

MILLCROFT

THE LEGACY

ESTATES | BURLINGTON



FEATURES & FINISHES

50' Single Detached Bungalow Homes

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50’ Single Detached Bungalow Homes

EXTERIOR FINISHES

1. Architecturally designed and carefully curated exteriors featuring timeless stone accents, elegant stucco, premium tumbled clay brick, refined smooth and wood-grain exterior cladding and classic masonry detailing that are thoughtfully integrated in select locations (as per elevation), complemented by color-matched mortar and low maintenance exterior trim.
2. Architecturally styled premium fiberglass shingles, backed by a manufacturer’s Lifetime Limited Warranty, with distinctive metal roofing elements for enhanced durability (as per elevation).
3. All exterior walls are built with structurally sound 2” x 6” construction.
4. Stately 8’0” tall insulated front entry door(s), complete with sidelights and transom windows, as per elevation.
5. Elegant, high-quality front entry grip set, thoughtfully selected to complement the home’s architectural style, paired with coordinated exterior coach lighting at the entry and garage, as per model type.
6. Premium, color-coordinated, maintenance-free Low-E vinyl casement windows throughout the main and second floors, enhanced with argon gas-filled insulated glass and elegant folding handles. All operable windows and sliding doors include screens.
7. Color-coordinated, Low-E, argon filled structural vinyl basement slider windows.
8. Premium-quality insulated garage roll-up door with window-lights, one (1) garage door opener per door and one(1) digital entry keypad.
9. Insulated entry door from garage into the home with smart lock and self-closing hinges, where grade permits.
10. Pre-finished maintenance free soffits with eaves-troughs and downspouts.
11. Approximately 9’-0” high poured concrete basement walls with heavy damp-proofing and weeping tile drainage system.
12. Standard cold room with light and insulated door, where grade permits.
13. Rough-in for a future 3-piece basement bathroom.
14. Walkways, precast slabs and steps at the front and rear patio area where applicable. The number of steps at the front and rear patio may vary according to grading condition and municipal requirements and cannot be guaranteed.
15. Professionally graded and sodded lot includes asphalt driveway.
16. Two (2) exterior non-freeze hose bibs (One (1) in garage and one (1) in rear).
17. Entire garage, including ceiling, to be drywalled, taped and primed (excluding exposed concrete walls).

INTERIOR FINISHES

1. 10’-0” high ceilings on main floor (except at coffered, sloped or cathedral ceilings, bulkheads and dropped ceilings where required for mechanical).
2. Smooth ceilings throughout all finished areas.
3. Impressive 11’-0” high ceiling in primary bedroom in raised ceiling location, as per plan.
4. Coffered ceilings, artfully integrated in designated areas, as per plan.
5. Premium stained oak staircase connecting the main floor to the basement with solid oak treads, oak veneer stringers and risers, as per model type. Finished platform(s) and landing(s) are adorned with stained pre-finished engineered oak flooring chosen from the Vendor’s curated selection of standard samples.
6. Upgraded oak post(s) with a finely crafted handrail and oak pickets, offered in a stained or natural finish selected from the Vendor’s curated selection of standard samples, complete with solid oak nosings.
7. All kneewalls, ledges and window seats to be capped with MDF, as per plan.
8. Two (2) panel smooth interior passage doors and closet doors throughout.
9. All interior doors and trimmed archways on main floor to be approximately 8’ high, as per plan.
10. 7” colonial style baseboard and 3” colonial-style casing with backband throughout all finished areas on main floor, complemented with profiled door stop trim in all tile and hardwood areas.
11. Trim casing on all swing doors, flat archways, and windows throughout all finished areas.
12. Premium satin nickel finish hinges and lever style handles on all interior doors in finished areas.
13. All drywall installed with screws, using minimal nails.
14. Engineered floor system throughout with ¾” tongue and groove subflooring to be glued, nailed, screwed and sanded.
15. Natural gas direct vent fireplace, complemented by a decorative mantel painted white, as per model type.
16. Interior walls to be painted with premium quality paint from the Vendor’s curated collection of standard samples.
17. Interior trim and doors to be painted semi-gloss white. Ceiling(s) to be painted flat white as per plan.

KITCHEN

1. Exclusive, designer-inspired kitchen showcasing signature cabinetry and paired with an exquisite choice of premium granite or quartz countertops from the Vendor’s curated collection of standard samples.
2. Enhanced height uppers in all kitchens, serveries and bars, as per plan.
3. Deep upper and gables to enclose the refrigerator opening.
4. A selection of contemporary and transitional pulls and knobs, offered in polished chrome, brushed nickel, and matte black as standard.
5. Lower base cabinets to include one (1) set of pot and pan drawers.
6. All cabinet doors and drawers are equipped with whisper touch, “soft close” hinges and glides.
7. Sleek, chimney-style stainless steel range hood, complimented by a spacious 36” stove opening.
8. Stainless steel double compartment undermount sink with single lever, dual-spray faucet.
9. Ceramic tile backsplash installed over base cabinets in the kitchen, serveries and bars from the Vendor’s curated collection of standard samples, as per plan.
10. Heavy-duty receptacle for stove.
11. Dedicated electrical outlet for refrigerator.
12. Provisioned space for a dishwasher within the kitchen cabinetry, complete with rough-in electrical wiring and water shut-off valve.
13. Electrical outlets at counter level for small appliances.
14. USB plug at counter level.

