

Pathways at Findlay Creek

Two-Storey Townhomes

Starting from Pricing as of June 28, 2021

Lot #	Model	SQ.FT.*	Base Price	Lot Premium*	Total Price
195A-69	Juniper (int.)	1,583	\$699,900	\$8,000	\$707,900
195A-70	Levi (int.)	1,942	\$715,900	\$8,000	\$723,900
195A-71	Scarlet (int.)	1,945	\$717,900	\$8,000	\$725,900
195A-72	Everitt (end)	2,096	\$735,900	\$8,000	\$743,900
196A-82	Scarlet (int.)	1,945	\$717,900	N/A	\$717,900

Sales Consultant

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Pricing updated as of June 28, 2021 and subject to change at any time. For confirmation of the prices offered above, please contact our eQ Sales Consultant. Additional premiums may apply to some lots and some lots may have model restrictions. HST is included in all prices. Plans, specifications and prices subject to changes without notice. *Total square footage includes finished space in basement. E.&O.E.



Two-Storey Townhomes

(Designer Options)

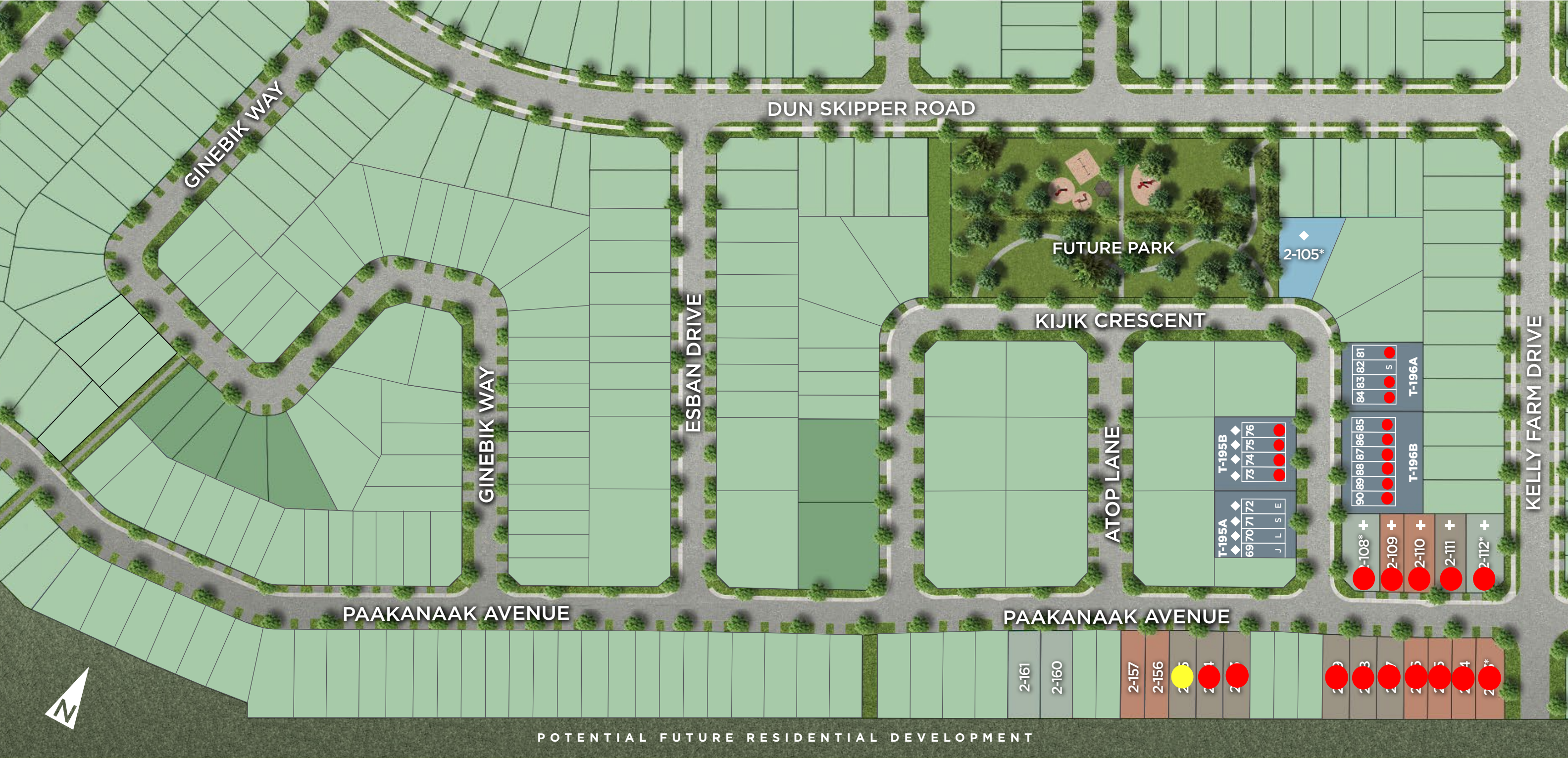
Model	Option	SQ.FT.	Price
Juniper	Second Floor	N/A	\$2,350
	Basement Powder Room	N/A	\$7,900
	Electric Basement Fireplace	N/A	\$1,975
Pandora	Master Ensuite	N/A	\$12,900
	Master Ensuite #2		\$12,900
	Basement Powder Room	N/A	\$7,900
	Electric Basement Fireplace	N/A	\$1,975
Scarlet	Master Ensuite	N/A	\$4,950
	Basement Bathroom	N/A	\$12,500
	Electric Basement Fireplace	N/A	\$1,975
Atticus	Living Room Gas Fireplace	N/A	\$2,700
	4 th Bedroom	N/A	\$3,200
	Master Ensuite	N/A	\$4,950
	Basement Electric Fireplace	N/A	\$1,975
	Basement Bathroom	N/A	\$12,500
	Full Wall Main Entry	N/A	\$350

