



ROSALEEN

REAR LANE SEMI-HOME COLLECTION
AT AUDEN GRAND

HIGHLIGHTED *Features & Finishes* & BONUSES



*Rendering is artist's concept.



HIGHLIGHTED

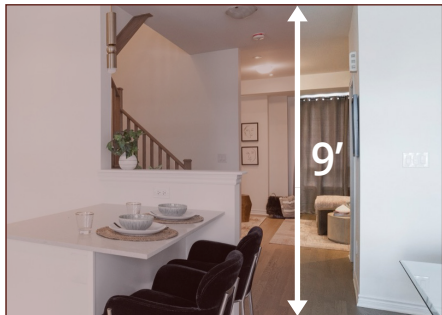
Features & Finishes

AT THE ROSALEEN REAR LANE SEMI-HOME COLLECTION

Every home is thoughtfully designed with premium finishes included as standard, bringing high-end materials, modern and functional design to last generations.



Security patrol system



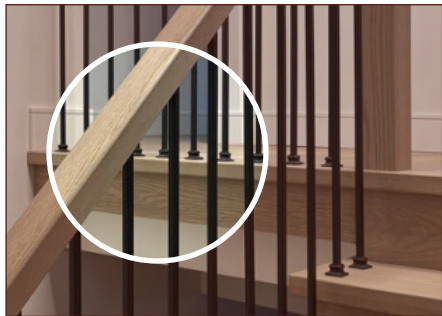
9' ceiling height on ground, second and third floor



Coffered ceiling on second floor



10 pot lights throughout second floor



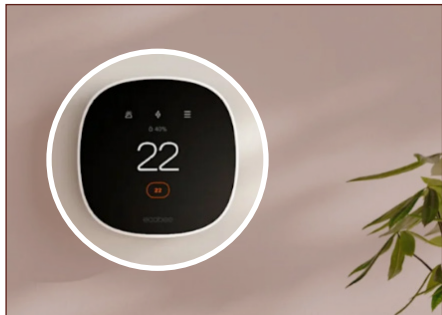
Stained finished oak staircase, square metal picket and oak handrail



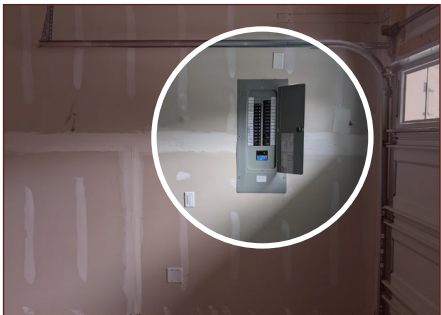
12x24 floor tile in all applicable tile area



Solid granite countertop in kitchen and primary ensuite



Ecobee smart programmable thermostat



Rough-in for future electric vehicle charger & 200 AMP service

Ceilings may be lowered or dropped in areas for mechanical/structural reasons, and excludes basement. Except in tiled areas and basement. All features are as per plan and selected from Vendor's included samples. Features may not apply to optional accessory dwelling unit. See sales rep for more details. Specifications and prices may change without notice. Illustrations are artist's concept only. E. & O.E. July 2026.

Bonus

Appliance Package



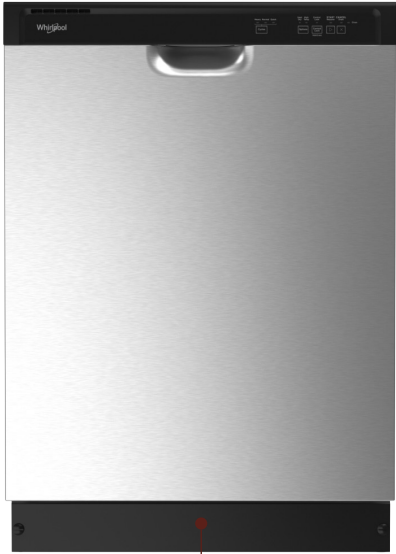
STOVE

Whirlpool Range 5.3 cu. ft. electric range with Frozen Bake™ technology



REFRIGERATOR

Whirlpool Refrigeration 36-Inch French Door Refrigerator with Ice Maker - 31 cu. ft.



DISHWASHER

Whirlpool Dishwasher ENERGY STAR® Certified Quiet Dishwasher with Heated Dry



Smooth ceiling on second floor



7-1/4" baseboards and 2-3/4" casing throughout



Extended height upper kitchen cabinets

Bonus package, specifications and prices subject to change without notice. From Vendor's standard samples and as per plan. Not applicable to optional accessory dwelling unit. Vendor reserves the right to substitute for equal or higher quality. Illustrations are artist's concept only. E. & O.E. July 2026.

\$120K GRAND OPENING EXCLUSIVE INCENTIVES

FINISHED BASEMENT

FREE POTL FOR 2 YEARS

FREE UPGRADE ADDITIONAL BEDROOM

KITCHEN APPLIANCES VOUCHER

AIR CONDITIONING INCLUDED

\$8,000 DEVELOPMENT CHARGE CAPPED

1 YEAR SECURITY PATROL SYSTEM

ONLY FOR THE 1ST 10 SALES



ENERGY STAR CERTIFICATION

-  35 year amortization by RBC
-  Lower energy bills
-  Better air quality
-  Quieter living environment
-  Environmental benefits



*Rendering is artist's concept.

