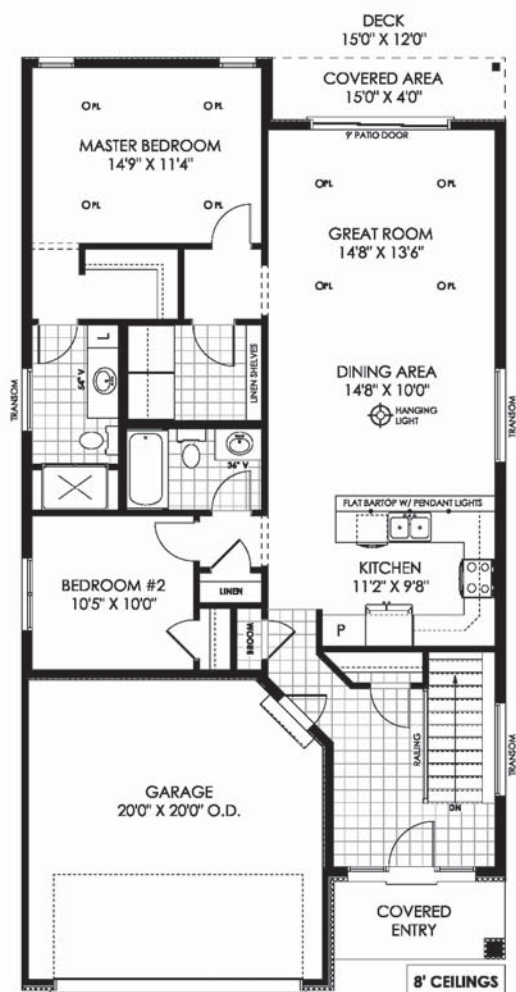




Meagan Lane Collection
The Sandbanks Model
1342 Sq. Ft.

\$369,900

Updated: September 28, 2018



Elevation B



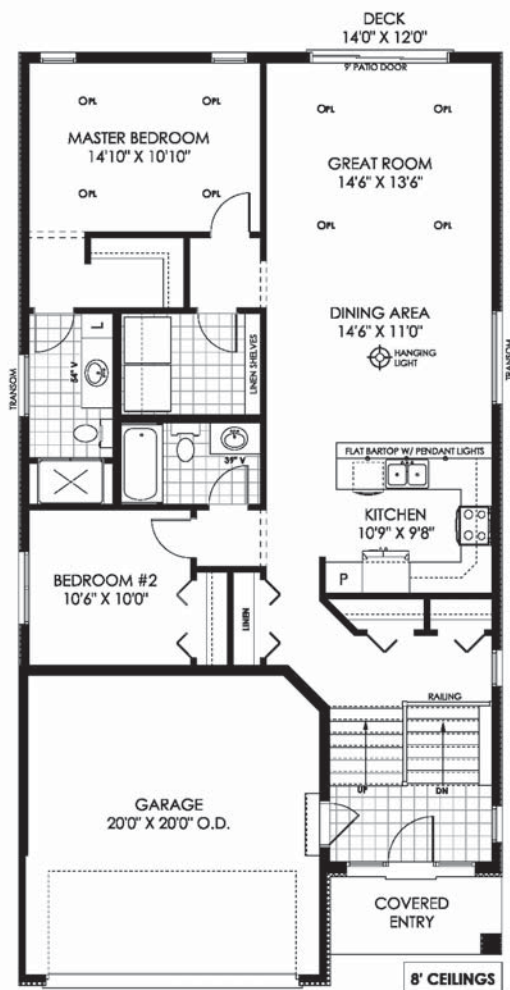
Renderings are artist's concept only.
Dimensions are approximate.
Floor plan may be built in reverse due to site services.
Designed to fit all Meagan Lane lots.
Prices based on 40' lot. Premium may apply to larger lots.



Meagan Lane Collection
The Presqu'ile Model
1395 Sq. Ft.

