SPECIAL INCENTIVES ON ALL TOWNHOMES

ON NOW FOR A LIMITED TIME ONLY

- $10,000 Design Studio Credit
- 9' Ceilings on the Ground & Second Floor
- Hardwood on Main Floor
- Stainless Steel Refrigerator, Dishwasher, Stove & Hood Fan
- Triple Glazed Windows
- Oak Stairs
- Granite Kitchen Countertop
- Sous Kitchen Package
- 200 Amp Electrical Service
- Smart Home Package with Ecobee Smart Thermostat
- Free Rogers Ignite Internet for 1 Year

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SPRINGWATER
MARKHAM

February 2021

See Sales Consultant for More Details E. & O. E. February 20, 2021

Schedule A (Home Features)
Springwater Phase 1 – Towns

EXTERIOR

1. MATTAMY'S Springwater is a new home community inspired by the sense of neighbourhood. House sitings and exterior colours will be architecturally coordinated.
2. Elevations include Clay Brick, Veneer Stone and maintenance free Vinyl Siding with Architectural features in other materials, as per elevation.
3. Entry-resistant framing on all perimeter doors, excluding patio doors.
4. Aluminum maintenance-free soffit, downspouts, fascia and eaves-trough.
5. Self-sealing shingles with a 30 year manufacturer's limited warranty.
6. Steel clad insulated entry and exterior door(s) with weather-stripping and deadbolt lock excluding patio doors and door from garage to exterior, if applicable.
7. **All vinyl casement windows, simulated single-hung casement windows, or fixed windows on all elevations excluding the Basement. Two Storey Townhome Basement windows are 30"x12" vinyl sliders & Rear Lane Towns Basement windows are 30"x24" vinyl sliders, as per plan. All windows as per Vendor's specifications and caulked on exterior, excluding Basement windows.**
8. **All Windows include Triple Pane Glass with Low E and Argon Gas, excluding entry doors glazing and basement windows.**
9. Sliding patio door or garden door(s), as per plan.
10. Glazed panel in front entry door or side light(s) as per elevation.
11. All opening windows and sliding patio doors are complete with screens.
12. Steel insulated door from house to garage (if grade permits), with safety door closer and keyless entry hardware, as per plan.
13. Moulded steel panel insulated sectional roll-up garage door(s) equipped with heavy duty springs and long-life rust-resistant door hardware, as per elevation.
14. Entire lot sodded except paved areas (common side yard 6' or less may be finished with granular material).
15. Pre-cast concrete slab walkway to front door entry, pre-cast step(s) at front and / or rear door as required.
16. Two exterior water taps for Two Storey Townhomes, one in garage & one at rear elevation. Two exterior water taps for Rear Lane Townhomes, one in garage & one at front elevation. Village Homes receive one water tap in garage.
17. Two exterior weatherproof electrical outlets with Ground Fault Interrupter. Two Storey & Rear Lane Townhomes to have one at front and one at rear of home. Village Townhomes to have one at front.
18. Satin Nickel finish front door entry hardware, Plaque-style house number, black front elevation coach light(s), as per elevation.
19. Vendor will install a two-coat asphalt driveway at a cost of $300.00 + H.S.T. for an Apron and $375.00 + H.S.T. for single car driveway. To be paid by purchaser at time of closing as an adjustment.

KITCHEN

1. Purchaser's choice of cabinets and granite countertop from vendor's standard selection.
2. **Taller uppers included for Kitchen.**
3. **Sous Package included for kitchen. This includes a deep fridge upper, fridge gables, valance board below uppers.**
4. Stainless steel undermount double bowl compartment Kitchen sink complete with shut-off values. Includes single lever pull out faucet, as per vendor's standard specifications.
5. Stainless Steel exhaust fan with 6" duct vented to the exterior.
6. Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
7. Split receptacle(s) at counter level for future small appliances.
8. 36" Refrigerator opening & 30" Stove Opening.
9. Dishwasher space provided in Kitchen cabinets with rough-in wiring and drains. Wire will not be connected to electrical panel and no cabinet supplied.

