TRADITIONAL, LANE,
URBAN TOWNHOMES



REVA

WESTFIELD

A vibrant community set within
an established neighbourhood.

GREAT GULF

GENERAL

All interior finishing materials are to be chosen with the assistance of Great Gulf Interior Design Consultants.

All materials and other selections for which the Purchaser is entitled are to be chosen from vendor's samples and are as per Vendor's specifications. Purchaser shall only be entitled to make such selections provided that the items are not already ordered or installed.

All exterior finishes and colours are selected by the Vendor and are subject to architectural control.

Homes are covered with Ontario New Home Warranties Plan Act warranty; enrolment fees and any other regulatory oversight or other fees to be paid by Purchaser on closing.

All homes are third party tested and inspected by a certified energy modelling consultant.

EXTERIORS

All model types will be principally brick and siding construction as per applicable model/elevation.

Some sections of the house may be constructed of architectural stone, aluminum, vinyl siding, PVC, or wood material as per architectural detailing.

Soldier coursing, brick arches, keystones and other masonry detailing as per applicable model/elevation.

All soffits, fascias, eaves and down pipes are prefinished aluminium or vinyl at the option of the Vendor.

Exterior house address number.

Self-sealing limited lifetime warranty laminate shingles.

Weather-stripping on all exterior doors and precast stone thresholds.

Fibreglass insulated front entry door. Glass inserts in front entry door, as per applicable model/elevation.

Steel-Clad garage door to house (as per applicable model/elevation and as grading permits).

All sliding patio doors to be double glazed, PVC, with low E glass (as per applicable model/elevation).

All windows are to be triple-glazed, PVC, with low-E glass. All operating windows are to be screened. All operable windows on the first, second and third floors will be casement throughout with decorative bars on the front elevation, as per applicable model/elevation.

All basement windows to be sliders, double-glazed, PVC, with low-E glass. Window wells may be required as per grading conditions. One (1) window in basement to be sized to allow for emergency means of egress, as per applicable model/elevation. (Basements provided for Traditional Towns and Lane Towns only. Urban Towns to be slab on grade).

Garage overhead door(s) with glass inserts as per applicable model/elevation.

All garage walls to be completed to drywall and primed.

Front, rear, and side yards, if applicable, to be fully sodded. Some side yards to be stone, as per grading conditions.

Concrete front entry steps, as per grading conditions.

Precast concrete slab walkway to front entry.

Exterior cold-water tap installed in attached garage and at the rear or front of the house for Traditional Towns only. Exterior cold-water tap installed in attached garage and at front of house for Lane Towns only. Exterior cold-water tap installed in attached garage for Urban Towns.

Basement to be poured concrete with a drainage layer system and a footing barrier membrane.

Vendor will provide a two-coat asphalt driveway at a cost more particularly set out in the Schedule B to the Agreement of Purchase and Sale. Driveway surface to be paved with base coat asphalt within eighteen (18) months of closing and the topcoat to be completed within the next calendar year. Vendor not responsible for minor settlement.

Stud partition walls between units are to be acoustically treated.

All exterior walls, interior partitions and flooring are built using H+ME Technology.

INTERIORS

Lane Towns and Traditional Towns approximately 8′ ceiling height in basement, 9′ ceiling height on the ground and main floors, and 8 ft. ceiling height on third floor, except where precluded by bulkheads.

Urban Towns approximately 9′ ceiling height on the ground and main floors, and approximately 9 ft. ceiling height on upper floor, except where precluded by bulkheads.

All Finished areas to receive finished oak stairs with stained railings, handrail and metal pickets with choice of stain from vendor's standard selection, as per applicable model.

Basement Stair(s) and handrail are unfinished.

Two-panel square style interior doors.

Approximately 2 ¾″ casings on all windows and doors.

Approximately 3 7/8″ baseboards (with shoe mould in tiled and laminate areas).

All closets to have wire shelving.

Satin nickel coloured finish hardware on all interior and exterior doors. Dead bolt on all exterior doors where applicable. Grip set with dead bolt on main entry door, and single lever handles on interior doors.

