



QUALITY APPOINTMENTS

20’ TOWNHOMES AND 30’, 38’ & 45’ DETACHED DESIGNS

SCHEDULE ‘A’

ELEGANT EXTERIORS

- Cobourg Trails in the Town of Cobourg features Contemporary Classic and Modern Transitional inspired architecture. All elevations, exterior colours and materials are architecturally controlled.
- Elevation A features a stone and vinyl siding exterior with frieze boards, vinyl shake accents, and other authentic details on front elevations, as per applicable model design.
- Elevation B (Transitional) features a brick and siding (PVC and/or vinyl as per applicable model design) exterior with brick detailing, frieze boards, coloured mortar, and other authentic details on front elevations, as per applicable model design.
- Elevation C features a brick exterior with brick and/or stone detailing, frieze boards, vinyl shake and/or stone accents, coloured mortar, and other authentic heritage-style details on front elevations, as per applicable model design.
- Exterior walls to be 2” x 6” wood stud construction (2” x 4” wood stud construction at garage walls), as per plan.
- Metal insulated front entry door with inset pane lites or double doors with inset pane lites.
- Low-e, argon filled vinyl thermo pane sliding glass patio doors, 6’ wide on townhomes & 30’ designs, 8’ wide on 38’ designs, and 6’ or 8’ wide 45’ designs, or French door, as per applicable plan.
- Self-sealing high-grade laminate shingles, with limited lifetime manufacturer’s warranty. Prefinished metal roof accents, as per applicable plan.
- Aluminum soffits, fascia, eavestroughs and downspouts.
- Thermopane Low-e Argon fixed vinyl casement windows on main and 2nd floors.
- Low-e, argon filled vinyl thermo pane slider basement windows.
- Maintenance free exterior columns, railing and pickets (as per applicable plan).
- Garage overhead door(s) with glass inserts, as per applicable plan.
- Interior garage walls to be drywalled.
- Fully paved driveways with base coat and top coat of asphalt.
- Two (2) exterior hose bibs, one in garage and one at rear of house.
- Custom designed and architecturally controlled front yard landscaping with ground cover, shrubs, trees and sod in front and rear yard (as per plan).
- Address plaque and Nickel plated Deadbolt, Gripset Entry on Front Door.

SPECTACULAR INTERIOR FINISHES

- 9’ ceiling height on main floor, 8’ on second floor (except at coffered, sloped or cathedral ceilings, and where drops are needed for bulkheads for mechanical systems).
- Natural oak finish staircase with oak treads, oak veneer stringers & risers from main to second floor, and from main to basement on bungalow plans.
- Natural oak finish pickets, railing and stringer on stairwells in finished areas, nosing where required, as per applicable plan.
- Upgraded ± 4 ” baseboard with $\pm 2 \frac{3}{4}$ ” door and window casing.
- Gas fireplace featuring colonial painted wood surround with wooden mantel or cabinet style unit, complete with glass panel, gas log and wall switch, on detached designs only as per applicable plan.
- Colonial raised panel interior doors, including closets, as per applicable plan.
- Nickel finish interior door levers and hinges.
- Purchaser’s choice of colour of quality paint and primer on all interior walls, all interior doors and trim (from builder’s samples).
- Smooth finish ceilings in kitchen, bathrooms, laundry (where applicable) and stippled ceilings with 4” smooth border throughout main and second floor.
- Trimmed archways throughout, where applicable, as per plan.

DESIGNER KITCHENS

- Purchaser’s choice of deluxe cabinetry with granite countertop (from builder’s standard samples).
- Upgraded ± 36 ” upper cabinets in kitchen.
- Flush breakfast bar in kitchen, as per applicable plan.
- Double bowl stainless top mount sink with single lever faucet.
- White exhaust hood fan over stove area, vented to exterior
- Dishwasher rough-in provided includes electrical and plumbing only, with space for dishwasher. Hookup not included.
- Dedicated electrical outlet for refrigerator.
- Split circuit electrical outlets at counter level for small appliances.

LUXURIOUS BATHROOMS

- Purchaser’s choice of deluxe cabinetry and granite countertop (from builder’s standard samples).
- Primary ensuite to have oversized acrylic oval bathtub with ceramic tile backsplash and tub mounted faucets where tub and shower are separate, as per plan. Separate shower stall finished in 8” x 10” ceramic tile and glass, as per applicable plan.
- Main bathroom to have tub with 8” x 10” ceramic tile to ceiling height.
- Pedestal sink in powder room.
- Mirror in all bathrooms to be full width of vanity.
- White oval sink with single lever faucets and pop-up drains.
- Privacy locks on all bathroom doors.
- Wall Sconce style lighting in all bathrooms and powder room.
- Chrome bathroom accessories including towel bar and tissue dispenser in all bathrooms. Curved chrome shower rod where applicable.
- Positemp pressure/temperature balance valves for all showers.
- Shut off valve under each sink.