BATHS

1. Water resistant gypsum board to approximately 60" high on separate shower stall walls.
2. Purchaser's choice of cabinets and laminate countertops in all Bathroom(s) from Vendor's standard selection. Excluding powder room.
3. Energy efficient water saving shower heads and toilets.
4. **Dual Flush Toilets included in all bathrooms.**
5. Decorative lighting in all Bathrooms and Powder Room.
6. Beveled edge 42" high mirrors to all Bathrooms and Powder Room.
7. Bathroom fixtures from Vendor's standard selection.
8. White bathtubs or fixtures in all Bathrooms from Vendor's standard selection as per plan.
9. Electrical outlets for future small appliances beside all vanities and pedestal sink, include ground fault interrupter, as per plan.
10. Exhaust fans vented to exterior in all Bathrooms and Powder Room.
11. Privacy locks on all Bathroom and Powder Room doors.
12. Chrome washer-less faucets with pop up drains for sinks in all Bathrooms and Powder Room.
13. Pedestal sink in Powder Room, as per plan.
14. 8" x 10" ceramic wall tile for tub/shower enclosures up to the ceiling only. Separate shower stalls completed with ceilings, from Vendors' standard selection.
15. 13" x 13" ceramic floor tile for Ensuite soaker tub deck, skirt and splash from Vendor's standard selection where applicable, as per plan.
16. Bathroom and Powder Room accessories to include towel bar and toilet tissue holder.
17. Pressure balance valves to all shower stalls and tub/showers, as per plan.
18. Shut off valves for all Bathroom and Powder Room sinks.

INTERIOR TRIM

1. All finished areas to receive oak stairs and railings with choice of stain from Vendor's standard colour selections.
2. Moulded panel interior passage doors throughout finished areas. Purchaser's choice from Vendor's standard selection of one style throughout. Excludes sliding closet doors and Cold Cellar doors, as per plan.
3. Colonial 4" baseboard throughout with 3/8" profiled door stop trim in all tiled areas. (baseboard sizing approx.)
4. Colonial 2 ¾" casing on all swing doors, flat archways up to 12" deep on Ground Floors, Second Floors and Third Floor Hallways. Includes all windows throughout finished areas, Foyers and Linen closets where applicable, as per plan. Excludes Bedroom closets with sliding doors. (casing sizing approx.)
5. All drywall applied with screws using a minimum number of nails.
6. Satin Nickel finish lever handles and hinges (left unpainted) on all interior doors in finished areas, as per plan.
7. Wire shelving installed in all closets.
8. Mirrored sliding doors at front entry closet, as per plan.

LAUNDRY

1. Laundry tub with chrome finish dual knob faucet installed with shut off valves in finished Laundry Rooms, unfinished Basements or unfinished Storage / Utility Rooms, as per plan.
2. Heavy duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.
3. Floor drain to Upper Floor Laundry Rooms as per plan. Not applicable to Laundry closet areas.

ELECTRICAL

1. Decora style switches and receptacles throughout finished areas
2. 200 Amp service with circuit breaker type panel.
3. All wiring in accordance with Electrical Safety Authority standards.
4. One electrical outlet under electrical panel if located in unfinished area.
5. Electrical outlet(s) in all Bathrooms and Powder Room, which includes Ground Fault Interrupter.
6. One electrical outlet in Garage for each parking space. One electrical ceiling outlet in Garage for each roll-up door for future Garage door opener.
7. Seasonal duplex receptacle located under front porch soffit with interior switch near front door or in main hall closet.
8. Ceiling mounted light fixture(s) in Kitchen/Breakfast area, Den, Hallways, finished Laundry Room, Family Room/Great Room, Dining Room, and all Bedrooms where applicable, as per plan. Rooms having sloped or ceiling heights over 10' that span the entire room are to have a switch-controlled receptacle.
9. Switch controlled receptacle in Living Room.
10. Decora style dimmer in Dining Room
11. Smart Hub Dimmable Light Switch located to Primary Bedroom.
12. One additional outlet in Bedroom level closet for future Wifi extender. Wifi extender to be purchased by Homeowner.
13. Deeper electrical boxes for light switches
14. Whole home surge protection installed at electrical panel.
15. **Electric Vehicle Charging Rough-in to Garage.**
16. **Monitoring Device at Hydro Panel**
17. Smoke Detector with visual signaling component installed as per the Ontario Building Code.
18. Carbon Monoxide Detector on all floors where Bedrooms are present.
19. Electronic door chime at front door.
20. Builder to provide (1) finished Cat6 Data line to Great Room to accommodate cable, telephone and internet connections.
21. Receptacle with USB port placed at Stop & Drop (if applicable) or in the Kitchen.

