EVERSTONE

BY CACHET

Features & Finishes

Quality Construction & Exteriors

1. Architecturally inspired front exterior elevations which include genuine clay brick, manufactured stone, horizontal or vertical board and batten siding, decorative frieze board, painted and/or prefinished trim details, and/or other unique architectural applications, as per elevation.
2. Side and Rear Elevations Exterior Finishes for Townhome Designs and 27' Link Detached Home Designs: Elevation "A" side and rear elevations to receive a brick plinth and siding above, as per elevation. Elevation "B" side and rear elevations to receive a manufactured stone plinth and siding above, as per elevation. Elevation "C" side and rear elevations to receive brick cladding and siding on required areas, as per elevation.
3. Side and Rear Elevations Exterior Finishes for Detached Home Designs: Elevation "A" side and rear elevations to receive a brick plinth and siding above, as per elevation. Elevation "B" side and rear elevations to receive a manufactured stone plinth and siding above, as per elevation. Elevation "C" side and rear elevations to receive brick cladding and siding on required areas, as per elevation.
4. Colour-matched Prefinished aluminum, soffits, fascia, eavestroughs, and downspouts.
5. Self-sealing limited lifetime roof shingles (manufacturer's limited warranty), and Metal standing seamed roofing, as per elevation.
6. All exterior colour packages are predetermined by the Vendor per the community architectural control guidelines.
7. Featuring wood-framed wall construction, **engineered floor joist system** with tongue and grooved sub-floor sheathing.
8. The home is fully insulated with the use of fiberglass or mineral wool insulation and energy-efficient spray foam insulation where required and in accordance with The Ontario Building Code. Spray foam insulation is used to seal all windows and doors to minimize air infiltration. **All exterior walls are a minimum of R22.**
9. Home tested and rated by third-party Energy Rating Consultant.
10. All Homes undergo a pre-drywall inspection and a blower door test to ensure our homes meet our Performance Package and all homes receive a HERS label to confirm compliance.
11. Poured concrete (or wood framed due to grade) Lower-level walls to approximately 8-feet in height (excluding structural and mechanical dropped areas), with damp-proofing and drainage membrane, as per plan.
12. Covered front porches, porticos, or architectural entry details with poured concrete porch slab (as per applicable plan and elevation). Aluminum Railings only where required by Building Code.
13. **Energy Efficient Low-E Argon** colour-matched vinyl casement windows throughout. Fixed and operating panes complete with weather stripping and screens on all operable windows. Lower-level windows are white thermal pane sliders (as per plan).
14. **Contemporary inspired insulated front entry doors** with glass door lite and/or side lite (as per elevation), complete with front door grip set and security deadbolt.
15. Exterior sliding patio door or single swing door to rear yard (as per plan).
16. All exterior doors and windows are fully caulked for energy efficiency conservation and draft prevention.
17. Door from garage to the home interior as per applicable plan and installed only if grading permits. Where the grade does not permit, the Vendor reserves the right to omit the door without credit to the Purchaser.
18. Where required, foyer, mud room/laundry, and/or side hallway floors may be sunken to accommodate lot grading conditions.
19. **Pre-finished insulated steel garage door(s) with pre-finished vinyl garage door frame(s)**, as per applicable elevation.
20. Rough-in for radon mitigation ready lower-level slab.
21. Garage walls and ceilings of habitable areas are drywalled, rough taped and rough prime painted (concrete and block areas excluded, drywall not sanded or painted).
22. Decorative address stone or plaque. As per applicable elevation.
23. Two exterior water taps, one at garage and one at rear. Two exterior waterproof electrical outlets, one at front porch and one at rear.
24. Fully graded and sodded lot (narrow side yards may be finished with granular stone).
25. Precast concrete slabs to exterior door landings complete with concrete step(s) (as per applicable elevation and required by grading).
26. Two staged Asphalt Paved Driveway (Basecoat and Topcoat approximately 1 year after Basecoat). Purchaser shall pay for the Topcoat as an adjustment on Closing.
27. Where a rear deck condition is required at the rear patio due to grading the Purchaser will receive a pressure-treated wood deck with stairs to grade included.
28. Where a look-out lower level (basement) condition is required due to grading, the Purchaser will receive a pressure-treated wood deck from the main level rear patio door with stairs to grade and upgraded vinyl, colour coordinated casement windows in the rear lower or ground level included in the applicable premium. (Window sizes are determined by Cachet Homes.) (Stairs subject to municipal setbacks and approvals).
29. Where a lower level (basement) condition is required due to grading, the Purchaser will receive a pressure-treated wood deck from the main level patio door. Colour coordinated vinyl sliding patio doors and vinyl casement windows in the rear lower level, an additional exterior light and electrical outlet at lower level, additional brick, framing, and insulation included in the applicable premium. (Window sizes are determined by Cachet Homes.)