Kitchen & MORE

- Granite countertops
- Extended height upper kitchen cabinets
- Coffered ceilings (where applicable)
- Smooth ceilings on 2nd floor
- 7-1/4" baseboards & 2-3/4" casing throughout

*Rendering is artist's concept.

Washroom & MORE

- Framed glass shower
- High-end mosaic shower floor
- Beautiful tile to ceiling
- Impactable freestanding tub

*Rendering is artist's concept.

Features & Finishes

AT THE ROSALEEN REAR LANE SEMI-HOME COLLECTION

ROSALEEN

REAR LANE SEMI-HOME COLLECTION
AT AUDEN GRAND

EXTERIORS

1. Low maintenance aluminum or vinyl soffits, fascia, downspouts and eaves.
2. Self-sealing architectural shingle roof with 25-year manufacturer's warranty.
3. Precast concrete window sills, headers, and arches, as per elevation.
4. Poured concrete front porches and poured in place concrete steps (where grading permits).
5. Municipal address plaque.
6. Covered porches and charming porticos as per elevation rendering.
7. Exterior lighting at doorways.
8. Main entry featuring single or double metal insulated doors with glass window inserts, as per plan.
9. Garage overhead insulated door equipped with glass inserts as per elevation.
10. Garage walls and ceilings to be fully drywalled, taped and primed.
11. Sodded front and rear yards, narrow side yards between houses may be graveled.
12. Steel lintels to be decorated and protected with Alliance Lintel Wrap vinyl covering.

CONSTRUCTION AND ENERGY STAR FEATURES

13. Poured concrete foundations with damp proofing, drainage board and weeping tiles (where applicable).
14. Reinforced garage floors and grade beams (where applicable).
15. Spray foam insulated garage ceilings below livable areas as well as exterior cantilevered spaces.
16. All windows and doors insulated and sealed with expanded foam and caulked on the exterior.
17. Energy Star vinyl low-e coloured casement windows on all elevations.
18. Tongue and groove subfloor glued and screwed on engineered floor joist system. Landings and sunken areas may be dimensional lumber.
19. 2" x 6" exterior walls with exterior insulated sheathing.
20. Energy Star heat recovery ventilation appliance for improved air quality and energy efficiency.
21. Energy Star high efficiency gas heating system.

22. Energy Star insulated attic to a minimum nominal R60.
23. Air tightness test and independent third-party Energy Star for new homes certification.

INTERIORS

24. Approximately 9'-0" ceiling on main floor, approximately 9'-0" ceiling on second floor, approximately 9'-0" on third floor (if applicable as per model type), and approximately 8'-0" ceilings in basement (except in sunken or raised areas, stairway, dropped ceilings), as per plan.
25. Coffered ceiling on the second floor. (As per plan where applicable).
26. Stained finish oak staircase, oak veneer stringer and nosing (not including unfinished spruce basement staircase).
27. Stained finish oak handrail and posts with plain square metal pickets.
28. Smooth ceiling throughout second floor. Stippled ceiling with smooth border throughout first & third floor
29. Dropped ceilings and bulkheads (where required).
30. Choice of colonial or modern trim with 7-1/4" baseboards and 2-3/4" casing throughout on all doorways, archways, closets, and windows.
31. Satin nickel interior door levers with matching hinges.
32. Choice of two panel smooth or roman smooth approximately 7'-0" high interior painted swing doors throughout first floor, and approximately 7'-0" high.

FLOORING FINISHES

33. Choice of 12 X 24 ceramic tile in foyer, main hallway, powder room, bathrooms, primary ensuite, and finished areas of laundry room, as per plan (from Vendor's standard samples).
34. Laminated flooring throughout first, upper hallway, second floor and third floor (excluding tiled areas), as per plan (from Vendor's standard samples).

KITCHEN

35. Choice of kitchen cabinetry offered in a variety of finishes, styles and colours (from Vendor's standard samples).
36. Extended height upper kitchen cabinets.
37. Breakfast bar in kitchen with extended

- flush bar top (as per applicable plan).
38. Solid granite countertop with polished edges (from Vendor's standard samples).
39. Stainless steel double bowl undermount kitchen sink with chrome single level pullout faucet.
40. Stainless steel exhaust hood fan over stove area, vented to exterior.
41. Rough-in plumbing and electrical for future dishwasher.