\$373,900

Updated: September 28, 2018



Elevation B



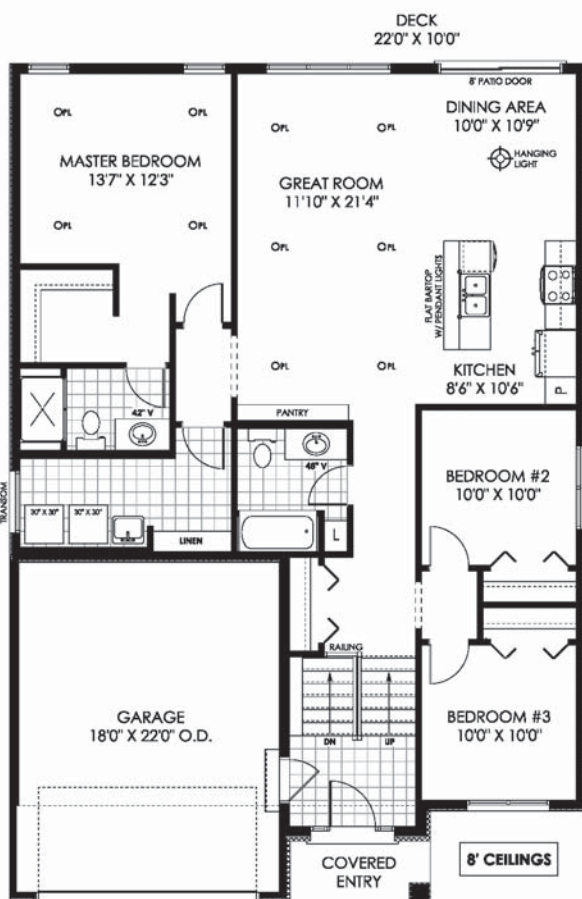
Renderings are artist's concept only.
Dimensions are approximate.
Floor plan may be built in reverse due to site services.
Designed to fit all Meagan Lane lots.
Prices based on 40' lots. Premium may apply to larger lots.



Meagan Lane Collection
The Charleston Model
1519 Sq. Ft.

\$398,900

Updated: September 28, 2018



Elevation B



Renderings are artist's concept only.
Dimensions are approximate.

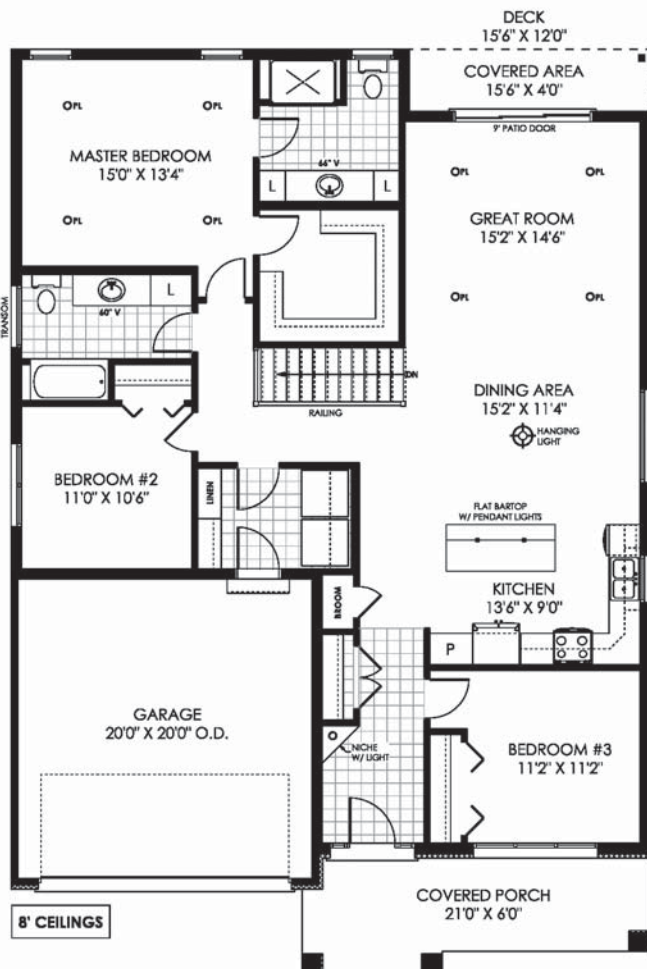
Floor plan may be built in reverse due to site services.
Designed to fit 93, 95, 97, 99 and 106-112 Meagan Lane,
Prices based on 40' lot. Premium may apply on larger lots.