Interior Finishes

30. **9-foot-high ceilings on main level** and 8-foot-high ceilings on upper level(s), except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings. As per plan.
31. **Contemporary style molded interior passage doors** complete with Brushed Nickel Lever type hardware.
32. **Contemporary ± 2 ¾" casings and ± 4" baseboard** in all finished areas.
33. Primary ensuite, powder room and bathroom doors include privacy locks.
34. All interior walls are painted in a choice of 1 colour throughout from builder's standard colour selections. **All paints used are Low VOC latex paint.** All interior doors and trim to be painted with white pearl latex paint.
35. **Smooth ceilings throughout main level**, all bathrooms, and Laundry Room. Spray stippled ceiling with 4" smooth border in all other rooms and areas (excluding closets).
36. **20' Towns & 27' Detached Links to receive carpeted treads and risers, natural Oak handrails with 3" square newel post and 1 5/16" square oak pickets** installed on oak nosing as required in natural varnished finish from main to upper level, as per applicable plan.
37. **36' & 42' Detached Homes to receive Oak Staircase, oak tread with oak veneer risers and stringers and oak handrails with 3" square newel post and 1 5/16" square oak pickets in natural varnished finish** from main to upper level.
38. Lower-level staircases are a paint grade staircase with painted handrail, as per appliable plan.
39. Ceramic floor tiles in foyer, main hall, powder room, kitchen, breakfast room, all bathrooms, finished laundry room areas and mud rooms from Vendors standard samples (13"x 13" floor tile).
40. **Homes to receive Pre-finished ± 3 5/8" engineered wood flooring** in natural varnished finish on main level areas, excluding tiled areas.
41. **35oz. broadloom** with cushion under-pad on upper-level hallway, staircases, landings, bedrooms and closets. Purchasers' choice of 1 colour throughout, from Vendors standard samples (as per applicable plan).
42. Wired shelving installed in all closets as per plan.

Kitchen Features & Finishes

43. A Selection of quality cabinetry, in a variety of door styles and finishes from Vendors standard samples.
44. **Extended Height upper kitchen cabinets** (±100cm).
45. Convenient **Bank of Drawers** (as per plan).
46. **Breakfast counters** (as per plan).
47. A Choice of 2cm **Quartz countertop** from Vendors standard samples.
48. Dual-speed exterior vented **stainless steel hood fan** over stove.
49. **Double stainless-steel Undermount sink** with single lever Pull Out Spray Faucet.
50. Under-counter space for dishwasher complete with rough-in for electrical and plumbing. Final connections by Purchaser.
51. Servery with base and upper cabinets (as per applicable plan).
52. Walk-in pantry with melamine shelving (as per applicable plan).

Bathroom Finishes

53. Bathroom vanities in a selection of door styles and finishes with Laminate countertops, from Vendors standard samples.
54. Choice of 13"x13" ceramic floor tile and choice of 8"x 10" ceramic wall tiles in shower and tub enclosures.
55. Primary Ensuite stand-up shower features a **chrome trim glass shower enclosure** with framed chrome trim door, shower pot light and quartz threshold. Ceramic tile on walls and ceiling with semi-white 2" x 2" mosaic type ceramic shower floor (as per applicable plan).
56. **27', 36' & 42' Detached Homes to receive Free standing acrylic soaker bathtubs in Primary Ensuite** as per applicable plan.
57. Townhomes Primary Ensuite to receive drop-in acrylic soaker bathtub, as per applicable plan.
58. Acrylic bathtubs in bathrooms (as per applicable plan).
59. Ensuites, Shared and/or Main Bath with stand-up shower features ceramic tile on walls and ceiling with semi-white 2" x 2" mosaic type ceramic shower floor with framed chrome trim door, shower pot light and quartz threshold. (as per applicable plan).
60. Chrome accessories including towel bar and toilet paper holder in all bathrooms.
61. White low-flow toilets in all bathrooms.
62. Elegant white pedestal sink in powder room, as per applicable plan.
63. Single lever faucets to all bathroom basins and pedestal sink.
64. Shut off valve to all faucets and toilets.
65. Individual vanity mirrors and vanity light fixture above sink(s) in all bathrooms.
66. Energy Efficient Exhaust fans in all bathrooms.

Laundry Room Finishes

67. **White laundry base cabinet with single white acrylic laundry basin in finished laundry areas.** Laundry tubs in lower or ground level unfinished areas are free standing without base cabinetry (as per applicable plan).
68. Recessed hot and cold laundry connections with in-wall drain for future washer in finished areas.
69. Separate electrical outlets for future washer and dryer.
70. Dryer vent rough-in to exterior.

