



NO HIDDEN COSTS

**ENJOY UNBELIEVABLE TRUE SAVINGS
AT COLGAN CROSSING!**



Hydro Hook-up



Water Meter Hook-up



Education Levies



Survey Fees



Driveway Paving



Development Charges



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



QUALITY APPOINTMENTS

40’ & 50’ DESIGNS

SCHEDULE ‘A’

ELEGANT EXTERIORS

- 1. Colgan Crossing features Heritage inspired architecture in a Contemporary Form.
- 2. Elevation A (transitional architectural style) features a brick and PVC siding exterior, with precast stone detailing, frieze boards, smart panel accents, and other authentic details, and coloured mortar with tooled joints on front elevations, as per applicable plan.
- 3. Elevation B features a brick and stone exterior, with precast stone and brick detailing, frieze boards, smart panel accents, and other authentic details, and coloured mortar with tooled joints on front elevations, as per applicable plan.
- 4. Elevation C features a brick and vinyl siding exterior, with precast stone and brick detailing, frieze boards, vinyl shake, smart panel accents, soffit brackets, and other authentic details, and maintenance free vinyl shutters on front elevations, and coloured mortar with tooled joints on front elevations, as per applicable plan.
- 5. Exterior walls to be 2” x 6” wood stud construction (2” x 4” wood stud construction at garage walls), as per plan.
- 6. Metal insulated front entry door(s) with inset pane lites or sidelight(s), as per plan.
- 7. Door from house to garage, as per plan, where grade permits.
- 8. Low-e, argon filled vinyl thermo pane sliding glass patio doors, 6’ or 8’ wide as per applicable plan.
- 9. Self-sealing high-grade laminate shingles, with a limited lifetime manufacturer’s warranty.
- 10. Aluminum soffits, fascia, eavestroughs and downspouts.
- 11. Thermopane Low-e Argon fixed vinyl casement windows on main and 2nd floors.
- 12. Low-e, argon filled vinyl thermo pane slider basement windows.
- 13. Maintenance free exterior columns, railings and pickets (as per applicable plan).
- 14. Premium quality, sectional insulated steel panel garage door with decorative glass as per applicable plan.
- 15. Fully paved driveways with base coat and top coat of asphalt.
- 16. Two (2) exterior hose bibs, one in garage and one at rear of house.
- 17. Custom designed and architecturally controlled front yard landscaping with ground cover, shrubs, trees and sod in front and rear yard (as per plan).
- 18. Nickel plated deadbolt and gripset entry on front door.
- 19. Integrated address stone.

SPECTACULAR INTERIOR FINISHES

- 1. 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).
- 2. Upgraded ±4” baseboard with 2 ¾” door and window casing.
- 3. Gas fireplace featuring colonial painted wood surround with wooden mantel or cabinet style unit, complete with glass panel, gas log and wall switch, as per applicable plan.
- 4. Colonial raised panel interior doors, including closets, as per applicable plan.
- 5. Nickel finish interior door levers and hinges.
- 6. Purchaser’s choice of colour of quality paint and primer on all interior walls, all interior doors and trim (from builder’s standard samples).
- 7. Smooth finish ceilings on main floor, bathrooms, laundry (where applicable) and stippled ceilings with 4” smooth border throughout second floor (where applicable).
- 8. Trimmed archways throughout, where applicable, as per plan.
- 9. Cold cellar, as per plan.

DESIGNER KITCHENS

- 1. Purchaser’s choice of deluxe cabinetry and Caesarstone® countertop (from Builder’s standard samples).
- 2. Taller upper cabinets in kitchen.
- 3. Flush breakfast bar in kitchen, as per applicable plan.
- 4. Double stainless steel undermount sink with Moen® single lever pull-out faucet.
- 5. Stainless steel exhaust hood fan over stove area, vented to exterior
- 6. Dishwasher rough-in provided includes electrical and plumbing only, with space for dishwasher. Hookup not included.
- 7. Dedicated electrical outlet for refrigerator.
- 8. Split electrical outlets at counter level for small appliances.

LUXURIOUS BATHROOMS

- 1. Purchaser’s choice of deluxe cabinetry and Caesarstone® countertop (from Builder’s standard samples).
- 2. Primary ensuite to have 1 or 2 sinks as per plan, freestanding bathtub and tub mounted Moen® faucets where tub and shower are separate. Separate shower stall finished in 8” x 10” ceramic tile and framed glass, as per applicable plan.
- 3. Main bathroom to have tub with 8” x 10” ceramic tile to top of tub wall.
- 4. Pedestal sink in powder room.
- 5. Mirror in all bathrooms to be full width of vanity.
- 6. Moen® single lever faucets with pop-up drains.
- 7. Privacy locks on all bathroom doors.
- 8. Wall Sconce style lighting in all bathrooms and powder room.
- 9. Chrome bathroom accessories including towel bar and tissue dispenser in all bathrooms. Curved chrome shower rod where applicable.
- 10. Positemp pressure/temperature balance valves for all showers.
- 11. Shut off valve under each sink.
- 12. Three piece bathroom rough-in in basement, as per plan.

LAUNDRY AREAS

- 1. Main floor or 2nd floor laundry rooms, as per plan.
- 2. Exterior dryer exhaust vent.
- 3. One laundry tub provided, with base cabinet, as per plan.
- 4. Hot and cold laundry taps for washer and heavy duty wiring for dryer.

