasaga Beach have to offer.

THE BREAKERS

LIVE, WORK, & THRIVE BY THE SHORE

SUPERB EXTERIOR FEATURES

01 Cape Cod inspired elevations
02 Exterior colors and materials are architecturally controlled for harmony and to maintain an upscale community throughout.
03 Superior quality 24 gauge standing seam metal roofing, complete with high temp ice and water underlayment and ice guards for added safety.
04 All exterior elevations feature prefinished, superior durability fiber cement board shakes, siding and trim. As per architectural elevations.
05 Manufactured stone veneer facings as per architectural elevations with pre-cast concrete sills where applicable.
06 Aluminum fascia, eavestroughs and vented aluminum soffit as per OBC.
07 Covered front entrances, and balconies with PVC column covers as per architectural elevations.
08 Balconies complete with waterproofing and glass railings inset with aluminum frames with white powder coated finish.
09 Juliet balconies with glass inset aluminum railings with garden doors as per architectural elevations.
10 Energy Star vinyl casement, Low-E, argon-filled oversized windows as per architectural elevations. Windows installed with expandable foam at perimeter and caulked on the exterior.
11 Steel insulated front doors with glass lites and transoms with decorative grip sets as per architectural elevations.
12 Dead bolt locks for all exterior swinging doors to dwelling units.
13 Nautical style coach lights and or pot lights on all balconies.
14 Custom steel insulated garage doors with stained fiberglass cladding and inset door lites, with long life hardware.
15 Poured concrete garage floor slabs with re-enforced grade beams and sloped for drainage.
16 Poured concrete front and rear porches with upgraded concrete stone ledge and precast concrete column bases.
17 Slab on grade construction with 2inch rigid foam insulation under concrete floors on ground level.
18 All exterior walls 2x6 construction with plywood and insulated with R-22 as per OBC.
19 Fully caulked building envelope perforations including all windows and doors.
20 Custom privacy glass panel screens on upper rooftop terrace with frosted glass and white powder coated aluminum frames as required.
21 Roof top terraces with waterproofing and exterior frost free hose bib.
22 Option for electrical rough-ins for future hot tubs.
21 Non-freeze exterior hose bibs in the garage and the upper rooftop terrace.

SUPERIOR INTERIOR FEATURES

01 ~9-foot ceilings throughout the lower floor, main floor and upper floor.
02 ~8-foot ceiling at the upper loft with access to the rooftop terrace.
03 White smooth ceilings throughout.
04 Engineered ¾ inch oak wood flooring in all living spaces. As per selections from Vendor's standard selection.
05 Walls painted one color throughout with one coat of primer and one coat of quality latex paint. Choice of two colors from Vendor's standard selection.
06 Porcelain ceramic wall tiles in all shower stalls and bathtub enclosures. As per Vendor's standard selection.
07 12" x 24" Porcelain ceramic floor tile in all main foyer's, mechanical rooms, laundry rooms and all bathrooms as per Vendor's standard selection.
08 Stairs with oak treads, oak veneer risers and stringers with custom oak handrails with square metal pickets (painted black). Stained as per selections from Vendor's standard selection.
09 Elegant and modern 3 inch 'West End' door and window casing with 6 ½ inch baseboard.
10 Smooth finish single panel doors with 'Weiser' matte black single lever handle and black radius corner hinges.
11 Common party walls are constructed with 'Quiet Zone' sound insulation and 5/8" Type "X" (fire retardant) drywall.
12 Mirrors approx. 42 inches high in all bathrooms.
13 Wire shelving in all bedroom closets.
14 All floors constructed with 12-inch engineered floor joist and ¾ inch tongue and groove engineered plywood which is nailed, glued and screwed down for optimal performance.
15 Insulated steel entry at garage with gas-proof weather stripping and self-closing hinges.
16 Garages drywalled and taped with primer.
17 2 lb closed cell spray foam to all upper floor ceilings, garage ceilings, joist pockets and all exposed floor areas under balconies.
18 R60 blown in insulation to all attic spaces.

KITCHEN FEATURES & APPLIANCES

01 Elegant quality constructed cabinetry with full backing, self-closing door hinges, soft closing drawers. Finished gables including full refrigerator gable. Selection of styles and finishes as per Vendor's standard selection.
02 Choice of granite countertop colors and finishes (no backsplash). As per Vendor's standard selection.
03 Stainless steel, undermount, double sinks with a 'Gerber' single lever pull out faucet.
04 Energy efficient stainless steel exhaust fan with 6-inch duct vented to exterior.
05 Islands with breakfast bars, as per model.
06 Electrical outlet on the side of all islands.
07 Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
08 Dishwasher space provided in kitchen cabinets with rough-in wiring and drains. (Breaker included. Connection of dishwasher not included, and no cabinet supplied in place of dishwasher).