BATHROOMS

1. Purchaser’s selection of signature vanity cabinetry in all ensuites and bathrooms from the Vendor’s curated collection of standard samples. Primary ensuite vanity to feature bank of drawers, as per plan.
2. All bathroom vanities feature an undermount sink(s) with exquisite choice of premium granite or quartz countertops from the Vendor’s curated collection of standard samples.
3. All cabinet doors and drawers are equipped with whisper touch, “soft close” hinges and glides.
4. Dens-shield (or equivalent) cement board used for all tub and shower enclosures.
5. All ensuites, bathrooms and powder rooms to feature stylish, decorative vanity lighting and mirrors.
6. Primary Ensuite showers complete with sleek, frameless glass enclosures and a modern, ceiling-mounted rainfall shower head, as per model type.
7. Primary ensuite complete with freestanding tub and faucet.
8. Choice of timeless wall tiles from Vendor’s curated standard samples on all tub and shower enclosure walls, Mosaic tile for ensuite shower bases.
9. Frosted glass door at water closet in primary ensuite as per plan and model type.
10. Chrome bathroom accessories for all ensuites to include towel bar or towel ring and toilet tissue holder as per plan.
11. Privacy locks on all ensuites, bathrooms and powder room doors.
12. Chrome faucets with pop up drains in all bathrooms and powder room sinks from Vendor’s standard samples.
13. Pressure balance and temperature control valves in all showers.
14. Hot and cold shut-off valves at all sinks.

LAUNDRY

1. Purchaser’s choice of base cabinets and upper cabinets above sink section with colour coordinated kickplates to complement cabinet from Vendor’s standard samples, as per plan.
2. Purchaser’s selection of exquisite granite or quartz from Vendor’s standard samples with stainless-steel undermount sink with single hole lever faucet.
3. Electrical outlet for washer and dryer, includes dryer vent.

ELECTRICAL

1. 200 Amp electrical services with circuit breaker type panel and copper wiring throughout.
2. White decor switches and plugs throughout the house.
3. Tamper resistant receptacles installed where required.
4. One (1) electrical outlet under electrical panel.
5. Electrical outlet(s) in all bathroom(s) and powder room include ground fault circuit interrupter.
6. One (1) electrical outlet on both wall and ceiling per garage door.
7. An exterior weatherproof electrical receptacle in the rear yard and front porch (where applicable).
8. Light fixtures located in every room throughout, predetermined as per plan and model type.

9. Twelve (12) recessed main floor pot lights, with homeowner-selected placement.
10. Recessed shower pot light in all separate shower enclosures.
11. Smoke/Carbon Monoxide Detector(s) as per the Ontario Building Code requirements.
12. Seasonal duplex receptacle located in front porch soffit with interior switch.
13. Alarm rough-in including rough-in for one (1) keypad controller on the main floor, one (1) motion detector on the main floor, all exterior doors and windows on the main floor.
14. Electric door chime.
15. Four (4) exterior pot lights, with homeowner-selected placement.

HEATING/INSULATION FEATURES

1. Forced air High-Efficiency gas furnace.
2. Ducting prepared for future air conditioning.
3. All seams of heating ducts located in the basement will be taped.
4. Continuous exterior wall insulation for enhanced year-round comfort and energy efficiency. Insulation to be as per Ontario Building Code at the time of issuance of building permits.
5. Spray foam insulation in garage ceiling with living spaces above.
6. HRV (Heat Recovery Ventilator) accompanying furnace to provide fresh air and improve climate control.
7. Ducts professionally cleaned prior to closing.
8. Hot water tank, power or direct vented, included as rental.
9. All windows and doors are fully caulked with premium caulking.
10. Draft resistant spray foam around all windows.

FLOORING

1. Stained pre-finished Engineered Oak hardwood flooring (approximately 3½” wide) from the Vendor’s curated collection of standard samples, extending throughout the main floor — including the kitchen — stair landing(s), and in non-tiled or carpeted areas, as per plan.
2. Purchaser’s choice of elegant 12” x 24” ceramic tile flooring from the Vendor’s curated collection of standard samples in all wet areas, including foyers, bathrooms, mud rooms, powder rooms, laundry rooms and finished basement foyers, as per plan.
3. Purchaser’s choice of Broadloom carpet with upgraded foam underpad from the Vendor’s curated collection of standard samples in all bedrooms and remaining finished areas, as per plan.
4. Concrete basement floor in all unfinished areas.

SMART HOME FEATURES

1. One (1) smart door lock.
2. Three (3) smart light switches.
3. One (1) smart thermostat.
4. Two (2) smart flood sensors.
5. One (1) video doorbell with two-way talk.
6. One (1) smart home hub.
7. One (1) year complimentary smart home remote access provided by builder.
8. One (1) Pre-construction design consultation.
9. On-site system configuration, test, enrolment, and demo with purchaser.
10. Rough-in telephone wiring in the kitchen and primary bedroom.
11. Rough-in Cable T.V. outlet in great room and primary bedroom.
12. Rough-in central vacuum outlets in finished areas of the home.

DISCLAIMER

This Schedule forms part of, and is to be read, in conjunction with the Agreement of Purchase and Sale.

Alternate layouts and options are not included in the base purchase price and must be purchased at the time of sale. Décor Dollars have no cash value, are inclusive of HST and cannot be used to purchase options available at the time of sale, including alternate floor plan layouts and can only be used to purchase Extras from a design consultant.

The features and finishes listed above are included in the purchase price and are at no extra cost to the Purchaser. All interior colour selections will be made from the Vendor’s standard samples. The Purchaser specifically acknowledges that colour or shade variances sometimes occur in finishes due to manufacturing or ordinary variation within natural products and may vary from the Vendor’s samples. The Purchaser shall accept any such colour or shade variance without any right of abatement of the Purchase Price and in full satisfaction of the Vendor’s obligations herein.

The Purchaser acknowledges that the area of the Dwelling, as may be represented or referred to by the Vendor or any sales representative, or which appears in any sales or marketing material(s) is approximate only and is measured in accordance with the Directive – Floor Area Calculations issued by the Home Construction Regulatory Authority (HCRA). Actual useable floor space may (therefore) vary from any stated or represented floor area or gross floor area, and the extent of the actual useable living area within the confines of the Dwelling may vary from any represented square footage or floor area measurement(s) made by or on behalf of the Vendor.