FLOORS AND FLOOR COVERINGS

- 1. Oak finish staircase with oak treads, oak veneer stringers & risers from main to second floor, and from main to basement on bungalow plans. Choice of stain from Builder’s standard samples.
- 2. Oak finish pickets and railing on stairwells in finished areas, nosing where required, as per applicable plan. Choice of stain from Builder’s standard samples.
- 3. 3/4” by ±3” prefinished oak superior engineered hardwood flooring in living room, dining room, library, den, great room, main hall and upper hallway, as per applicable plan, from builder’s standard samples.
- 4. Imported ceramic ±12” x ±24” non rectified tile flooring in entry, kitchen, powder room, ensuite, bathrooms, mudroom and laundry room in finished areas, where applicable.
- 5. Premium quality 40 oz. carpeting with 7/16” underpad in bedrooms; Purchaser to have choice of two colour selections, from Tribute’s standard samples.

LIGHTING AND ELECTRICAL FEATURES

- 1. 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.
- 2. 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.
- 3. Electrical interconnected smoke detectors, on each floor, including basement and in all bedrooms.
- 4. Carbon monoxide detectors with electrical connection in upper hallway.
- 5. White Decora style switches and receptacles throughout.
- 6. Rough-in for central vacuum system provided, at least one outlet on main and second floor.
- 7. Exterior Pot Lights (as per plan)

SMARTER HOME BY ENERCARE™

Your new Tribute Smarter Home includes:

- 1. Mobile App
 - 2. Smarter Home Hub
 - 3. Smarter Home Thermostat
 - 4. HVAC Performance Monitoring
 - 5. Smarter Home Water Leak Sensor (1)
 - 6. Smarter Home Light Switch (3)
 - 7. Smarter Home Video Door Bell
 - 8. No monthly fee for 3 years
- After 3 years equipment is the property of the homeowner.

Speak to your Décor Consultant for additional Smarter Home upgrades.

TECHNOLOGY AND MEDIA

- 1. Two outlets for Internet and TV finished with broadband cable, locations to be determined by purchaser.
- 2. Two outlets for telephone, locations to be determined by purchaser.
- 3. Rough-in security includes wiring to all ground floor doors and windows, all oversized basement windows, and 2 motion detector locations.

ENERGY CONSERVATION FEATURES

- 1. 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.
- 2. Heat Recovery Ventilation unit to provide fresh air and improve indoor air quality.
- 3. Exterior walls are insulated to R22, basement walls with R20 continuous insulation, and attics to R60.
- 4. Spray foam insulation in garage ceiling below any habitable space above.
- 5. All building envelope perforations including doors and windows to be fully caulked.
- 6. Foundation wrapped with a superior drainage membrane to protect from water penetration.
- 7. Energy efficient water saver shower and toilet tanks.

TARION WARRANTY CORPORATION COVERAGE

- 1. 7-years-major structural defects.
- 2. 2-years-plumbing, heating and electrical systems and building envelope.
- 3. 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. JUNE 10, 2021.



QUALITY APPOINTMENTS

60’, 70’ & 70’ Plus DESIGNS

SCHEDULE ‘A’

ELEGANT EXTERIORS

- Colgan Crossing features Heritage inspired architecture in a Contemporary Form.
- Elevation A features a brick exterior, with precast stone and brick detailing, frieze boards, smart panel accents, soffit brackets, and other authentic details, and coloured mortar with tooled joints on front elevations, as per applicable plan.
- Elevation B features a brick and stone exterior, with precast stone and brick detailing, frieze boards, vinyl shake, smart panel accents, soffit brackets, and other authentic details, and maintenance free vinyl shutters on front elevations, and coloured mortar with tooled joints on front elevations, as per applicable plan.
- Elevation C (transitional architectural style) features a brick, stone and PVC siding exterior, with precast stone detailing, frieze boards, and other authentic details, and coloured mortar with tooled joints on front elevations, as per applicable plan.
- 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(s) with inset pane lites or sidelight(s), as per plan.
- Door from house to garage, as per plan, where grade permits.
- Low-e, argon filled vinyl thermo pane sliding glass patio doors, 6’ or 8’ wide as per applicable plan.
- Self-sealing high-grade laminate shingles, with a limited lifetime manufacturer’s warranty.
- 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, railings and pickets (as per applicable plan).
- Premium quality, sectional insulated steel panel garage door with decorative glass as per applicable plan.
- 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).
- Nickel plated deadbolt and gripset entry on front door.
- Integrated address stone.

SPECTACULAR INTERIOR FINISHES

- 9’ ceiling height on main floor, 9’ on second floor (except at coffered, sloped or cathedral ceilings, and where drops are needed for bulkheads for mechanical systems).
- Upgraded ±4” baseboard with 2 ½” 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, 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 standard samples).
- Smooth finish ceilings on main floor, bathrooms, laundry (where applicable) and stippled ceilings with 4” smooth border throughout second floor (where applicable).
- Trimmed archways throughout, where applicable, as per plan.
- Cold cellar, as per plan.

DESIGNER KITCHENS

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- Taller upper cabinets in kitchen.
- Flush breakfast bar in kitchen, as per applicable plan.
- Double stainless steel undermount sink with Moen® single lever pull-out faucet.
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