



**EMERALD  
TRAILS**

# FEATURES & FINISHES

**SCHEDULE B**

## **EXTERIOR:**

- Front exterior to match rendering with materials chosen from vendor samples.
- Side walls and back wall to be brick skirt with vinyl siding with materials chosen from vendor samples.
- Main door height to be 8 feet.
- Fully sodded front and rear yards.
- Interlock driveway, at no additional cost.
- 30-year warranted roof shingles applied to home
- 20 MPa concrete footings and foundation
- 8 inch poured concrete foundation walls with exterior foundation waterproofing system.
- 32 MPa exterior front porch **with additional upgrades available.**
- Garage door as per floorplans with **additional upgrades available.**
- Garage man door to side of the house where applicable.
- Garage door to interior door included and is to be painted white.
- (2) GFI exterior waterproof outlets.
- Exterior pot lights where applicable.
- Pre-finished aluminum soffit, fascia, eavestroughs and downspouts.
- Complete exterior caulking.
- Rear patio with sliding door, leading to backyard (where applicable).
- Basement windows with screens.

## **INTERIOR:**

- 12" x 24" tiles standard throughout kitchen, bathrooms and laundry room with **additional upgrades available.**
- Nine-foot-high smooth ceilings throughout the ground floor (some ceiling areas may be lower due to mechanical, structural, or decorative elements including dropped ceiling areas).
- Eight foot ceilings throughout basement.
- Hardwood and tile flooring from vendor samples throughout main floor.
- 3/4 inch premium engineers OSB subfloor that is nailed, screwed and glued.
- Upgraded 7¼ inch baseboards throughout main floor
- (2) paint colours included from vendor samples, **with additional upgrades available.**
- Ceilings to be painted white throughout main floor.
- Baseboards and trim work to be painted white throughout main floor, **with additional upgrade colours available.**
- Stained oak stairs and handrails with wrought iron spindles, chosen from vendor samples, **with additional upgrades available.**
- Cold room air vents where applicable.
- High end door hardware from vendor samples, with privacy locks in bathroom.
- All interior doors to be painted white, **with additional upgrade colours available.**
- Drywall construction in the garage.
- Master bedrooms include walk-in closet and ensuite.



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**CENTENNIAL  
HOMES**



# EMERALD TRAILS

## ELECTRICAL & TECHNOLOGY:

- Lighting fixtures chosen by vendor, **with additional upgrades available.**
- 10 pot lights included throughout home, locations chosen by vendor, **with additional upgrades available.**
- Electrical outlets included in every room.
- Home security system included.
- Central vacuum included.
- High powered bathroom exhaust fans with a separate switch for lighting.
- Interconnected smoke and carbon monoxide detectors as per Ontario Building Code.
- Ceiling electrical outlet in garage for future automated garage door system.
- 200 AMP service.

## HEATING & AIR:

- Programmable thermostat and hot water heater rental, **with additional upgrades available.**
- High efficiency furnace and air conditioning systems.
- Qualified Heat Recovery Ventilator.
- Ceiling and wall insulation as per Ontario Building Code.

## CUSTOM KITCHENS:

- Upgraded kitchen cabinetry, with eat in island included (from Centennial approved vendor).
- Soft closing pots and pans drawer included in kitchen.

- Quartz countertops chosen from vendor samples throughout kitchen, **with additional upgrades available.**
- Chrome faucet and undermount stainless-steel steel included, **with additional upgrades available.**
- Tiled backsplash in the kitchen included and chosen from vendor samples with **additional upgrades available.**
- Standard appliance package in kitchen supplied by Leon's Furniture including refrigerator, dishwasher, stove with rangetop and hoodfan.
- **Several additional upgrades available including undercabinet lighting, customized cabinetry, etc.**

## WASHROOMS & LAUNDRY:

- Upgraded bath and laundry vanities from Centennial approved manufacturer.
- Quartz countertops throughout bathrooms and laminate countertops featured in laundry room
- Undermount rectangular sinks and chrome faucets included in all bathrooms
- Chrome bathroom fixtures included, **with additional upgrades available.**
- Laundry room to include drop-in sink and chrome faucet from vendor samples, **with additional upgrades available.**
- Master ensuite shower to be tiled to the ceiling with glass enclosure.

