



## WELCOME HOME TO BEAUTIFUL FINISHES

Everything you need in a home—from practical necessities to creature comforts—lives in Bromley Gardens.

*Features and finishes include:*

- Luxurious 9' tall main floor ceilings
- Beautiful engineered hardwood flooring in main floor hall, great room, and kitchen
- 36" tall Canadian-made cabinetry for extra storage
- Bright, modern kitchens, including extra tall uppers (36") fridge build-out and quartz countertops with flush breakfast bar (as per plan) included as standard
- Double pane windows with insulated spacers
- High efficiency furnace
- Finished basements in bungalows
- Contemporary oak railing and newell posts stained to builders sample
- Upgraded smooth interior doors, and contemporary interior trim profile
- Exterior of homes designed with zero maintenance products

**BROMLEY  
GARDENS**  
PORT WELLER

## EXTERIOR ARCHITECTURAL FEATURES

1. DUNSIRE'S BROMLEY GARDENS in ST. CATHARINES is a new home project inspired by the sense of neighbourhood. Elevations and exterior colours will be architecturally coordinated to provide an enhanced street scape and timeless appeal.
2. Elevations include accent Stone details, Vinyl Siding, and Architectural features in other materials as per elevation.
3. Entry-resistant framing on all perimeter doors (excluding patio doors).
4. Aluminum maintenance-free soffit, downspouts, fascia and eaves-trough.
5. Self-sealing shingles (Limited Lifetime manufacturer's warranty).
6. Insulated entry and exterior door(s) with weather-stripping and deadbolt lock (excluding patio doors).
7. Vinyl windows including a combination of casement and sliders, in white, to elevate the exterior design of each home.
8. All windows as per Dunsire's specifications illustrated on elevations and caulked on exterior.
9. All windows including patio doors to have Low E and Argon Gas, excluding entry door glazing.
10. All opening windows and patio doors are complete with screens.
11. Sliding patio door or Garden Door as per plan.
12. Glazed panel in front entry door or side light(s) as per elevation.
13. Steel insulated door from house to garage, if grade permits, with safety door closer, as per as per plan.
14. Moulded steel sectional roll-up garage doors equipped with heavy duty springs and long-life, rust-resistant door hardware, as per elevation.
15. Fully sodded Lot except in areas of walkways, and paved driveway.
16. Pre-cast concrete step(s) at front Entry, porch (step qty to be determined by grade).
17. Patio Stone walkway from Front Porch to driveway (qty and location determined by plan and grading).
18. Two exterior hose bibs, one in garage and one at rear of home (location to be determined on site by the builder).
19. Two exterior weatherproof electrical outlets with ground fault interrupter one at front of home and one at rear (location to be determined on site by the builder).
20. Elegant front door entry door Grip set.
21. Contemporary Exterior House Numbers in Black as provided by the builder (location to be determined by elevation).
22. Contemporary Front Elevation Coach lights (2) at Garage, and (1) at Front Porch as per elevation. (Rear Elevations to receive (1) by Patio or Garden Door).
23. Single Coat Paved Driveway.
24. Canadian made Cabinetry, designed, and measured uniquely to each home to minimize large fillers where possible.

## KITCHEN LUXURY FEATURES

1. Canadian made Cabinetry, designed, and measured uniquely to each home.
2. 9' Main Floor Ceilings with 36" Tall Upper Kitchen Cabinetry in lieu of traditional 30" Upper Cabinetry to maximize storage space.
3. Bungalow Designs feature deleted Bulkheads in Kitchens, with open space above Kitchen Cabinetry Uppers.
4. Beautifully colour coordinated features such as kick plates, flat end panels, flat island back panels and finished sides on all exposed cabinetry ends. Finished to match each Cabinetry selection.
5. Clean and bright White Melamine Cabinetry interiors and drawers.
6. Quartz Countertops in Kitchens, including a Flush Breakfast Bar on all Islands (as per plan).
7. Elegant Double Bowl Stainless Steel Kitchen Sink, undermounted with Quartz Countertop.
8. Stylish Polished Chrome Kitchen Faucet.
9. Conveniently located Shut-off valve for Kitchen Sink.
10. Stainless Steel finish kitchen exhaust fan with 6" duct vented to exterior.
11. Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
12. Fixed Kitchen Islands will receive (1) electrical plug as per ESA.
13. Split receptacle(s) at counter level for future small appliances (locations to be determined by the builder).
14. Dishwasher provision provided in kitchen cabinets with rough-in wiring and drains.
15. Pressure balance valves to all shower stalls and tub/showers as per plan.
16. Shut off valves for all bathroom and powder room sinks.