PAINTING

1. Washable low VOC latex paint on interior walls throughout finished areas. One colour throughout, from vendor's standard selection).
2. Interior trim and doors to be painted white.
3. **Two Storey Towns: Sprayed stipple ceilings with 4" smooth borders in all rooms except for Ground Floor, Bathrooms, Powder Room and finished Laundry Room, which have smooth painted ceilings. All closets to have sprayed stipple ceilings only.**
4. **Rear Lane & Village Homes Towns: Sprayed stipple ceilings with 4" smooth borders in all rooms except for Main Floor, Bathrooms, Powder Room and finished Laundry Room, which have smooth painted ceilings. All closets to have sprayed stipple ceilings only.**

FLOORING

1. Choice of ceramic floor tile in Foyer, Powder Room, Bathroom(s), Kitchen, Breakfast and finished Laundry Room where applicable, as per plan from vendor's standard selection.
2. **3 ½"x ½" engineered hardwood flooring from vendor's standard selections on Ground Floor for Two Storey Towns and on Main Floor for Rear Lane & Village Home Towns as per plan. Choice of colour from vendor's standard selection. (hardwood sizing approx.)**
3. **Village Homes & Rear Lane Towns:** 35oz broadloom in all finished areas on Ground Floor & Third Floor complete with 4 lb. chip foam under-pad from vendor's standard selection. Excludes tiled areas.
4. **Two-Storey Towns:** 35 oz broadloom in all finished areas on Second Floor complete with 4 lb. chip foam under-pad from vendor's standard selection. Excludes tiled areas.
5. Tongue and groove subflooring throughout, screwed and glued on engineered floor joist system.
6. Concrete basement floor with drain.

ADDITIONAL FEATURES

1. **Two-Storey Towns:** 9' high ceilings on Ground and Second Floor, except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered.
2. **Rear Lane & Village Home Towns: 9' ceilings on Ground & Main Floors and 8' ceilings on Third Floor, except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered.**
3. 2"x6" exterior wall construction.
4. Mortgage survey provided with closing documents at no additional cost.
5. Garage floor and driveway sloped for drainage.
6. Concrete garage floor where applicable with re-enforced grade beams.
7. All windows (excluding Basement windows) are installed with expandable foam to minimize air leakage. Poured concrete Basement walls with drainage membrane and weeping tile for Two Storey Townhomes only.
8. Poured concrete front porch as per plan.
9. Architecturally pre-determined sitings and exterior colours in conformance with applicable zoning and architectural control guidelines.
10. Ducts Professionally Cleaned.
11. **Conduit from basement to attic.**
12. **R10 Styrofoam below basement slab.**
13. Stainless Steel Refrigerator, Dishwasher and Stove, as per Vendor's standard selection.

ENERGYSTAR/NET ZERO READY PROGRAM

1. **Ground Source Heat Pumps including Air Conditioning for all homes are rental units. Purchaser to execute agreement with designated supplier.**
2. **Geothermal Power Source included for all homes.**
3. R31 spray foam insulation in Garage ceilings and cantilevered floor spaces with conditioned spaces above.
4. All ductwork to be sealed with foil tape or mastic sealant.
5. **EnergyStar qualified Tankless water heaters are a rental unit. Purchaser to execute agreement with designated supplier.**
6. Ecobee thermostat centrally located on Main Floor.
7. **Energy Recovery Ventilation installed & interlocked with GSHP. (As a simplified system)**
8. Compact fluorescent lighting in all standard interior light fixtures, excluding fixtures on dimmer switches, optional pot lights, all walk-in closets and finished Laundry Rooms as per plan.
9. EnergyStar qualified exhaust fans in all Bathrooms including Powder Room, where applicable.
10. Independent third-party inspection and air tightness test.

WARRANTY

Mattamy Warranty backed by TARION "Excellent Service Rating" includes that the home is free from defects in workmanship and materials for One (1) Year.
Two Year Warranty Protection:
The home is free from defects in workmanship and materials including caulking, windows and doors so that the building prevents water penetration. Defects in workmanship and materials in the electrical, plumbing, heating delivery and distribution systems – Defects in workmanship and materials which result in the detachment, displacement or deterioration of exterior cladding, leaving to detachment or serious deterioration.
Violations of the Ontario Building Code's Health and Safety provisions.
Seven Year Warranty Protection (Major Structural Defects):
A major structural defect is defined by TARION as; - a defect in workmanship and materials that results in the failure of the load-bearing part of the homes structure, or
- Any defect in workmanship or materials that adversely affects your use of the building as a home.
Specifications and Terms subject to change, E. & O.E., (April 21, 2021)

All matters set out in this Schedule "A" are subject to the provisions of Schedule "1".In addition, the purchaser acknowledges that the Vendor's model homes 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. All electrical services included in the basic model type are illustrated on architectural plans available at the Vendor's sales office. Most additional features on display in the model homes are available as extras. Front elevations are modified where alternate floor plans selected. The Purchaser is notified due to siting, grading, and paving conditions, roof lines may vary due to structural roof framing conditions and may not be exactly as shown. Due to conditions, risers may be necessary at the front entry. Purchaser is notified that all lots have Architectural Control applied to them and that exterior architectural features may be added or altered at the Vendor's discretion to comply with Architectural Control Guidelines.

