

### PICK YOUR PACKAGE.

Your home, by design. Once at our New Home Centre, you will choose from 6 designer-crafted interior style packages, curated to include a cohesive selection of LVT flooring, quartz kitchen countertops and cabinetry, ceramic tile floors and bath enclosures, and matching hardware and faucets and fixtures in a variety of colours and designs. Selections in Good Better and Best levels for each element are coordinated, and we offer glass showers, waterfall counters and cabinetry storage options. Upgrade your living environment and enhance everyday comfort and convenience.

### MODERN KITCHENS.

- Contemporary wall cabinetry and island with flat panel doors and chrome handles
- Quartz countertops with contemporary, square edge and countertop bar
- Stainless steel dual basin drop-in Bristol kitchen sink
- Contemporary MOEN water conserving chrome single lever faucet with pullout handle
- Ceramic tile backsplash
- Panasonic ENERGYSTAR appliances include: microwave with integrated vent, induction cooktop, wall oven, panel door dishwasher and refrigerator

### SLEEK BATHS.

- Contemporary cabinetry to match, with flat panel doors and nickel handles
- Durable laminate countertop with bullnose and straight back edge
- Contemporary LED vanity mirrors *As per plan*
- Acrylic white, low-sided tub, white subway tile walls, MOEN showerhead & curtain rod in Pamper 2 etc.
- Oversized ensuite shower stall with white subway tile walls and MOEN showerhead & curtain rod in Pamper 1
- Contemporary white water-efficient Gerber toilet and matching sink
- Contemporary chrome MOEN water conserving faucets

### FUNCTIONAL FLOORING.

- Durable TORLYS luxury vinyl tile flooring throughout with matching stair ground to main floors *As per plan*
- Steel stringer and white-washed wood treads stair system main to third floors *As per plan*
- Ceramic tile in wet step areas

### SPACIOUS INTERIOR LINES.

- 9' interior ceiling height on ground and main floors, 8' height on upper floor
- Smooth ceilings and drywall finished walls throughout
- Stylized contemporary doors and closet doors *As per plan*
- Chrome hardware and privacy sets on bathrooms  
*Note, certain doors may be altered for fit and finish to differ from floor plan*
- Contemporary clean line door surround and smooth baseboard, with crisp drywall window return and door trim
- Quarter round and window trim, if required only *As per plan*
- White closet shelving
- Round handrail painted to match walls with chrome hardware

### HEALTHIER INDOOR LIVING.

- Energy Recovery Ventilation (ERV) appliance integrated into duct system, providing energy efficiency and cleaner air
- Whenever possible, zero or low VOC products are specified\*
- Low VOC paint used on all drywall surfaces, trim and doors *Sheen varies by application*
- Guaranteed EnergyStar air tightness of the home with 3rd party certification and NRCAN registration label(s)

### INDOOR & OUTDOOR LIVABILITY.

- EnergyStar rated LOW-E Argon ultra high efficiency, thin profile fiberglass insulated windows and patio sliding door
- Durable, secure and energy efficient fiberglass entry door with tri-point lock and view pane *As per elevation*

### HEATING & COOLING.

- Stay comfortable year-round with ENERGYSTAR and NET ZERO READY qualified advanced heating & cooling ventilation system with cold climate air source heat pump *Certain appliances may be leased*
- ENERGYSTAR qualified advanced water heating system *Certain appliances may be leased*
- Optional solar panel array as per roof plan *Leased*
- Drain water energy recovery device *If required*
- Sleek Ecobee Wi-Fi enabled thermostat
- Advanced insulation and air sealing package, with insulation as (nominal), R60 attic, minimum R20 exterior walls w/ R5 exterior, R31 spray insulation garage ceilings and projections, R10 below grade living areas
- Foam insulation around exterior doors & windows complete with advanced house wrap & over applicable exterior areas
- Optional roller blinds on windows *As per plan*

### UTILITARIAN BY DESIGN.

- Exterior hose connection in garage or mechanical room with light
- Hot & cold water supply & grey water discharge pipe in laundry area. Ducted dryer vent and light.
- 100 amp electrical service with circuit breakers w/ appropriate appliance *outlets In builder's discretion*
- Exterior electrical outlets on patio and deck
- Hardwired smoke detector in rooms, with CO detector on third floor
- LED lighted mirror in baths
- Two pot lights in kitchen area *As per plan*
- Ceiling LED light fixtures as per plan in finished areas *As per fixture*
- Lights at all exterior doors and porch ceiling *As per plan and style*
- White decora switches and traditional receptacles
- Wall receptacle and ceiling light in garage *As per plan*
- One telephone/CAT 5 outlet & one cable outlet per floor
- One USB outlet in main bedroom, WFH rooms and kitchen