## BATHROOM LUXURY FEATURES

1. Durable Water-resistant board to approximately 60" high on separate shower stall walls.
2. Contemporary Laminate Countertops in all bathrooms featuring a clean cut back (no backsplash, no Sidesplash).
3. Colour co-ordinated kick-plate to compliment vanity cabinets.
4. Energy Efficient Faucets, provided in a Polished Chrome finish, all matching throughout the home.
5. Water Saving Toilets (2pc) design with a space saving round bowl design in white throughout the home.
6. Elegant Vanity Decorative lighting in all bathrooms and powder room.
7. Bathroom Mirrors installed in all bathrooms, including Powder Room. (width to be determined by the builder).

8. White bathroom fixtures from Dunsire's standard selection.
9. Deep White Acrylic bathtubs in all bathrooms, as per plan.
10. Electrical outlets for future small appliances beside all vanities including ground fault interrupter as per plan.
11. Exhaust fans vented to exterior in all bathroom(s) and powder room.
12. Privacy locks on all bathroom and powder room doors.
13. Durable Ceramic/Porcelain Floor Tiles in all bathrooms (13"x13" or 12"x12") installed in a straight pattern.
14. Durable Ceramic/Porcelain Wall Tile installed on all Walls of Tub/Showers (as per plan) (does not include ceiling).
15. Durable Ceramic/Porcelain Wall Tile installed on all Walls and Ceilings of separate shower stalls (as per plan) including ceramic tiled shower floor, and modern quartz sills.
16. Bathroom and Powder Room accessories to include towel bar and toilet tissue holder, for installation by homeowner (Builder supplied only).
17. Pressure balance valves to all shower stalls and tub/showers as per plan.
18. Shut off valves for all bathroom and powder room sinks.

## INTERIOR TRIM LUXURY FEATURES

1. Carpeted Stairs (Painted Stringers) with Oak handrail and pickets stained from a selection of builder colours.
2. Standard kneewalls, ledges and window seats to be capped with white painted MDF (medium density fibreboard) trim detailing.
3. Elegantly styled Smooth Paneled Interior Doors painted white to coordinate with interior trim.
4. Contemporary "Stepped" profile Interior Trim Package including baseboards painted white.
5. Contemporary "Stepped" profile Interior Trim Package including casing throughout the home painted white.
6. All drywall applied with screws using a minimum number of nails.
7. Modern Lever Hardware on all Interior Doors in a Brushed Nickel finish throughout the home in all finished areas.
8. Durable Wire shelving installed in all closets in White including bedrooms, walk in closets, and linen closets.

## LAUNDRY LUXURY FEATURES

1. Freestanding Acrylic Laundry tub with chrome finish dual knob faucet installed in finished laundry room (as per plan).
2. Unfinished basement or unfinished storage / utility room, as per plan. Shut-off valves in finished laundry room.
3. Heavy duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.

## ELECTRICAL LUXURY FEATURES

1. Contemporary Decora style switches and receptacles throughout finished areas of the home (locations to be determined by the builder).
2. 200 Amp service with circuit breaker type panel installed in basement.
3. All wiring in accordance with Ontario Hydro standards.
4. One electrical outlet under electrical panel if located in unfinished area.
5. Electrical outlet(s) in all bathroom(s) and powder room include ground fault interrupter.
6. One electrical outlet in garage. One ceiling outlet in garage for future garage door opener.
7. Modern Lighting package including Ceiling mounted light fixture(s) in kitchen/ breakfast area, halls, finished laundry room, great room and all bedrooms where applicable, as per plan.
8. Switch controlled receptacle in living room.
9. Smoke Detectors and Carbon Monoxide Detectors installed as per Ontario Building Code.
10. Electronic door chime at front door.
11. 2 Cable TV Outlets, and 1 Telephone Outlet provided as standard.

## PAINTING LUXURY FEATURES

1. High Quality Washable Matte paint on interior walls throughout finished areas. (one colour throughout, as selected by the builder).
2. High Quality Interior trim and doors to be painted with white semi-gloss paint throughout the home in finished areas.
3. California Textured ceilings throughout the home.
4. Unfinished Staircases from Main to Basement to receive grey paint as standard.
5. Interior Stair Railing and Posts in finished areas with Carpet Grade Stair to receive a coloured stain as per builder selections (Stringers to remain painted white).

## FLOORING LUXURY FEATURES

1. Durable Ceramic/Porcelain Tile in all finished tiled areas of the home, in 13"x13" or 12"x12" as per builders selections installed in a straight pattern.
2. Engineered hardwood flooring in great room, kitchen and main hall as per plan (main hall where tile is not indicated on floor plan).
3. Soft and Plush Broadloom Carpeting in all bedrooms and upper hall including closets with high density chip 7lb foam under-pad for comfort.
4. Finished Basement Concrete Floors with Drains in Mechanical Room area.
5. Finished Garage Concrete Floors.