LUXURIOUS BATHROOM FINISHES

01 Purchaser's choice of vanity cabinets and quartz countertops from Vendor's standard selection.
02 White Undermount sinks in all bathrooms.
03 Single lever 'Gerber' chrome faucets on all bathroom vanities from Vendor's standard selection.
04 White 'Fleurco' acrylic shower bases in all primary ensuite showers with 'Fleurco' sliding glass doors in chrome finish. All showers to include waterproof pot light in ceiling.
05 All showers with pressure balanced rough in with 'Gerber' shower head chrome finish.
06 White elongated and comfort height 'Gerber' toilets in all bathrooms.
07 White 'Neptune' acrylic bathtubs in all secondary bathrooms with chrome shower head and chrome pop-up drain.
08 Premium pressure balanced bath-tub faucet rough-ins.
09 Privacy locks on all bathroom doors.
10 Dishwasher rough-in complete with electrical and water pipe rough-in for future built-in dishwasher connection.
11 Upgraded laundry closet including washer rough-in with floor drains and venting for future washer and dryers, in each unit.

LIGHTING & ELECTRICAL

01 200-amp hydro service with circuit breaker type panel.
02 Exterior G.F.I wall outlets at main entrances, balconies and upper rooftop terrace.
03 Interconnected smoke detectors on all levels, as per OBC.
04 Carbon Monoxide Detector(s) as per the Ontario Building Code.
05 Copper wiring throughout.
06 Ten (10) Energy saving LED pot lights located in kitchen and great room.
07 Units are all pre-wired with CAT-6 TV cable outlets in the great room and all bedrooms.
08 One electrical outlet in garage wall. One ceiling outlet in garage ceiling for future garage door opener.
09 Heavy duty cable and receptacle for future stove and dryer.
10 White Decora switches throughout with ceiling light fixtures in all bedrooms.
11 Front entrance wire for door chime or future camera.
12 Rough-In electrical wire for future dishwasher in the kitchen.
13 All bathrooms with exhaust fans vented to the outside.

HEATING FEATURES

01 High efficiency 13-seer A/C unit complete with copper line set, low voltage wiring and electrical disconnect with thermostat.
02 High efficiency gas furnace complete with HRV (heat recovery ventilator) located in mechanical room.
03 Heat Recovery ventilation interlocked with furnace using the simplified system.
04 Sealed duct work throughout all units.
05 Upper loft area to include a supplemental electric fan for additional heat.

WARRANTY — TARION

Stonebridge Building Group Inc. is a registered 'TARION' Homebuilder in good standing and every new home is enrolled in the TARION warranty program and the warranty includes:

- The home is free from defects in material and workmanship for one (1) year.
- The home remains free from defects in material and workmanship on electrical, plumbing, heating delivery and distribution systems, exterior cladding, caulking, windows and doors and the building envelope and basement (if any) remains free from water penetration for two (2) years.
- The home is warranted against all major defects for seven (7) years.

Purchaser may choose interior colors and material, from Vendor's selection subject to their timely availability from the Vendor's supplier and provided that the same have not already been ordered for the house.

Variations from the Vendor's selection may occur in stone, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process. Purchaser is notified in extraordinary cases, interior door(s) to garage may be eliminated at Vendor's discretion. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and to improve the elevations of the house exposed to the street.

The purchaser accepts these changes as necessary. When the purchaser is buying a home already under construction, the purchaser acknowledges that there may be deviations from the plan, elevations or layout and agrees to accept such changes as constructed on an 'as built' condition. Any options shown on the plans and elevations may be available to the purchaser for an additional charge.

Actual floor space may vary from stated floor area. Location of furnace, hot water tank, are to be determined by the supplier and may not be located as shown on the brochure and purchasers shall be deemed to accept same. Room dimensions and window configuration may vary with final construction drawings. All dimensions are approximate.

The Vendor will not allow the purchaser to do any work and/or supply materials to finish the dwelling prior to closing. The purchaser may not enter the dwelling during the construction process until the pre-delivery inspection as outlined by Tarion. Prices and terms are subject to change without notice. The Vendor reserves the right to substitute materials of equal quality.

All illustrations are artist's concept. Specifications and conditions are subject to change without notice. Actual usable floor space may vary from the stated floor area. Tile patterns may vary. Window size and location may vary. Location of furnace, hot water tank and support posts and beams are determined by the HVAC designer and architect, respectively. Number of exterior steps may vary depending on the lot and the grading of individual home sites. Please see Sales for details. E. & O. E. 20206

THE GEORGIAN MANOR