One (1) paint colour throughout the house. All interior paint is Zero VOC.

Sprayed Stipple ceiling w/smooth border in all rooms except the kitchen, bathrooms, and laundry room, which are smooth finish.

FLOORING

High Performance Engineered flooring system "I" – joists throughout, except for dropped areas to be conventionally framed.

O.S.B. Tongue and groove subfloor glued, nailed, and sanded.

Approximately 7″ Laminate flooring with choice of colour from vendor's standard selection on main, second and third floor, except where shown as tile, as per applicable model/elevation.

Floor tile approximately 12″ x 24″ in foyer, laundry area, and all bathrooms, or as shown on applicable model/elevation.

KITCHEN

Choice of finished kitchen cabinets with a dishwasher opening.

Single lever chrome flow efficient faucet with a pull-down sprayer.

Approximately 2cm quartz countertops for kitchen with a square edge (No backsplash) and a double stainless steel under-mount sink.

Stainless Steel ducted range hood fan over stove.

Kitchen to include approximately 30″ stainless top freezer refrigerator, approximately 30″ stainless self- clean range with glass cooktop, and stainless built-in dishwasher.

Electrical outlets are located at counter level for small appliances.

BATH/PLUMBING

Choice of vanity cabinets with approximately 2cm quartz countertops with a white undermount sink in all bathrooms.

All bathroom(s) to have a wall-mounted mirror and vanity cabinet as per applicable model/elevation.

Primary Ensuite bathroom to have a wall mounted mirror and vanity cabinet with one top drawer as per applicable model/elevation.

Primary ensuite bathroom to contain a separate framed glass shower enclosure, preformed shower base, and walls to be tiled to ceiling including waterproof pot light, per applicable model/elevation.

All bathtub enclosure walls in bathrooms to be tiled.

All bathtubs to be white acrylic, as per applicable model/elevation.

All toilets are to be white, elongated flow efficient and regular height.

Exhaust fan in all bathrooms, vented to the exterior.

Privacy locks on all bathroom doors.

Single lever chrome flow efficient faucets on all sinks, except laundry faucet.

Temperature control valves in all showers.

Chrome towel bar and toilet paper dispenser in all bathrooms.

Main floor powder room to contain a floating vanity cabinet with 2cm quartz countertop, a white undermount sink, toilet and wall-mounted mirror.

Shut off valves for all sinks and toilets.

All water lines to be polyethylene tubing throughout.

Rough-in three-piece plumbing in basement (applicable models only) for future bathroom (drains only, no water lines).

LAUNDRY

Laundry room to have a free-standing laundry tub with a two-handle laundry faucet as per applicable model/elevation.

Laundry room to include a white washer and dryer which may be stacked with a floor drain as per applicable model/elevation.

ELECTRICAL

100 amp. electrical service.

Copper electrical wiring throughout.

Electric light fixtures with LED bulbs provided in all rooms, as per applicable model/elevation.

Exterior lights with LED bulbs at all exterior doors, as per applicable model/elevation.

Two exterior waterproof ground fault circuit Interrupter (GFI) electrical outlets: one (1) at the rear of the house and one (1) in the porch area, as per applicable model/elevation.

White Decora style switches throughout.

Electrical outlet for future garage door opener(s). One outlet for each garage door.

Smoke detectors with strobe light hard wired to the electrical system, as per applicable code requirements.

Combination smoke detector/carbon monoxide detector hard-wired to the electrical system, as per applicable code requirements.

Doorbells to be installed at front entry doors as per applicable model.

Two electrical outlets with USB A+C ports located in the primary bedroom

One Cat6 capped outlet in the Family or Great Room to accommodate all telecommunications.

Rough-in conduit for future installation of an electric vehicle charger located in the garage.

A single ground fault interrupter (GFI) protected electrical outlet in all bathrooms.

MECHANICAL SYSTEMS & INSULATION

Air conditioning included.