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FEATURES & FINISHES

50' Single Detached Two-Storey Homes

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FEATURES & FINISHES

50’ Single Detached Two-Storey Homes

EXTERIOR FINISHES

1. Architecturally designed and carefully curated exteriors featuring timeless stone accents, elegant stucco, premium tumbled clay brick, refined smooth and wood-grain exterior cladding and classic masonry detailing that are thoughtfully integrated in select locations (as per elevation), complemented by color-matched mortar and low maintenance exterior trim.
2. Architecturally styled premium fiberglass shingles, backed by a manufacturer's Lifetime Limited Warranty, with distinctive metal roofing elements for enhanced durability (as per elevation).
3. All exterior walls are built with structurally sound 2" x 6" construction.
4. Stately 8'0" tall insulated front entry door(s), complete with sidelights and transom windows, as per elevation.
5. Elegant, high-quality front entry grip set, thoughtfully selected to complement the home's architectural style, paired with coordinated exterior coach lighting at the entry and garage, as per model type.
6. Premium, color-coordinated, maintenance-free Low-E vinyl casement windows throughout the main and second floors, enhanced with argon gas-filled insulated glass and elegant folding handles. All operable windows and sliding doors include screens.
7. Color-coordinated, Low-E, argon filled structural vinyl basement slider windows.
8. Premium-quality insulated garage roll-up door with window-lights, one (1) garage door opener per door and one(1) digital entry keypad.
9. Insulated entry door from garage into the home with smart lock and self-closing hinges, where grade permits.
10. Pre-finished maintenance free soffits with eaves-troughs and downspouts.
11. Approximately 9'-0" high poured concrete basement walls with heavy damp-proofing and weeping tile drainage system.
12. Standard cold room with light and insulated door, where grade permits.
13. Rough-in for a future 3-piece basement bathroom.
14. Walkways, precast slabs and steps at the front and rear patio area where applicable. The number of steps at the front and rear patio may vary according to grading condition and municipal requirements and cannot be guaranteed.
15. Professionally graded and sodded lot includes asphalt driveway.
16. Two (2) exterior non-freeze hose bibs (One (1) in garage and one (1) in rear).
17. Entire garage, including ceiling, to be drywalled, taped and primed (excluding exposed concrete walls).

INTERIOR FINISHES

1. 10'-0" high ceilings on main floor, 9'-0" high ceilings on second floor (except at coffered, sloped or cathedral ceilings, bulkheads and dropped ceilings where required for mechanical).
2. Smooth ceilings throughout all finished areas.
3. Impressive 10'-0" high ceiling in primary bedroom in raised ceiling location, as per plan.
4. Coffered ceilings, artfully integrated in designated areas, as per plan.
5. Premium stained oak staircase connecting the main floor to both second floor and basement with solid oak treads, oak veneer stringers and risers, as per model type. Finished platform(s) and landing(s) are adorned with stained pre-finished engineered oak flooring chosen from the Vendor's curated selection of standard samples.
6. Upgraded oak post(s) with a finely crafted handrail and oak pickets, offered in a stained or natural finish selected from the Vendor's curated selection of standard samples, complete with solid oak nosings.
7. All kneewalls, ledges and window seats to be capped with MDF, as per plan.
8. Two (2) panel smooth interior passage doors and closet doors throughout.
9. All interior doors and trimmed archways on main floor to be approximately 8' high and approximately 7' high on the second floor, as per plan.
10. 7" colonial style baseboard and 3" colonial-style casing with backband throughout all finished areas on main floor, complemented with profiled door stop trim in all tile and hardwood areas. 5" colonial-style baseboard and 3" colonial-style casing with backband throughout all finished areas on the second floor.
11. Trim casing on all swing doors, flat archways, and windows throughout all finished areas.
12. Premium satin nickel finish hinges and lever style handles on all interior doors in finished areas.
13. All drywall installed with screws, using minimal nails.
14. Engineered floor system throughout with ¾" tongue and groove subflooring to be glued, nailed, screwed and sanded.
15. Natural gas direct vent fireplace, complemented by a decorative mantel painted white, as per model type.
16. Interior walls to be painted with premium quality paint from the Vendor's curated collection of standard samples.
17. Interior trim and doors to be painted semi-gloss white. Ceiling(s) to be painted flat white as per plan.

KITCHEN

1. Exclusive, designer-inspired kitchen showcasing signature cabinetry and paired with an exquisite choice of premium granite or quartz countertops from the Vendor's curated collection of standard samples.
2. Enhanced height uppers in all kitchens, serveries and bars, as per plan.
3. Deep upper and gables to enclose the refrigerator opening.
4. A selection of contemporary and transitional pulls and knobs, offered in polished chrome, brushed nickel, and matte black as standard.
5. Lower base cabinets to include one (1) set of pot and pan drawers.
6. All cabinet doors and drawers are equipped with whisper touch, "soft close" hinges and glides.
7. Sleek, chimney-style stainless steel range hood, complimented by a spacious 36" stove opening.
8. Stainless steel double compartment undermount sink with single lever, dual-spray faucet.
9. Ceramic tile backsplash installed over base cabinets in the kitchen, serveries and bars from the Vendor's curated collection of standard samples, as per plan.
10. Heavy-duty receptacle for stove.
11. Dedicated electrical outlet for refrigerator.
12. Provisioned space for a dishwasher within the kitchen cabinetry, complete with rough-in electrical wiring and water shut-off valve.
13. Electrical outlets at counter level for small appliances.
14. USB plug at counter level.