Meagan Lane Collection
The Wasaga Model
1723 Sq. Ft.

\$434,900

Updated: September 28, 2018



Elevation B



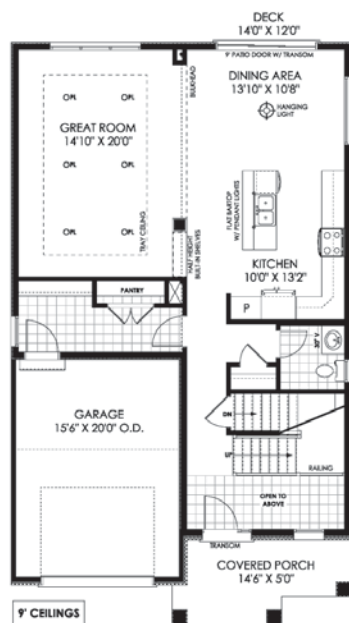
Renderings are artist's concept only.

Dimensions are approximate.

Floor plan may be built in reverse due to site services.

Designed to fit 95, 97, and 107-112 Megan Lane.

Prices based on 40' lot. Premium may apply to larger lots.



Meagan Lane Collection The Arrowhead Model 2186 Sq. Ft.

\$454,900

Updated: September 28, 2018

Elevation B



Renderings are artist's concept only.
Dimensions are approximate.
Floor plan may be built in reverse due to site services.
Designed to fit all Meagan Lane lots.
Prices based on 40' lot. Premium may apply to larger lots.

Meagan Lane Collection

Standard Feature Sheet

Page 1

General

1. Design and working drawings suitable for construction purposes.
2. Site supervision and building layout.
3. Permits as required.
4. Vendor to pay associated H.S.T. provided that purchaser is owner / occupier and agrees to assign all associated H.S.T. rebates.
5. Vendor to pay development charges.
6. Registration in TARION.
7. Construction debris removal.

Site Work

8. Excavation for building foundation.
9. Backfill & grading around foundation for proper drainage.
10. Lot graded and sodded.
11. Gravel driveway.
12. Interlock patio stones from driveway to main entrance.

General Construction

13. Poured concrete foundation walls on concrete footings.
14. Concrete floor slab for lower level and garage.
15. Drainage layer membrane on exterior foundation walls with perimeter drainage to interior one-piece submersible sump with pump.
16. Steel beams on steel columns.
17. 2" x 10" floor joist with 3/4" O.S.B. floor sheathing glued and nailed.
18. Exterior walls on house built with 2" x 6" construction, with 7/16" O.S.B. sheathing.
19. Pre-engineered wood trusses on 24" O.C. with 7/16" O.S.B sheathing, roof pitch as per plan.

Energy Saving Features

20. R-50 blown insulation in ceiling.
21. 2x6 construction for above grade exterior walls, to include continuous R5 rigid insulation (joints to be sealed) and R20 fiberglass batt insulation.
22. Lower level exterior walls to have R20 continuous blanket insulation, with framed strapping for electrical.
23. Continuous 6-mil vapour barrier sealed on interior.
24. Continuous air barrier sealed from the subfloor to the concrete slab.
25. Attic ventilation from eaves to roof vents.
26. Dryer vent installed through exterior wall.
27. High efficiency forced air gas furnace with ductwork.
28. All ductwork joints to be sealed.
29. H.R.V installed and vented to all "wet rooms". Kitchen & bathrooms.
30. H.R.V. to be interlocked with furnace blower.
31. Drain water heat recovery unit installed as required.
32. Central Air Conditioning.
33. Programmable thermostat for heating and cooling.
34. Gas line for BBQ.