## ADDITIONAL LUXURY FEATURES

1. 9' Tall Main Floor ceiling heights in lieu of the standard 8' ceiling height.
2. 2"x6" wall construction, interior and exterior (some 2x4 walls may be required as per plan and will be determined by the builder).
3. Mortgage survey provided with closing documents at no additional cost.

4. Garage floor and driveway sloped for drainage.
5. Concrete garage floor where applicable with re-enforced grade beams.
6. All windows installed with expandable foam to minimize air leakage.
7. Poured concrete foundation walls.
8. Poured concrete front porch as per plan.
9. Architecturally pre-determined sitings and exterior colours in conformance with applicable zoning and architectural control guidelines.
10. Ducts Professionally Cleaned.
11. Tarion Warranty

## ENERGY-EFFICIENT FEATURES

1. Double Pane Windows LOW E and ARGON with insulated spacers. Windows installed with expandable foam at perimeter and caulked on the exterior.
2. Insulation to exterior walls R22 and R60 attic space blown in insulation.
3. Spray foam insulation in garage ceiling below livable space in addition to cantilevered areas with living space above. (R31).
4. Exposed main ductwork to be sealed with foil tape or mastic sealant.
5. Forced air heating and ventilation system.
6. Energy Star qualified hot water tank power vented to exterior. Hot water tank and HRV are rental units. Purchaser to execute agreement with designated supplier prior to closing.
7. Programmable thermostat centrally located on main floor.
8. Heat Recovery Ventilator (HRV) to be installed and interlocked with furnace. (Simplified system)

Purchaser shall have the right to select floor coverings, cabinets and countertops, bathroom fixtures and purchase upgrades from the Dunsire's samples subject to their timely availability from the Dunsire's normal supplier and provided that the same have not already been ordered for this house. Variations from Dunsire's samples may occur in exterior materials, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process. The Purchaser is notified that the laundry room may be lowered to accommodate side yard drainage, in extraordinary cases, door(s) from laundry room will be eliminated at Dunsire's discretion. Steps where applicable, may vary at any exterior or interior entranceway due to grading variance. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and improve the elevations of the house exposed to the street. The Purchaser accepts these changes as necessary. When purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The house erected or to be erected on the above lot shall contain the features listed above. The floor plan shall be that plan illustrated in the Dunsire's latest sales display for the model type purchased. The purchaser acknowledges that the Dunsire's model homes have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. All electrical services included in the basic model type are illustrated on architectural plans available at the Dunsire's sales office. Most additional features on display in the model homes are available as extras. Front elevations are modified where alternate floor plans selected. The Purchaser is notified due to siting, grading, and paving conditions, roof lines may vary due to structural roof framing conditions, and may not be exactly as shown. Due to conditions, risers may be necessary at the front entry. Purchaser is notified that all lots have Architectural Control applied to them and that exterior architectural features may be added or altered at the Dunsire's discretion to comply with Architectural Control Guidelines. Dunsire reserves the right to use visual representations of your home, taken both during construction and after occupancy, for the purposes of Public Relations and Advertising, and I/we hereby consent to the same.



The Purchaser acknowledges that floor plan and Structural changes are not possible. The Purchaser shall accept minor modifications which the Developer or Municipality may require including walkouts, narrowed driveway entrances, decks, side porches or reverse layouts (mirror image) sitings. Ceiling heights may vary from marketing material due to mechanical, electrical, plumbing, or structural requirements. Some areas may be subject to the use of bulkheads, box outs, archways, or beams. All plans and specifications are subject to minor modification from time to time, at the sole discretion of the Vendor and without prior notice. All items of modification shall be of equal or better quality, and in accordance with Ontario New Home Warranty Plan Act and its' regulations. The Purchaser acknowledges and agrees that variations in colour and shade uniformity may occur and that colours, patterns, and availability of samples in the Sales Centre may vary from those displayed and available at time of colour selection. Where the Purchaser selection is permitted for items of finish; cabinets, tiles, flooring or paint colors, such selections shall be made from the Vendor's sample selections only. The Purchaser acknowledges and agrees they are not relying upon any representation or warranty whatsoever arising out of any conversation with the sales representatives of the Vendor, at any time, other than as expressed in writing in the Agreement of Purchase and Sale and this Schedule "B". Further the Purchaser acknowledges and agrees that on site visits are not permitted by the Builder's Health and Safety Policy and Program, as such the Purchaser shall not at any time enter the property without authorization from the Builder. The Purchaser further acknowledges that this clause has specifically been drawn to the Purchasers' attention prior to execution of this page and this Agreement of Purchase and Sale.

BROMLEY  
GARDENS