Mechanical, Electrical & Natural Gas Components

71. **Energy Efficient Forced air natural gas Furnace with 2 Stage Variable Speed ECM and electronic ignition.**
72. **Energy Recovery Ventilator (ERV)** Ducting sized for future air conditioning.
73. **Centralized cooling system included** and sized as per model type.
74. **High-efficiency gas-operated power vented hot water heater.** Rental unit. (Purchaser to sign rental agreement prior to possession).
75. **200-amp electrical service** breaker panel with copper wiring throughout in accordance with ESA and OBC requirements.
76. Light fixtures with LED light bulbs provided throughout (except living and dining room).
77. Switch-controlled receptacle in living room and capped outlet in dining room ceiling (as per applicable plan).
78. Smoke and carbon monoxide detectors (as per Ontario Building Code).
79. White Decora light switches and electrical outlets throughout.
80. 220-volt outlet for stove.
81. Electrical outlets for small appliances at counter level.
82. Ground fault interceptor protection in all bathrooms and powder room.
83. **Conduit for future Car Charger in Garage.** Location to be determined by Vendor.
84. Pre-wiring for data and telephone CAT6 (4).

Cachet Home Comfort Program

85. **Programmable smart thermostat.**
86. **Two smart outlets** (one in kitchen, one in primary bedroom).
87. **Two smart light switches** (one in foyer, one for exterior light switch).
88. **Garage door opener with WiFi connectivity.** One garage door opener per door, as per applicable elevation.
89. **Smart Electronic door lock** (x1), location to be determined by Vendor.
90. **Video doorbell.**
91. **Humidity sensing quiet fan** in Primary Ensuite.
92. **Electrical receptacle with integrated USB port in Kitchen and Primary Bedroom.** Location to be determined by Vendor.

General Features & Warranties

1. Cachet Homes has been building homes of the highest quality for over 40 years and offers a complete customer service program.
2. The Tarion Warranty Program offers:
   i. Seven (7) Year protection on structural defects.*
   ii. Two (2) Year protection on mechanicals and materials including electrical, - plumbing, heating and distribution systems, all exterior cladding, windows, and doors.*
   iii. One (1) Year protection on workmanship and material defects.*
3. Cachet Homes shall provide all warranties offered by its reputable component suppliers for roofing, hardware, electrical, plumbing, heating, cooling, and mechanical systems, including other key elements, as applicable.
4. The Purchaser acknowledges that any features, materials, or decorations contained in Cachet's sales office, marketing materials, artist renderings or model homes may include features, decorations, fixtures and chattels that are not intended to be included in the dwelling and such features, decorations, fixtures and chattels shall not be included in the dwelling or under this Agreement unless expressly provided for herein or in any schedules forming part of the Agreement.
5. The Purchaser acknowledges that wood grain, stone, porcelain, or marble finishes and other natural materials to be installed within the Dwelling may vary from Cachet's samples selected in texture, finish appearance and consistency due to the natural composition of these products and therefore agrees to accept all inherent cosmetic variations of such natural products. Should substitution of any colour or material selections specifically chosen by the Purchaser become necessary, the Purchaser will re-select such substitute material from Cachet's standard samples.
6. All interior selections will be made at Cachet's Décor Studio during business hours from Monday – Friday by private appointment. Cachet is pleased to provide a comprehensive décor service program to assist Purchasers in the selection of interior finishes. All interior selections will be made during a private appointment with a Cachet Décor Consultant where standard finishes can be selected, or optional upgrades are available for purchase during the private appointment.
7. All references to sizes, measurements, materials, construction styles, trade/brand/industry names or terms may be subject to change or variation within generally accepted industry standards and tolerances. Measurements may be converted from imperial to metric or vice versa and actual product size may vary slightly as a result. All references to features and finishes are as per applicable plan, model type or elevation, and each item may not be applicable to every home. Locations of features and finishes are as per plan or at Cachet's sole discretion.
8. Ceiling height may not be as outlined in the features and finishes list in some areas due to mechanical, electrical, plumbing, or structural requirements. As a result, some ceiling areas on each level may be lowered to accommodate those requirements. Some areas may be subjected to the use of bulkheads, boxes, archways or beams and Purchaser agrees to unconditionally accept any and all of the required bulkheads, boxes, archways or beams wheresoever situated.
9. Selection of all features and finishes where the Purchaser is given the option to select the style and/or colour, shall be made from Cachet's predetermined standard selections.

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*As stated by the Tarion Warranty's Construction Performance Guidelines
[1] Purchaser shall pay for the Topcoat as an adjustment on Closing.
All specifications, dimensions and materials are subject to change without notice, as set out by Tarion Warranty Corporation regulations and the Purchase and Sale Agreement. E.&O.E. 09.2026.

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