Initials...../.....

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SPRINGWATER MARKHAM

Village Homes

MODEL	SQ. FT.	PLAN	ELEV.	PRICE
The Daffodil	1306	2 Bdrm.	Traditional	$902,990
(EVHA)			English Manor	$912,990
			Modern	$915,990
The Daffodil End	1536	3 Bdrm.	Traditional	$972,990
(EVHB)			English Manor	$982,990
			Modern	$985,990
The Gold	1629	3 Bdrm.	Traditional	$957,990
(EVHC)			English Manor	$967,990
			Modern	$970,990
The Honey	1783	3 Bdrm.	Traditional	$977,990
(EVHD)			English Manor	$987,990
			Modern	$990,990
The Laguna End	1777	3 Bdrm.	Traditional	$1,014,990
(EVHE)			English Manor	$1,024,990
			Modern	$1,027,990
The Medallion Corner	1827	3 Bdrm.	Traditional	$1,024,990
(EVHF)			English Manor	$1,034,990
			Modern	$1,037,990

Deposits: $30,000 with offer, $30,000 in 30 Days, $30,000 in 60 Days, $30,000 in 90 Days & $30,000 in 120 Days

Bank Draft or Credit Card Payment Required for First Deposit

Additional Deposit Required for Premium Lots:

25% of Premium with Offer, 25% of Premium in 90 Days

Prices Include Applicable Taxes

All Architect's Choice Options Must Be Ordered At Time Of Sale And Will NOT Be Available At Design Centre.

Some lots subject to premiums. Premiums subject to change at any time.

Prices and features subject to change without notice.

All measurements are approximate. Actual usable floor space may vary from the stated floor area.

Sales Office Hours:	
Monday - Thursday	By Appointment Only
Friday	
Saturday & Sunday	

E. & O. E. (April 7, 2021)

Sales Representatives:
Kelly Leca & Rommel Ancheta
Real Estate Broker:
Norman Hill Realty Inc.
Sales Office Email: sls_markham@mattamycorp.com
Sales Office Tel: (905) 534 - 0423

ENERGY STAR

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SPRINGWATER MARKHAM

Two Storey Townhomes

MODEL	SQ. FT.	PLAN	ELEV.	PRICE
The Jade	1496	3 Bdrm.	Traditional	$1,118,990
(HTHA)			English Manor	$1,128,990
			Modern	$1,130,990
The Kelly	1598	3 Bdrm.	Traditional	$1,138,990
(HTHB)			English Manor	$1,148,990
			Modern	$1,150,990
The Laurel	1717	3 Bdrm.	Traditional	$1,158,990
(HTHC)		Opt 4th Bdrm*	English Manor	$1,168,990
			Modern	$1,170,990
The Mint	1907	3 Bdrm.	Traditional	$1,177,990
(HTHD)		Opt 4th Bdrm*	English Manor	$1,187,990
			Modern	$1,190,990
The Mint End	1938	3 Bdrm.	Traditional	$1,215,990
(HTHE)		Opt 4th Bdrm*	English Manor	$1,225,990
			Modern	$1,228,990
The Sage Corner	1996	3 Bdrm.	Traditional	$1,225,990
(HTHF)		Opt 4th Bdrm*	English Manor	$1,235,990
			Modern	$1,238,990
The Shamrock	2269	4 Bdrm.	Traditional	$1,238,990
(HTHG)			English Manor	$1,248,990
			Modern	$1,250,990
The Shamrock End	2315	4 Bdrm.	Traditional	$1,272,990
(HTHH)			English Manor	$1,282,990
			Modern	$1,285,990

Deposits: $40,000 with offer, $40,000 in 30 Days, $40,000 in 60 Days,
$40,000 in 90 Days & $40,000 in 120 Days

Bank Draft or Credit Card Payment Required for First Deposit

Additional Deposit Required for Premium Lots:
25% of Premium with Offer, 25% of Premium in 90 Days

Prices Include Applicable Taxes

All Architect's Choice Options Must Be Ordered At Time Of Sale And Will NOT Be Available At Design Centre.

Some lots subject to premiums. Premiums subject to change at any time.
Prices and features subject to change without notice.
All measurements are approximate. Actual usable floor space may vary from the stated floor area.
***Archihtect's Choice Option**

Sales Office Hours:	
Monday - Thursday	By Appointment Only
Friday	
Saturday & Sunday	

Sales Representatives:
Kelly Leca & Rommel Ancheta
Real Estate Broker:
Norman Hill Realty Inc.
Sales Office Email sls_markham@mattamycorp.com
Sales Office Tel: (905) 534-0423

ENERGY STAR

E. & O. E. (May 31, 2021)