BATHROOM

42. Choice of quality bathroom cabinets and laminated countertop in bathrooms and powder room (as per Vendor's standard samples)
43. Solid granite countertop with polished edges in primary ensuite only (from Vendor's standard samples).
44. Quality ceramic wall tiles in shower enclosure to ceiling height (where applicable).
45. Pre-formed, round edged laminate countertop with an overmount vanity sink in all bathrooms.
46. Stunning freestanding soaker bathtub with Roman tub filler in primary ensuite (as per applicable plan).
47. Bathroom shower stall in primary ensuite, main bath and or secondary ensuite to include a waterproof pot light and framed glass enclosure with shower door, and tile to ceiling height of shower enclosure. 2"x2" mosaic tile on shower stall floor.
48. Wall mounted mirrors included in all bathrooms and powder rooms.
49. Privacy locks on all bathroom doors.
50. Chrome finish faucets for all vanities and showers (as per plan, from Vendor's standard samples).
51. High efficiency water saving white toilets in all bathrooms.
52. Energy Star efficient exhaust fans in all bathrooms.

LAUNDRY ROOM

53. Laundry room on second floor to receive a stainless-steel drop-in sink with base cabinet and laminate countertop, and chrome faucet (as per applicable plan).
54. Hot and cold laundry taps for washer with heavy duty wiring and venting for dryer.

ELECTRICAL AND PLUMBING

55. 200 AMP electrical service with circuit breaker panel and copper wiring throughout.
56. Ecobee Smart Thermostat.
57. Conduit pipe in garage for future electric car charging station.
58. Decorative exterior light fixtures at front and rear of home.
59. Heavy duty wiring and receptacle for stove and dryer.
60. Two exterior waterproof electrical outlets (one at the front porch and one at rear yard).
61. Holiday plug-in mounted on front elevation soffit, operated on a separated switch.
62. Ten (10) pot lights throughout the second floor.
63. Screwless plate plugs and switches throughout.
64. One electrical outlet on garage ceiling for future garage door opener.
65. White Decora switches and receptacles throughout.
66. Rough-in for future central vacuum system on first, second and third floor with cover plates on all outlets, terminated in garage for future connection.
67. Dryer vent to exterior laundry area.
68. Three (3) RG6 rough-ins, locations to be determined by homeowners.
69. Three (3) CAT5 rough-ins, locations to be determined by homeowners.
70. Three (3) USB outlets combination electrical receptacles, locations to be determined by homeowners.
71. Three (3) piece rough-in to basement, location to be determined by Vendor.
72. Electric front door chime.
73. Hard-wired smoke detectors and carbon monoxide detectors to be installed as per Ontario Building Code.
74. Two exterior hose bibs are included, one in garage and one at rear.
75. Air Conditioning Unit.

STANDARD LOT (STD) CONDITIONS

- Where standard typical conditions are applicable the following features are included:
- Up to 3 precast concrete risers up to the front of the home.
 - Up to 3 precast concrete steps from the rear to grade.

REAR STOOP CONDITIONS

- Where Stoop (landing) conditions are applicable the following features are included in the condition:
- Stoop deck off the main floor with up to 5 steps to grade.
 - ENERGY STAR® vinyl Low-E Argon basement sliders.
- NOTE: Walk out conditions may alter the location of basement windows.

LOOK OUT BASEMENT (LOB) CONDITIONS

- Where Look Out Basement (LOB) conditions are applicable the following features are included in the applicable premium:
- Larger rear ENERGY STAR® vinyl Low-E Argon casement basement windows where grade permits (changes to window size will be determined during construction by grade condition).
 - Low maintenance pressure treated deck off main floor with up to 12 steps to grade.
 - Additional brick, stone or siding & insulation as applicable from concrete foundation at rear.
- NOTE: Look out conditions may alter the location of basement windows.

WALK OUT BASEMENT (WOB) CONDITIONS

- Where Walk Out Basement (WOB) conditions are applicable the following features are standard and included:
- Larger rear ENERGY STAR® vinyl Low-E Argon casement basement windows.
 - Low maintenance pressure treated deck off main floor.
 - Additional brick, stone or siding & insulation as applicable from concrete foundation at rear.
 - ENERGY STAR® patio door from basement directly below matching door from rear of main level includes four (4) precast concrete patio slabs.
 - Additional rear light to patio door and additional exterior electrical outlet on basement level.
 - Relocated exterior water faucet to basement level.
 - Grade below the rear deck shall receive stone (where applicable).
- NOTE: The number of basement windows and location of basement windows may change, as per Vendor's Architect's recommendations.

WARRANTY PROGRAM (TARION)

76. Home covered by and enrolled by Tarion.
77. Seven (7) year major structural warranty and 2-year coverage on electrical, plumbing, heat delivery and distribution system, as outlined by Tarion.
78. One (1) year free from defects in material and workmanship.

GENERAL NOTES

79. 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 & tolerances. Measurements may be converted from imperial to metric or vice versa & actual product size may vary slightly as a result.
80. All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Location of features and finishes are as per applicable plan or at the Vendor's sole discretion.
81. All features and finishes where Purchasers are given the option to select the style and/or colour shall be from the Vendor's predetermined standard selections.
82. Variations from Vendor's samples may occur in materials and finishes due to normal production processes.

Sunny Communities reserves the right to substitute materials of equal or better quality without notice, subject to availability at time of construction. All selections on finishes from Vendor's standard samples, sizes and specifications subject to change without notice. Photos are for representation purposes only. E. & O.E. July 2026.