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Model	Option	SQ.FT.	Price
Levi	Master Ensuite	N/A	\$4,750
	Electric Basement Fireplace	N/A	\$1,975
	Basement Bathroom	N/A	\$12,500
Ruby	Great Room Gas Fireplace	N/A	\$3,950
	Master Ensuite	N/A	\$5,095
	Basement Electric Fireplace	N/A	\$1,975
	Basement Bathroom	N/A	\$12,500
Everitt	Great Room Gas Fireplace	N/A	\$3,950
	Second Floor Plan	107	\$3,900
	Basement Electric Fireplace	N/A	\$1,975
	Basement Bathroom	N/A	\$12,500

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LEGEND

- 50' Singles
- 42' Singles
- 35' Singles
- 31' Singles
- Townhomes
- Future Release
- Other Builder

- * Brick/stone skirt at side elevation
- ◆ Look-out
- + Walk-out

*Inventory. **See agent for lot-specific details.
Rendering is artist's concept. All dimensions and specifications are subject to change without notice. Landscaping is artist's concept. E. & O.E.



Standard Specifications for Semi-detached and Townhomes

Schedule D

Property _____

Dated _____

LANDSCAPING

- Architecturally designed streetscapes (as per landscape plan)
- Fully sodded lots, front, sides and rear (as per landscape plan)
- Patio Stone walkway from driveway to front door as required
- Landscaped in accordance with city approved plans prepared by landscape architect
- Pressure treated exterior decks as per plan
- Paved Driveway

STRUCTURE

- Cement parging to exposed concrete foundation walls
- Poured concrete foundation walls on poured concrete footings
- Basement floor poured concrete (trowel finish)
- Approved drainage system on foundation walls
- Perimeter drainage system
- Poured concrete garage floor with broom finish

EXTERIOR FEATURES

- Durable vinyl siding (as per plan)
- Vented soffit and fascia (as per plan)
- Limited lifetime self-sealing fiberglass shingles
- Steel drip edge at eaves
- Architectural stone / brick (as per plan)
- James Hardie® siding products (as per plan)
- Insulated entry door from garage to house
- Minimum 7' High raised panel steel sectional overhead garage door (as per plan)
- Insulated front entry door (with sidelight panels as per elevation)
- Poured concrete front porch (broom finish)
- Quality vinyl casement windows, with double glazed thermal glass (Low-E-Argon) and screens on all operating sections (as per plan)
- Double glazed vinyl sliding patio door with sliding screen (as per plan)
- Slider windows in basement (as per plan)
- Brushed chrome grip set and deadbolt on front entry door

ENERGY FEATURES

- Exterior walls insulated to R22 (batt)
- House attic insulated to R60 (blown)
- R12 expanded rigid foam formed with concrete wall, 2x4 frost wall at 24" o.c., R12 fiberglass batt insulation, regular 6 mil poly, ½" drywall taped with 1 coat and electrical rough-ins
- Garage ceilings insulated to R32 (where heated space above)
- 6 mil poly vapor barrier over all batt insulation
- All windows and doors insulated with spray foam
- Weather stripping to all entry doors
- Quality air barrier house wrap
- Basement rim joist to be spray foamed

FRAMING

- Pre-engineered floor joist system
- 3/4" tongue and groove weather resistant subfloor sheathing, glued, screwed and sanded
- Fiberrock underlay for ceramic flooring
- Bathtubs and shower enclosures sheathed with water resistant drywall
- Exterior walls 2"x6" studs complete with sheathing

- Common walls in semi-detached homes have two independent 2"x4" stud walls separated by a sound attenuation air space, fire resistance drywalled and insulated
- Prefabricated engineered roof truss system
- 7/16" roof sheathing with H-clips
- Garage ceiling and interior walls adjoined to living space drywalled and taped with one coat of compound