BATHROOMS

1. Purchaser's selection of signature vanity cabinetry in all ensuites and bathrooms from the Vendor's curated collection of standard samples. Primary ensuite vanity to feature bank of drawers, as per plan.
2. All bathroom vanities feature an undermount sink(s) with exquisite choice of premium granite or quartz countertops from the Vendor's curated collection of standard samples.
3. All cabinet doors and drawers are equipped with whisper touch, "soft close" hinges and glides.
4. Dens-shield (or equivalent) cement board used for all tub and shower enclosures.
5. All ensuites, bathrooms and powder rooms to feature stylish, decorative vanity lighting and mirrors.
6. Primary Ensuite showers complete with sleek, frameless glass enclosures and a modern, ceiling-mounted rainfall shower head, as per model type.
7. Primary ensuite complete with freestanding tub and faucet.
8. Choice of timeless wall tiles from Vendor's curated standard samples on all tub and shower enclosure walls. Mosaic tile for ensuite shower bases.
9. Frosted glass door at water closet in primary ensuite as per plan and model type.
10. Chrome bathroom accessories for all ensuites to include towel bar or towel ring and toilet tissue holder as per plan.
11. Privacy locks on all ensuites, bathrooms and powder room doors.
12. Chrome faucets with pop up drains in all bathrooms and powder room sinks from Vendor's standard samples.
13. Pressure balance and temperature control valves in all showers.
14. Hot and cold shut-off valves at all sinks.

LAUNDRY

1. Purchaser's choice of full base cabinets and double upper cabinets above sink section with colour coordinated kickplates to complement cabinet from Vendor's standard samples, as per plan and model type.
2. Purchaser's selection of exquisite granite or quartz from Vendor's standard samples with stainless-steel undermount sink with single hole lever faucet.
3. Electrical outlet for washer and dryer, includes dryer vent.

ELECTRICAL

1. 200 Amp electrical service with two (2) circuit breaker type panels and copper wiring throughout; one panel located in the basement and a second panel conveniently located on the second floor.
2. White decor switches and outlets throughout the house.
3. Tamper resistant receptacles installed where required.
4. One (1) electrical outlet under each electrical panel.
5. Electrical outlet(s) in all bathroom(s) and powder room include ground fault circuit interrupter.
6. One (1) electrical outlet on both wall and ceiling per garage door.
7. An exterior weatherproof electrical receptacle in the rear yard and front porch (where applicable).

8. Light fixtures located in every room throughout, predetermined as per plan and model type.
9. Twelve (12) recessed main floor pot lights, with homeowner-selected placement.
10. Recessed shower pot light in all separate shower enclosures.
11. Smoke/Carbon Monoxide Detector(s) as per the Ontario Building Code requirements.
12. Seasonal duplex receptacle located in front porch soffit with interior switch.
13. Alarm rough-in including rough-in for one (1) keypad controller on the main floor, one (1) motion detector on the main floor, all exterior doors and windows on the main floor.
14. Electric door chime.
15. Four (4) exterior pot lights, with homeowner-selected placement.

HEATING/INSULATION FEATURES

1. Forced air High-Efficiency gas furnace.
2. Ducting prepared for future air conditioning.
3. All seams of heating ducts located in the basement will be taped.
4. Continuous exterior wall insulation for enhanced year-round comfort and energy efficiency. Insulation to be as per Ontario Building Code at the time of issuance of building permits.
5. Spray foam insulation in garage ceiling with living spaces above.
6. HRV (Heat Recovery Ventilator) accompanying furnace to provide fresh air and improve climate control.
7. Ducts professionally cleaned prior to closing.
8. Hot water tank, power or direct vented, included as rental.
9. All windows and doors are fully caulked with premium caulking.
10. Draft resistant spray foam around all windows.

FLOORING

1. Stained pre-finished Engineered Oak hardwood flooring (approximately 3½" wide) from the Vendor's curated collection of standard samples, extending throughout the main floor — including the kitchen — stair landing(s), and in non-tiled or carpeted areas, as per plan.
2. Purchaser's choice of elegant 12" x 24" ceramic tile flooring from the Vendor's curated collection of standard samples in all wet areas, including foyers, bathrooms, mud rooms, powder rooms, laundry rooms and finished basement foyers, as per plan and model type.
3. Purchaser's choice of Broadloom carpet with upgraded foam underpad from the Vendor's curated collection of standard samples in the remaining finished areas, as per plan and model type.
4. Concrete basement floor in all unfinished areas.

SMART HOME FEATURES

1. One (1) smart door lock.
2. Three (3) smart light switches.
3. One (1) smart thermostat.
4. Two (2) smart flood sensors.
5. One (1) video doorbell with two-way talk.
6. One (1) smart home hub.
7. One (1) year complimentary smart home remote access provided by builder.
8. One (1) Pre-construction design consultation.
9. On-site system configuration, test, enrolment, and demo with purchaser.
10. Rough-in telephone wiring in the kitchen and primary bedroom.
11. Rough-in Cable T.V. outlet in great room and primary bedroom.
12. Rough-in central vacuum outlets in finished areas of the home.

DISCLAIMER

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The Purchaser acknowledges that the area of the Dwelling, as may be represented or referred to by the Vendor or any sales representative, or which appears in any sales or marketing material(s) is approximate only and is measured in accordance with the Directive – Floor Area Calculations issued by the Home Construction Regulatory Authority (HCRA). Actual useable floor space may (therefore) vary from any stated or represented floor area or gross floor area, and the extent of the actual useable living area within the confines of the Dwelling may vary from any represented square footage or floor area measurement(s) made by or on behalf of the Vendor.



