

THE VANGUARD

FINAL RELEASE OF SIGNATURE SUITES

ONLY 5% DEPOSIT REQUIRED
UNTIL MOVE-IN DATE

- \$5,000 on Signing
- 5% in 30 Days

OUTSTANDING PREMIUM UPGRADE
NOW INCLUDE ALL AVAILABLE SUITES*

- Bedrooms Closet Mirrored Doors
- Semi-Solid Doors
- Heated floors in all bathrooms and powder rooms
- Nest Smart Home Thermostat
- Dimmer Switch
- Master Light Switch
- Frameless Glass Shower
- Motorized Blackout blinds in all bedrooms
- Motorized Magic-Lite blinds in living areas
- Hardwood or Everwood Vinyl Flooring**
- Upgraded Kitchen Plumbing Package
- Built-in California Closets

*Purchasers Incentive Program is for a limited time only. Offerings and Incentives and all information herein are subject to change without notice. See Sales Representative for details.

**Flooring availability varies based on suite. See Sales Representative for details.
E. & O.E. February 2020

The Vanguard by Devron Developments
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THE VANGUARD

GENERAL

- 9' ceiling height in principal rooms of non-penthouse units
 - Bulkheads & ceiling drops excepted
- Smooth ceilings painted white to all areas of suite
- Interior walls painted in latex primed white
 - Low VOC paints
- 2.5" door casing
- 4" baseboards
- Bedroom, closet, bathroom, and laundry doors equipped with chrome hardware
- Vinyl coated wire shelving in closets and storage areas except in bedrooms
- Slab-style sliding or swing doors on all front entry closets, where applicable
- Slab-style sliding or swing doors on all bedroom closet(s), where applicable
- Balconies include one exterior electrical receptacle
- Balcony doors, swing or slide based on plans
- Designer-selected finish palettes
- Pre-wired for TV in bedroom, living room and den
- Pre-wired for telephone in living room and den
- Individual circuit panels and breakers
- Semi solid core paneled doors

PENTHOUSE UNIT STANDARDS

- 10' ceiling height in principal rooms of penthouse units
 - Bulkheads and ceiling drops excepted
- 5.5" baseboards
- Recessed pot lights in living rooms

GREEN LIVING FEATURES

- In-suite energy recovery ventilation units
- Energy Star rated appliances
- Low VOC paints used throughout
- LED lights and occupancy sensors in common areas

FLOOR COVERINGS

- Premium wide plank laminate flooring with acoustic underlay in all rooms excluding bathroom(s) and laundry; matching kitchen colour selection
- Designer selected premium porcelain floor tiles in bathroom(s), matching kitchen colour selection
- Ceramic floor tiles in laundry and storage areas

KITCHENS

- Custom designed kitchen cabinetry in a selection of colour finishes
- Fully integrated and paneled BOSCH designed kitchen appliances (refrigerator, dishwasher, cooktop, oven)
 - 30" paneled BOSCH refrigerator
- Integrated microwave
- Integrated concealed hood fan
- Soft-close cabinetry
- Quartz kitchen countertop
- Undercabinet lighting
- Stone backsplash matching countertop
- Single square under-mount stainless steel sink
- Tiled backsplash
- Polished chrome, single lever kitchen faucet, complete with pull down spray
- Ceiling mounted lights in kitchen

BEDROOMS

- Custom built-in closets
- Bedroom light fixtures

BATHROOMS

- Custom designed bathroom cabinetry finished to match kitchen colour selection
- Quartz vanity counter top
- Shower curtain rod, where applicable
- Hand towel bar
- Toiletry bar
- Rain-style showerhead (high pressure, low flow)
- LED backlit vanity mirror with built-in medicine cabinet
- Pressure balanced and temperature controlled single level shower faucet
- Bathroom light fixtures
- Shower and/or tub light fixtures
- Porcelain flooring
- Porcelain wall tile on all wet-wall surrounds
- Porcelain wall tile up to 3 ft. from ground on full washroom surrounds
- Dual flush, low consumption toilet(s)
- Exhaust fan vented to exterior
- 5' acrylic soaker tub, per plan
- Frameless glass stand up shower enclosures

LAUNDRY

- Heavy-duty wiring and receptacle for dryer
- Dryer vented to exterior
- Energy Star stacked front-load washer and dryer

NOTES

Natural products (i.e. granite, wood and marble) are subject to natural variations in colour and grain. Tile is subject to pattern, shade and colour variations.

If the unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given seven (7) days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of quality to or better than the materials and items set out herein.

The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.

References to model types or model numbers refer to current manufacturers models. If these types or models change, the Vendor shall provide an equivalent model.

All dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated.

All specifications and materials are subject to change without notice E. & O.E.

Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchaser order, the Purchaser may have requested the Vendor to construct an additional feature within the unit which is in the nature of an optional extra. If, as a result of building, construction or site conditions within the Unit or Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the vendor in respect of such extra, without interest and in all other respects this agreement shall continue in full force and effect.

The Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or so provided. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor's architect.

All suites protected by the Tarion New Home Warranty Program.