PLUMBING FEATURES & ACCESSORIES

- Square sinks in all bathroom vanities
- Low volume water saver toilets
- Bathtubs and soaker tubs to be white acrylic
- Double stainless-steel sink
- Chrome one handle high arc pulldown kitchen faucet
- Pex piping
- Polished chrome single lever, washer-less faucets and shower control (except laundry)
- Hook-ups for washing machine
- Exterior frost-free hose bibs at front and rear as per plan
- Acrylic base showers with ceramic wall tiles and clear glass door as per plan. Some models have all ceramic showers as per plan
- Pressure balance regulators on all shower heads
- Laundry tub as per plan
- Rough-in for future dishwasher
- Rough-in for future basement bathroom including rough-in for future fan (as per plan)

INTERIOR FINISHES

- 9-foot ceilings on main floor (as per plan)
- Colonial Trim package includes 3 7/8" Baseboards and 2 3/4" Casing
- Solid oak modern handrails and railings with 3" bevel top newels and square spindles with a choice of stain from builder's samples
- Designer kitchens and vanity cabinets featuring your choice of style and color from builder's samples
- Laminate countertops in kitchen
- Kitchens include 39" upper cabinets
- Ceramic backsplash in kitchen
- One-four drawer unit in kitchen
- Soft close on all doors in kitchen and bathroom (except pie cut corner cabinets)
- Dishwasher opening
- Closets come with shelving and rods (as per plan)
- 3 1/8" Engineered prefinished Oak Hardwood Flooring in Living, Dining, Family, Den and entrance Hall, from builder samples (as per plan)
- 40 ounce nylon or berber carpet with chip foam underpad on stairs, upper hall, upper lofts, computer nooks and all bedrooms in all homes (as per plan). Colour choice from builder's samples
- Ceramic tile in foyer, bathrooms, powder room, kitchen and sunrooms, from builder samples (as per plan)
- Soaker tubs come with a minimum of 16" of ceramic wall tile (as per plan)
- Galvanized drain pans for washing machines located on second floor
- Microwave shelf with plug on separate circuit (as per plan)
- Ceramic tile surround for all standard bathtub and shower enclosures to ceiling

- Post-formed laminate counter tops in bathrooms
- Privacy locks on all bathrooms and Master bedroom
- Chrome towel bar and tissue holder in bathrooms
- Glass mirrors above vanities
- Brushed chrome interior door hardware and lever style handles
- Smooth ceilings
- Walls painted flat finish
- Wood trim and doors to be semi-gloss
- Electronic ignition Natural gas fireplace with trim kit (blower, mantle and surround optional) as per plan

ELECTRICAL FEATURES

- Smoke and CO detectors connected to electrical supply as per Building Code
- Over vanity light fixtures in all bathrooms
- Lights located at entrance doors
- Electrical outlet supplied for future garage door opener (ceiling)
- Electrical outlet supplied for each vehicle bay (rear wall)
- Exterior electrical outlet at front entry and at rear
- Breaker panel sized to meet OBC requirements
- Ceiling fixture in all bedrooms
- White Decora style switches and outlets
- Heavy duty outlets for both stove and clothes dryer
- Door chimes for front and side doors
- Electrical outlet in basement (at panel)
- Dining room ceiling light outlet capped for future chandelier
- USB plug in kitchen
- Telephone Outlets (4) Cable Outlets (4) (see decor representative for details)
- Rough-in for Central Vac.
- 2" PVC conduit from basement to attic
- LED bulbs and fixtures where possible
- LED potlights in kitchen (as per plan)

MECHANICAL & HEATING FEATURES

- Dryer, range hood and bathroom fans all vent to outside
- ENERGY STAR® certified Wi-Fi smart thermostat
- ENERGY STAR® certified high efficiency natural gas furnace with ECM motor
- ENERGY STAR® certified HRV
- Rental condensing tankless hot water heater with recirculating line
- All heating ducts sealed
- All heating ducts sized for future installation of central air by owner
- All heating ducts cleaned prior to occupancy
- Drain water heat recovery
- eQuinelle only - Sealed sump pit with sealed sump pump (as per grading)

SMART HOME FEATURES

- Nest Thermostat
- Ring Video Doorbell at front door
- Three Lutron smart wall dimmers
- One plug-in lamp dimmer
- Smart bridge
- Installation / training of smart bridge and lighting by a Lutron representative

**the ENERGY STAR® mark is administered and promoted in Canada by Natural Resources Canada and used with permission. Plans, specifications & materials are subject to availability, substitution & modification, without notice.*

Pathways at Findlay Creek

Deposit Schedule

Townhomes

- \$5,000 on signing of Agreement of Purchase & Sale
- \$10,000 30 days after removing conditions of Finance and Solicitor review
- \$10,000 60 days after removing conditions

Detached Two Storey Homes & Bungalows

- \$5,000 on signing of Agreement of Purchase & Sale
- \$15,000 30 days after removing conditions of Finance and Solicitor review
- \$20,000 60 days after removing conditions