Exterior Finish

35. Stone/brick and/or vinyl siding exterior, as per elevations & plans.
36. Maintenance free pre-finished aluminum soffit, fascia and trough.
37. Manufacturer warranted self-sealing asphalt shingles. *
38. Approximately 150 sq. ft. of pressure treated deck with stairs, railing, and Classic Black Round Steel Balusters, as per plan.

Windows & Doors

39. Coloured vinyl windows with sealed double glazed units, low E, and argon filled.
40. Casements throughout, as per individual plan. (All poured in place lower level windows are white sliders).
41. Grills as per elevations.
42. Bathroom window frosted, if applicable.
43. Exterior doors steel insulated with weather stripping.*
44. Dead bolt locks on exterior doors keyed alike.
45. Sliding patio door, as per plan.
46. Steel sectional garage door, as per plan and elevation.

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Meagan Lane Collection

Standard Feature Sheet

Page 2

Electrical Features

- 47. 200-amp electrical service with circuit breaker panel.
- 48. Rough in for future electric vehicle charging.
- 49. Two exterior weatherproof receptacles.
- 50. Decora style white receptacles, switches and plates.
- 51. Ceiling lights provided in all rooms with builder supplied lighting fixtures (Beckett or Boku Collection) or \$750.00 interior lighting allowance. *
- 52. 4 potlights on dimmer in great room.
- 53. 4 potlights on dimmer in master bedroom.
- 54. All interior and exterior bulbs to be LED, excluding under-cupboard lighting.
- 55. Smoke and carbon monoxide detectors wired to panel.
- 56. Front entry door chimes.
- 57. Rough -in for micro /range hood combo. *
- 58. Garage door opener supplied and installed.
- 59. An exterior light at all points of entry. *
- 60. Rough-ins for any combination of cable, telephone jacks, or USB outlets totaling 6 locations. (Rough-in for satellite if requested)

Plumbing & Bathroom Features

- 61. White plumbing fixtures.
- 62. Vanity basins to be Studio Drop-In.
- 63. Toilets to be Dual Flush Elongated Right Height, with slow close lids.
- 64. One 4-piece bathroom on main floor. 1-piece acrylic tub/shower unit with curtain rod.
- 65. 3-piece ensuite, as per individual plan. 1-piece acrylic shower unit with curtain rod.
- 66. Double stainless steel sink in kitchen.
- 67. Waterline for fridge.
- 68. 90 Degree or Tesla series single lever chrome faucets.
- 69. Towel bars and toilet tissue holders, to match faucet collection.
- 70. Rough-in for dishwasher.
- 71. One exterior tap with interior shut off.
- 72. Hookup and connections for washer and dryer.
- 73. Rough-in 3-piece bathroom in lower level.
- 74. Laundry tub supplied and installed, as per plan.
- 75. Plate glass mirror over vanities.
- 76. Rental gas hot water heater.

Interior Appointments

- 77. Drywall surfaces painted with one colour. *(darker tints may be additional charge)
- 78. Rounded drywall corners.
- 79. Choice of interior doors (interior passage & bi-fold closet).
- 80. Traditional interior trims throughout painted cloud white.
- 81. Privacy passage sets on all bathrooms & master bedroom.
- 82. Choice of designer kitchen cabinetry with crown moulding, light valance, and laminate countertop. *
- 83. Choice of designer bathroom cabinetry with laminate countertop. *
- 84. Standard fridge opening to be 36" wide by 68" high. Standard range opening to be 30" wide. Unless otherwise specified.
- 85. Textured ceilings.
- 86. Hardwood railing with choice of spindles, as per plan. *
- 87. Laminate flooring throughout kitchen, dining area, great room, and hallways.*
- 88. Carpet installed in bedrooms and on stairs.*
- 89. Foyer, bathroom, and main floor laundry to have ceramic, as per plan. *
- 90. Home cleaned upon presentation.

* All choices & colours to be selected from builders samples. Substitutions may be made at equal or greater value. Drawings may be altered to meet building codes.

Updated: September 6, 2018

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