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60' Single Detached Bungalow and Bungalow Homes



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60’ Single Detached Bungalow and Bungaloft Homes

EXTERIOR FINISHES

1. Architecturally designed and carefully curated exteriors featuring timeless stone accents, elegant stucco, premium tumbled clay brick, refined smooth and wood-grain exterior cladding and classic masonry detailing that are thoughtfully integrated in select locations (as per elevation), complemented by color-matched mortar and lowmaintenance exterior trim.
2. Architecturally styled premium fiberglass shingles, backed by a manufacturer's Lifetime Limited Warranty, with distinctive metal roofing elements for enhanced durability (as per elevation).
3. All exterior walls are built with structurally sound 2" x 6" construction.
4. Stately 8'0" tall insulated front entry door(s), complete with sidelights and transom windows, as per elevation.
5. Elegant, high-quality front entry grip set, thoughtfully selected to complement the home's architectural style, paired with coordinated exterior coach lighting at the entry and garage, as per model type.
6. Premium, color-coordinated, maintenance-free Low-E vinyl casement windows throughout the main and second floors, enhanced with argon gas-filled insulated glass and elegant folding handles. All operable windows and sliding doors include screens.
7. Color-coordinated, Low-E, argon filled structural vinyl basement slider windows.
8. Premium-quality insulated garage roll-up door with window-lights, one (1) garage door opener per door and one (1) digital entry keypad.
9. Insulated entry door from garage into the home with smart lock and self-closing hinges, where grade permits.
10. Pre-finished maintenance free soffits with eaves-troughs and downspouts.
11. Approximately 9'-0" high poured concrete basement walls with heavy damp-proofing and weeping tile drainage system.
12. Standard cold room with light and insulated door, where grade permits.
13. Rough-in for a future 3-piece basement bathroom.
14. Walkways, precast slabs and steps at the front and rear patio area where applicable. The number of steps at the front and rear patio may vary according to grading conditions and municipal requirements and cannot be guaranteed.
15. Professionally graded and sodded lot includes asphalt driveway.
16. Two (2) exterior non-freeze hose bibs (one (1) in garage and one (1) in rear).
17. Entire garage, including ceiling, to be drywalled, taped and primed (excluding exposed concrete walls).

INTERIOR FINISHES

1. 10'-0" high ceilings on main floor, 9'-0" high ceilings on second floor loft for Bungaloft models only, where applicable per model type (except at coffered, sloped or cathedral ceilings, bulkheads and dropped ceilings where required for mechanical).
2. Smooth ceilings throughout all finished areas.
3. Impressive 11'-0" high ceiling in primary bedroom in raised ceiling location, as per plan.
4. Artfully designed primary bedroom cove ceiling detail for future accent lighting customization.
5. Coffered ceilings, artfully integrated in designated areas, as per plan.
6. Premium stained oak staircase connecting the main floor to the basement, and to the second floor loft for Bungaloft models, where applicable per model type, with solid oak treads, oak veneer stringers and risers. Finished platform(s) and landing(s) are adorned with stained pre-finished engineered oak flooring chosen from the Vendor's curated selection of standard samples.
7. Upgraded oak post(s) with a finely crafted handrail and pickets, offered in a choice of stained or natural oak or metal finish selected from the Vendor's curated selection of standard samples, complete with solid oak nosings.
8. All kneewalls, ledges and window seats to be capped with MDF, as per plan.
9. Two (2) panel smooth interior passage doors and closet doors throughout.
10. All interior doors and trimmed archways on main floor to be approximately 8' high and approximately 7' high on the second floor lofts for Bungaloft models only, where applicable per model type and per plan.
11. 7" colonial style baseboard and 3" colonial-style casing with backband throughout all finished areas on main floor, complemented with profiled door stop trim in all tile and hardwood areas. 5" colonial-style baseboard and 3" colonial-style casing with backband throughout all finished areas on the second floor loft for Bungalow models only, where applicable per model type.
12. Trim casing on all swing doors, flat archways, and windows throughout all finished areas.
13. Premium satin nickel finish hinges and lever style handles on all interior doors in finished areas.
14. All drywall installed with screws, using minimal nails.
15. Engineered floor system throughout with ¾" tongue and groove subflooring to be glued, nailed, screwed and sanded.
16. Natural gas direct vent fireplace, complemented by a premium stonecast mantel, as per model type.

17. Interior walls to be painted with premium quality paint from the Vendor's curated collection of standard samples.
18. Interior trim and doors to be painted semi-gloss white. Ceiling(s) to be painted flat white as per plan.

KITCHEN

1. Exclusive, designer-inspired kitchen showcasing signature cabinetry and paired with an exquisite choice of premium granite or quartz countertops from the Vendor's curated collection of standard samples.
2. Enhanced height uppers in all kitchens, serveries and bars, as per plan.
3. Deep upper and gables to enclose the refrigerator opening.
4. A selection of contemporary and transitional pulls and knobs, offered in polished chrome, brushed nickel, and matte black as standard.
5. Lower base cabinets to include one (1) set of pot and pan drawers.
6. All cabinet doors and drawers are equipped with whisper touch, "soft close" hinges and glides.
7. Expertly tailored MDF canopy range hood with an integrated stainless steel insert, complimented by a spacious 36" stove opening.
8. Stainless steel double compartment undermount sink with single lever, dual-spray faucet.
9. Ceramic tile backsplash installed over base cabinets in the kitchen, serveries and bars from the Vendor's curated collection of standard samples, as per plan.
10. Heavy-duty receptacle for stove.
11. Dedicated electrical outlet for refrigerator.
12. Provisioned space for a dishwasher within the kitchen cabinetry, complete with rough-in electrical wiring and water shut-off valve.
13. Electrical outlets at counter level for small appliances.
14. USB plug at counter level.