### EXTERIOR STYLE.

- Exterior cladding to include a combination of the following materials: steel and vinyl siding/aluminum trim/soffit/fascia/eaves with downspouts, steel roofing, clay brick
- Color coordinated exterior railings
- Black exterior contemporary style lamps
- Driveway and apron hard surfaced
- Patio of poured concrete and/or pavers with steps *As required*
- Contemporary house number and metal grip set & deadbolt for front door
- Clean line painted panel garage door
- Rear entrance with pre-cast steps or wood deck and steps *As required*
- Deck determined by grade/access requirements & home type

### LEADING EDGE BUILDING PRACTICES.

- Optimal Value Engineered (OVE) framing assembly of engineered sub-floors with OSB tongue & groove sub-flooring, sanded, glued & screwed with prefab engineered roof trusses with OSB sheathing and 2"x6" exterior wall construction of dimensional studs
- OVE 2"x6" interior walls to accommodate structural/vents/ plumbing waste pipes, stacks and heating ducts. *2"x4" interior walls are used in certain areas*
- 2"x4" load bearing interior walls were required
- Structural mechanical fastening system components for a more resilient and durable home *As per plan*

### THE TINY PRINT.

In an effort to build a better product for you in terms of livability, design, structure, and sustainability, SEAN. reserves the right to alter building components, dimensions, areas, footage, location of doors, windows, and specifications etc., in our sole discretion and to operate within TARIION and OBC parameters. Room sizes on brochures are calculated at design stage and may vary to permit drawings, total square foot size of home based on Tarion Builder Bulletin 22 guidelines. Building permits from City of Barrie are not finalized and may require certain site plan and housing changes, which purchaser agrees to accept, optional wet bar and flex rooms in particular. Specifications, terms and conditions are subject to change without notice. Mandatory charges may be required to accommodate OBC changes or bylaw changes or permit requirements identified after sale to Purchaser, in Vendor's discretion acting reasonably. Certain closets may have lowered headroom or raised floors. Second door into washroom is optional. Certain walls are half walls or do not reach ceiling as per design. Closet doors may be swing or bifold design.

Purchaser acknowledges and agrees that variations in colour and shade uniformity may occur and the colours, patterns, and availability of samples displayed in the New Home Centre and website may vary from those displayed and those available at time of selection. Mixing of package choices is not allowed. Customizations to pre-selected upgrades for standard package items are available at additional cost. Flooring and stairs and finishes may react to normal fluctuation in humidity levels. We offer preselected customizations, and purchaser shall have the right to choose the style or colour of an item where a choice exists from the designer packages. SEAN. reserves the right to substitute different brands of similar quality to those specified on the website dependent upon availability, pricing and selection. Basement stairs may be constructed as steel stringer wood tread or wood stringer with LVT cladding, as per plan. HVAC mechanical locations are subject to change without notice. Ceilings and walls may be modified to accommodate mechanical systems.

Purchaser acknowledges that the Vendor's sales office and marketing materials have been created for public display purposes and contains certain feature upgrade finishes, optional items and custom changes that are not included in the basic model. Artistic renderings of house elevations are artist's impression and detailing may vary from that shown and based on each block's unit composition.

Number of steps at front and rear may vary from that shown according to grading conditions and municipal requirements, and landings and garage man-doors may be altered or removed based on grade if required. Grading may dictate steps, dropped landings, stairs in garage, retaining walls, deck height and stairs, railings at SEAN.'s discretion.

The Purchaser shall indemnify and save the Vendor, its servants and agents harmless from all action, claims, and demands for upon or by reason of any damages, loss or injury to person or property of the Purchaser or any of his friends, relatives, workmen or agents who have entered on the real property or any part of the subdivision of which the real property forms a part whether with or without the authorization expressed or implied by the Vendor.

Homes fronting municipal road may require air conditioning for sound abatement and purchaser agrees to accept an addition to the purchase price at builder's cost or the HVAC rental agreement. From time to time, certain contents of the purchase & sale agreements (including schedules) may change without express notice and any changes will be published at SEAN.CA and are binding upon purchaser. Tarion warranties and registrations, and municipal hookup fees are at purchaser's cost. All items specified "as per plan".

\* All items listed as "low" or "Zero VOC" cannot be guaranteed though the use of these items are specified for use by trades. SEAN. builds in a method that we believe is a more environmentally friendly manner to promote a healthier and energy efficient lifestyle, however this is not a substitute for an individual's lifestyle choices, nor do we claim any future health benefits from our products nor construction methods. Implied and stated efficiencies are based on typical usage and occupant assumptions and may vary in actuality with different usage and occupant loads.

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Purchaser agrees to not enter any house during construction unless invited and accompanied by a Sean Representative.

June 24 2024. E. & O.E.