Heating and cooling system to include a programmable thermostat. Hot water heater on a rental basis. Note: All mechanical equipment locations may vary from plan.

Heat Recovery Ventilator (HRV) as per the Ontario Building Code requirements

All insulation to be as per the Ontario Building Code requirements.

Spray foam insulation to garage ceiling below any habitable space above.

GENERAL PROVISIONS (JANUARY 13 2026)

The Purchaser hereby acknowledges and agrees that due to grading, drainage, building code requirements or other conditions or issues, the Vendor, in its sole discretion, may make changes to modify the floorplan, add and/or eliminate doors or steps without adjustment to the purchase price and without further notice to the Purchaser, including without limitation:

a. Eliminating the door between the garage and the laundry/utility room;

b. Eliminating the side door, which side door is not a side entry for the secondary suite.

c. Installing step(s) with or without a railing in the garage due to different grading may interfere with or limit the use of the interior of the garage.

d. Lowering or creating a step down into the laundry/utility room to accommodate the garage door and/or side door to the laundry/utility room;

e. Lowering or creating a step down into the foyer

f. Installing a deck depending upon the grading requirements for that particular lot;

g. Entry steps may be required, varied, and/or eliminated to the house due to grading conditions.

The Purchaser acknowledges that finishing materials contained in any model home or sales office display including but not limited to, broadloom, furniture, electrical fixtures, drapes, ceramic flooring, upgrades kitchen cabinets, stained staircases, railing, wallpaper, paint, landscaping and fencing, may be for display purposes only and may not be of the same grade or type, or may not be included in the dwelling unit purchased herein.

Interior design consultation at The Design Studio on all finishes and colour packages included in purchase price. All interior floor, wall finishes and materials are to be chosen with the assistance of the Vendors Interior Design Consultant. All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from Vendors samples, and are as per Vendor's specifications. Purchaser shall only be entitled to make such selections provided that the items are not already ordered or installed.

Purchaser acknowledges the right reserved and/or easement in favour of the Vendor permitting entry for installation of berms, fences and/or landscaping, and the purchaser further acknowledges their undertaking to maintain the berms, fences and/or landscaping after installation.

The Purchaser acknowledges that the Vendor will only replace any obvious floor tile damages caused by settlement within the first year of closing, provided the Vendor is able to match the floor tile dye lots, colours and/or designs.

The Purchaser understands that the engineered flooring system comprises of some natural components and is subject to environmental factors. Indoor and outdoor humidity levels may influence its appearance by way of cupping and/or shrinkage of this material.

The purchaser acknowledges that all features are as per applicable plan and are not standard on all plan types.

The Vendor shall have the right to at any time without notice to the Purchaser substitute other products and materials for those listed in the Schedule 'A' or provided for in the plans and specifications, provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or being substituted.

Natural or natural simulated or broadloom products (i.e. wood, granite, stone, marble, laminate, engineered flooring, carpeting etc.) are subject to variations in shade, appearance, colour, grain and texture from samples displayed and the Purchaser agrees to accept same notwithstanding any such variations.

Due to the nature or the natural grain in wood and the manual process in which stain is applied, there may be some variation in finished colour and texture from prefinished hardwood, including without limitation, stairs, railings, nosings, trim, and pickets.

The Purchaser acknowledges that there shall be no reduction in the purchase price or credit for any standard feature listed herein which is omitted at the Purchaser's request.

References to model types or model numbers refer to current manufacturer's models. If these types or models shall change, the Vendor shall provide a product of equal or better quality.

All dimensions, if any, are approximate, and are subject to change without notice.

All specifications and materials are subject to change without notice.

Floor and specific features will depend on the Vendor's package as selected.

Actual useable floor space may vary from stated floor area(s).

GREAT GULF

Illustrations are artist's concept. E. & O.E. Refer to Schedule A in Agreement of Purchase and Sale for full list of features and finishes. BK57 March 2026.

Jainam Gor

Gauge the Market. Make your Move.

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Want the latest pricing, incentives or floor plans on this project? Contact me — I'll run the numbers with you.

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