BATHROOMS

1. Purchaser's selection of signature vanity cabinetry in all ensuites and bathrooms from the Vendor's curated collection of standard samples. Primary Ensuite vanity to feature bank of drawers, as per plan.
2. All bathroom vanities feature an undermount sink(s) with exquisite choice of premium granite or quartz countertops from the Vendor's curated collection of standard samples.
3. All cabinet doors and drawers are equipped with whisper touch, "soft close" hinges and glides.
4. Dens-shield (or equivalent) cement board used for all tub and shower enclosures.
5. All ensuites, bathrooms and powder rooms to feature stylish, decorative vanity lighting and mirrors.
6. Primary Ensuite showers complete with sleek, frameless glass enclosures and a modern, ceiling-mounted rainfall shower head, as per model type.
7. Primary Ensuite complete with freestanding tub and faucet.
8. Choice of timeless wall tiles from the Vendor's curated collection of standard samples on all tub and shower enclosure walls. Mosaic tiles for ensuite shower bases.
9. Frosted glass door at water closet in primary ensuite as per plan and model type.
10. Chrome bathroom accessories for all ensuites to include towel bar or towel ring and toilet tissue holder as per plan.
11. Privacy locks on all ensuites, bathrooms and powder room doors.
12. Chrome faucets with pop up drains in all bathrooms and powder room sinks from Vendor's standard samples.
13. Pressure balance and temperature control valves in all showers.
14. Hot and cold shut-off valves at all sinks.

LAUNDRY

1. Purchaser's choice of base cabinets and upper cabinets above sink section with colour coordinated kickplates to complement cabinet from Vendor's standard samples, as per plan.
2. Purchaser's selection of exquisite granite or quartz from the Vendor's curated collection of standard samples with stainless-steel undermount sink with single hole lever faucet.
3. Electrical outlet for washer and dryer, includes dryer vent.

ELECTRICAL

1. 200 Amp electrical service with circuit breaker type panel and copper wiring throughout.
2. White decor switches and outlets throughout the house.
3. Tamper resistant receptacles installed where required.
4. One (1) electrical outlet under electrical panel.
5. Electrical outlet(s) in all bathroom(s) and powder room include ground fault circuit interrupter.
6. One (1) electrical outlet on both wall and ceiling per garage door.

7. An exterior weatherproof electrical receptacle in the rear yard and front porch (where applicable).
8. Light fixtures located in every room throughout, predetermined as per plan and model type.
9. Sixteen (16) recessed main floor pot lights, with homeowner-selected placement.
10. Recessed shower pot light in all separate shower enclosures.
11. Smoke/Carbon Monoxide Detector(s) as per the Ontario Building Code requirements.
12. Seasonal duplex receptacle located in front porch soffit with interior switch.
13. Alarm rough-in including rough-in for one (1) keypad controller on the main floor, one (1) motion detector on the main floor, all exterior doors and windows on the main floor.
14. Electric door chime.
15. Four (4) exterior pot lights, with homeowner-selected placement.

HEATING/INSULATION FEATURES

1. Forced air High-Efficiency gas furnace.
2. Ducting prepared for future air conditioning.
3. All seams of heating ducts located in the basement will be taped.
4. Continuous exterior wall insulation for enhanced year-round comfort and energy efficiency. Insulation to be as per Ontario Building Code at the time of issuance of building permits.
5. Spray foam insulation in garage ceiling with living spaces above.
6. HRV (Heat Recovery Ventilator) accompanying furnace to provide fresh air and improve climate control.
7. Ducts professionally cleaned prior to closing.
8. Hot water tank, power or direct vented, included as rental.
9. All windows and doors are fully caulked with premium caulking.
10. Draft resistant spray foam around all windows.

FLOORING

1. Stained pre-finished Engineered Oak hardwood flooring (approximately 3½" wide) from the Vendor's curated collection of standard samples, extending throughout the main floor — including the kitchen — stair landing(s), and in non-tiled or carpeted areas, as per plan.
2. Purchaser's choice of elegant 12" x 24" ceramic tile flooring from the Vendor's curated collection of standard samples in all wet areas, including foyers, bathrooms, mud rooms, powder rooms, laundry rooms and finished basement foyers, as per plan and model type.
3. Purchaser's choice of Broadloom carpet with upgraded foam underpad from the Vendor's curated collection of standard samples in all bedrooms and remaining finished areas and second floor lofts for Bungaloft models only, where applicable per model type and plan.
4. Concrete basement floor in all unfinished areas.

SMART HOME FEATURES

1. One (1) smart door lock.
2. Three (3) smart light switches.
3. One (1) smart thermostat.
4. Two (2) smart flood sensors.
5. One (1) video doorbell with two-way talk.
6. One (1) smart home hub.
7. One (1) year complimentary smart home remote access provided by builder.
8. One (1) Pre-construction design consultation.
9. On-site system configuration, test, enrolment, and demo with purchaser.
10. Rough-in telephone wiring in the kitchen and primary bedroom.
11. Rough-in Cable T.V. outlet in great room and primary bedroom.
12. Rough-in central vacuum outlets in finished areas of the home.

DISCLAIMER

This Schedule forms part of, and is to be read, in conjunction with the Agreement of Purchase and Sale.

Alternate layouts and options are not included in the base purchase price and must be purchased at the time of sale. Décor Dollars have no cash value, are inclusive of HST and cannot be used to purchase options available at the time of sale, including alternate floor plan layouts and can only be used to purchase Extras from a design consultant.

The features and finishes listed above are included in the purchase price and are at no extra cost to the Purchaser. All interior colour selections will be made from the Vendor's standard samples. The Purchaser specifically acknowledges that colour or shade variances sometimes occur in finishes due to manufacturing or ordinary variation within natural products and may vary from the Vendor's samples. The Purchaser shall accept any such colour or shade variance without any right of abatement of the Purchase Price and in full satisfaction of the Vendor's obligations herein.