LAUNDRY AREAS

- Laundry room located in basement, main floor or 2nd floor, as per plan.
- Exterior dryer exhaust vent.
- One laundry tub provided, as per plan.
- Hot and cold laundry taps for washer and heavy duty wiring for dryer.

FLOORS AND FLOOR COVERINGS

- Imported ceramic 12” x 12” or 13” x 13” tile flooring in entry, kitchen, powder room, ensuite, bathrooms and laundry room in finished areas, where applicable.
- Laminate flooring in living, dining, and great room, as per plan; Purchaser choice from Tribute’s standard samples.
- Premium quality 35 oz. carpeting with 7/16” underpad on second floors, where applicable; Purchaser choice from Tribute’s standard samples.

LIGHTING AND ELECTRICAL FEATURES

- Ceiling outlets with builder supplied quality light fixtures for entry, hallways, main floor rooms, kitchen, breakfast and all bedrooms, as per applicable plan. Capped outlet in dining room ceiling, as per plan.
- Two weather proof exterior electrical outlets, one each at front and rear of home, plus two electrical outlets in garage, and one electrical outlet in ceiling of garage, per garage door, for future door opener.
- Electrical interconnected smoke detectors, on each floor, including basement and in all bedrooms.
- Carbon monoxide detectors with electrical connection in hallway of floor(s) with bedrooms.
- White Decora style switches and receptacles throughout.
- Rough-in for central vacuum system provided, at least one outlet per floor. All pipes drop to basement or garage, as per plan.
- Pot or Coach Lights (as per plan)

TRIBUTE SMARTER HOME

Your new Tribute Smarter Home includes:

- Mobile App
- Smarter Home Thermostat
- HVAC Performance Monitoring
- Smarter Home Water Leak Sensor (1)
- Smarter Home Light Switch (3)
- Smarter Home Video Door Bell

Speak to your Décor Consultant for additional Smarter Home upgrades.

TECHNOLOGY AND MEDIA

- Pre-wired with the latest technology including: Wide Band Width Video Cable and High Speed Data Cabling.
- Choice of 8 locations for telephone/ethernet or cable TV/modem outlets.
- Rough-in security includes wiring to all ground floor doors and ground floor operable windows, all oversized basement windows, and 2 motion detector locations. All wiring drops to basement.

ENERGY CONSERVATION FEATURES

- Forced air, high efficiency gas furnace with ducting sized for future air conditioning. All heating and air conditioning ducts are cleaned prior to closing. Gas fired water heater on a rental basis.
- Heat Recovery Ventilation unit to provide fresh air and improve indoor air quality.
- Exterior walls are insulated to R22, basement walls with R20 continuous insulation, and attics to R60.
- Spray foam insulation in garage ceiling below any habitable space above.
- All building envelope perforations including doors and windows to be fully caulked.
- Foundation wrapped with a superior drainage membrane to protect from water penetration.
- Energy efficient water saver shower and toilet tanks.

TARION WARRANTY CORPORATION COVERAGE

- 7-years-major structural defects.
- 2-years-plumbing, heating and electrical systems and building envelope.
- 1-year-all other items.

All colour and finishing selections are to be made at Tribute Decor Studio and from Tribute’s standard samples. Tribute provides the services of a professional Design Consultant to assist purchasers in the completion of their interior colour selections and the selection of upgrades. The purchaser acknowledges that the Vendor’s model homes have been decorated for public display purposes and may contain certain features and upgrade finishes and augmented services, which may not be included in the basic model type. Most additional features on display in the model home are available as extras. The Purchaser acknowledges that there shall be no reduction in the price or credit given for any standard feature listed herein which is omitted at the Purchser’s request. Purchasers acknowledge and agree that variations in colour and shade uniformity may occur and the colours, patterns and availability of samples displayed in the Presentation Centre, Show Homes and Décor Studio may vary from those displayed and available at time of colour selection. Variations in uniformity and colour from Vendor’s samples may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to normal production processes. Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards. Carpeting may be seamed under certain conditions. Ceilings and walls may be modified to accommodate mechanical systems. Number of steps at front and rear may vary from that shown according to grading conditions and municipal requirements. Actual square feet may vary slightly depending on elevation selected. All dimensions stated, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and improve the exposed elevations. The purchaser accepts these changes as necessary. All levies, hydro & gas meter hookup costs included.

SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. BUILDER HAS THE RIGHT TO SUBSTITUTE MATERIALS OF EQUAL OR BETTER VALUE. E. & O. E. SEPTEMBER 23, 2021



COBOURG
TRAILS

NO HIDDEN COSTS

INCLUDED IN THE PRICE OF YOUR COBOURG TRAILS HOME:



Hydro Hook-up



Water Meter Hook-up



Education Levies



Survey Fees



Driveway Paving



Development Charges

Tribute
communities OVER 35 YEARS

14 FOURTEEN
ESTATES

INCLUSIONS SUBJECT TO CHANGE WITHOUT NOTICE. E. & O.E.