The Purchaser acknowledges that the area of the Dwelling, as may be represented or referred to by the Vendor or any sales representative, or which appears in any sales or marketing material(s) is approximate only and is measured in accordance with the Directive – Floor Area Calculations issued by the Home Construction Regulatory Authority (HCRA). Actual useable floor space may (therefore) vary from any stated or represented floor area or gross floor area, and the extent of the actual useable living area within the confines of the Dwelling may vary from any represented square footage or floor area measurement(s) made by or on behalf of the Vendor.

MILLCROFT

THE LEGACY

ESTATES | BURLINGTON

FEATURES & FINISHES

60' Single Detached Two-Storey Homes



THE LEGACY

FEATURES & FINISHES

60’ Single Detached Two-Storey Homes

EXTERIOR FINISHES

1. Architecturally designed and carefully curated exteriors featuring timeless stone accents, elegant stucco, premium tumbled clay brick, refined smooth and wood-grain exterior cladding and classic masonry detailing that are thoughtfully integrated in select locations (as per elevation), complemented by color-matched mortar and low-maintenance exterior trim.
2. Architecturally styled premium fiberglass shingles, backed by a manufacturer's Lifetime Limited Warranty, with distinctive metal roofing elements for enhanced durability (as per elevation).
3. All exterior walls are built with structurally sound 2" x 6" construction.
4. Stately 8'0" tall insulated front entry door(s), complete with sidelights and transom windows, as per elevation.
5. Elegant, high-quality front entry grip set, thoughtfully selected to complement the home's architectural style, paired with coordinated exterior coach lighting at the entry and garage, as per model type.
6. Premium, color-coordinated, maintenance-free Low-E vinyl casement windows throughout the main and second floors, enhanced with argon gas-filled insulated glass and elegant folding handles. All operable windows and sliding doors include screens.
7. Color-coordinated, Low-E, argon filled structural vinyl basement slider windows.
8. Premium-quality insulated garage roll-up door with window-lights, one (1) garage door opener per door and one (1) digital entry keypad.
9. Insulated entry door from garage into the home with smart lock and self-closing hinges, where grade permits.
10. Pre-finished maintenance free soffits with eaves-troughs and downspouts.
11. Approximately 9'-0" high poured concrete basement walls with heavy damp-proofing and weeping tile drainage system.
12. Standard cold room with light and insulated door, where grade permits.
13. Rough-in for a future 3-piece basement bathroom.
14. Walkways, precast slabs and steps at the front and rear patio area where applicable. The number of steps at the front and rear patio may vary according to grading conditions and municipal requirements and cannot be guaranteed.
15. Professionally graded and sodded lot includes asphalt driveway.
16. Two (2) exterior non-freeze hose bibs (one (1) in garage and one (1) in rear).
17. Entire garage, including ceiling, to be drywalled, taped and primed (excluding exposed concrete walls).

INTERIOR FINISHES

1. 10'-0" high ceilings on main floor, 9'-0" high ceilings on second floor (except at coffered, sloped or cathedral ceilings, bulkheads and dropped ceilings where required for mechanical).
2. Smooth ceilings throughout all finished areas.
3. Impressive 10'-0" high ceiling in primary bedroom in raised ceiling location, as per plan.
4. Artfully designed primary bedroom cove ceiling detail for future accent lighting customization.
5. Coffered ceilings, artfully integrated in designated areas, as per plan.
6. Premium stained oak staircase connecting the main floor to both second floor and basement with solid oak treads, oak veneer stringers and risers, as per model type. Finished platform(s) and landing(s) are adorned with stained pre-finished engineered oak flooring chosen from the Vendor's curated selection of standard samples.
7. Upgraded oak post(s) with a finely crafted handrail and pickets, offered in a choice of stained or natural oak or metal finish selected from the Vendor's curated selection of standard samples, complete with solid oak nosings.
8. All kneewalls, ledges and window seats to be capped with MDF, as per plan.
9. Two (2) panel smooth interior passage doors and closet doors throughout.
10. All interior doors and trimmed archways on main floor to be approximately 8' high and approximately 7' high on the second floor, as per plan.
11. 7" colonial style baseboard and 3" colonial-style casing with backband throughout all finished areas on main floor, complemented with profiled door stop trim in all tile and hardwood areas. 5" colonial-style baseboard and 3" colonial-style casing with backband throughout all finished areas on the second floor.
12. Trim casing on all swing doors, flat archways, and windows throughout all finished areas.
13. Premium satin nickel finish hinges and lever style handles on all interior doors in finished areas.
14. All drywall installed with screws, using minimal nails.
15. Engineered floor system throughout with ¾" tongue and groove subflooring to be glued, nailed, screwed and sanded.
16. Natural gas direct vent fireplace, complemented by a premium stonecast mantel, as per model type.
17. Built-in primary bedroom morning bar, complete with signature base cabinetry, an exquisite choice of premium granite or quartz countertop, undermount sink and chrome faucet from the Vendor's curated collection of standard samples, as per plan and model type.

18. Interior walls to be painted with premium quality paint from the Vendor's curated collection of standard samples.
19. Interior trim and doors to be painted semi-gloss white. Ceiling(s) to be painted flat white as per plan.

KITCHEN

1. Exclusive, designer-inspired kitchen showcasing signature cabinetry and paired with an exquisite choice of premium granite or quartz countertops from the Vendor's curated collection of standard samples.
2. Enhanced height uppers in all kitchens, serveries and bars, as per plan.
3. Deep upper and gables to enclose the refrigerator opening.
4. A selection of contemporary and transitional pulls and knobs, offered in polished chrome, brushed nickel, and matte black as standard.
5. Lower base cabinets to include one (1) set of pot and pan drawers.
6. All cabinet doors and drawers are equipped with whisper touch, "soft close" hinges and glides.
7. Expertly tailored MDF canopy range hood with an integrated stainless steel insert, complimented by a spacious 36" stove opening.
8. Stainless steel double compartment undermount sink with single lever, dual-spray faucet.
9. Ceramic tile backsplash installed over base cabinets in the kitchen and ground floor serveries/bars from the Vendor's curated collection of standard samples, as per plan.
10. Heavy-duty receptacle for stove.
11. Dedicated electrical outlet for refrigerator.
12. Provisioned space for a dishwasher within the kitchen cabinetry, complete with rough-in electrical wiring and water shut-off valve.
13. Electrical outlets at counter level for small appliances.
14. USB plug at counter level.

BATHROOMS

1. Purchaser's selection of signature vanity cabinetry in all ensuites and bathrooms from the Vendor's curated collection of standard samples. Primary Ensuite vanity to feature bank of drawers, as per plan.
2. All bathroom vanities feature an undermount sink(s) with exquisite choice of premium granite or quartz countertops from the Vendor's curated collection of standard samples.
3. All cabinet doors and drawers are equipped with whisper touch, "soft close" hinges and glides.
4. Dens-shield (or equivalent) cement board used for all tub and shower enclosures.
5. All ensuites, bathrooms and powder rooms to feature stylish, decorative vanity lighting and mirrors.
6. Primary Ensuite showers complete with sleek, frameless glass enclosures and a modern, ceiling-mounted rainfall shower head, as per model type.
7. Primary Ensuite complete with freestanding tub and faucet.
8. Choice of timeless wall tiles from the Vendor's curated collection of standard samples on all tub and shower enclosure walls. Mosaic tiles for ensuite shower bases.
9. Frosted glass door at water closet in primary ensuite as per plan and model type.
10. Chrome bathroom accessories for all ensuites to include towel bar or towel ring and toilet tissue holder as per plan.
11. Privacy locks on all ensuites, bathrooms and powder room doors.
12. Chrome faucets with pop up drains in all bathrooms and powder room sinks from Vendor's standard samples.
13. Pressure balance and temperature control valves in all showers.
14. Hot and cold shut-off valves at all sinks.

LAUNDRY

1. Purchaser's choice of full base cabinets and double upper cabinets above sink section with colour coordinated kickplates from the Vendor's curated collection of standard samples, as per plan and model type.
2. Purchaser's selection of exquisite granite or quartz from the Vendor's curated collection of standard samples with stainless-steel undermount sink with single hole lever faucet.
3. Electrical outlet for washer and dryer, includes dryer vent.

ELECTRICAL

1. 200 Amp electrical service with two (2) circuit breaker type panels and copper wiring throughout; one panel located in the basement and a second panel conveniently located on the second floor.
2. White decor switches and outlets throughout the house.
3. Tamper resistant receptacles installed where required.
4. One (1) electrical outlet under each electrical panel.
5. Electrical outlet(s) in all bathroom(s) and powder room include ground fault circuit interrupter.

6. One (1) electrical outlet on both wall and ceiling per garage door.
7. An exterior weatherproof electrical receptacle in the rear yard and front porch (where applicable).
8. Light fixtures located in every room throughout, predetermined as per plan and model type.
9. Sixteen (16) recessed main floor pot lights, with homeowner-selected placement.
10. Recessed shower pot light in all separate shower enclosures.
11. Smoke/Carbon Monoxide Detector(s) as per the Ontario Building Code requirements.
12. Seasonal duplex receptacle located in front porch soffit with interior switch.
13. Alarm rough-in including rough-in for one (1) keypad controller on the main floor, one (1) motion detector on the main floor, all exterior doors and windows on the main floor.
14. Electric door chime.
15. Four (4) exterior pot lights, with homeowner-selected placement.

HEATING/INSULATION FEATURES

1. Up to two (2) forced air High-Efficiency gas furnaces, as per model type.
2. Ducting prepared for future air conditioning.
3. All seams of heating ducts located in the basement will be taped.
4. Continuous exterior wall insulation for enhanced year-round comfort and energy efficiency. Insulation to be as per Ontario Building Code at the time of issuance of building permits.
5. Spray foam insulation in garage ceiling with living spaces above.
6. HRV (Heat Recovery Ventilator) accompanying furnace to provide fresh air and improve climate control.
7. Ducts professionally cleaned prior to closing.
8. Hot water tank, power or direct vented, included as rental.
9. All windows and doors are fully caulked with premium caulking.
10. Draft resistant spray foam around all windows.

FLOORING

1. Stained pre-finished Engineered Oak hardwood flooring (approximately 3½" wide) from the Vendor's curated collection of standard samples, extending throughout the main floor — including the kitchen — stair landing(s), and in non-tiled or carpeted areas, as per plan.
2. Purchaser's choice of elegant 12" x 24" ceramic tile flooring from the Vendor's curated collection of standard samples in all wet areas, including foyers, bathrooms, mud rooms, powder rooms, laundry rooms and finished basement foyers, as per plan and model type.
3. Purchaser's choice of Broadloom carpet with upgraded foam underpad from the Vendor's curated collection of standard samples in the remaining finished areas, as per plan and model type.
4. Concrete basement floor in all unfinished areas.

SMART HOME FEATURES

1. One (1) smart door lock.
2. Three (3) smart light switches.
3. One (1) smart thermostat.
4. Two (2) smart flood sensors.
5. One (1) video doorbell with two-way talk.
6. One (1) smart home hub.
7. One (1) year complimentary smart home remote access provided by builder.
8. One (1) Pre-construction design consultation.
9. On-site system configuration, test, enrolment, and demo with purchaser.
10. Rough-in telephone wiring in the kitchen and primary bedroom.
11. Rough-in Cable T.V. outlet in great room and primary bedroom.
12. Rough-in central vacuum outlets in finished areas of the home.

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