

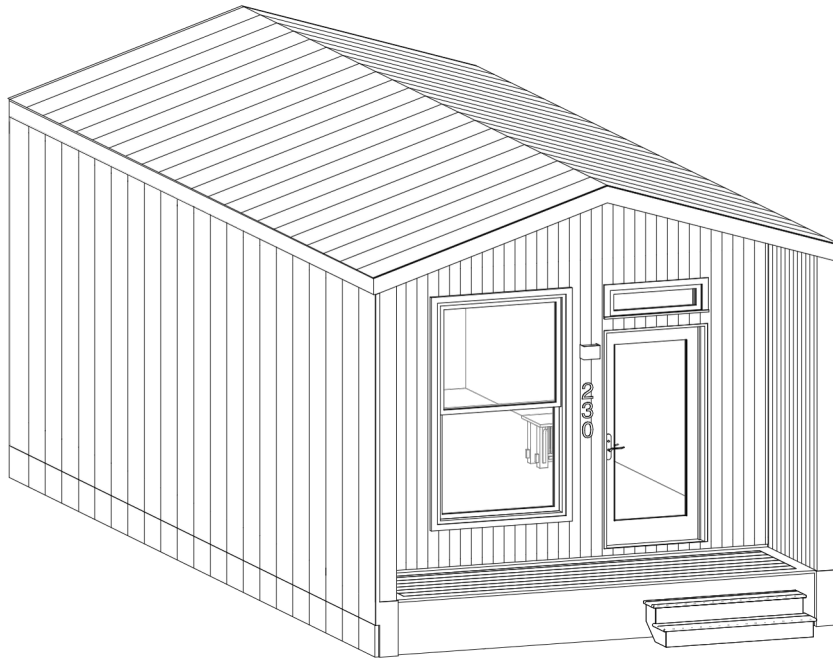
DRAGONFLY

Studio 357 SQFT



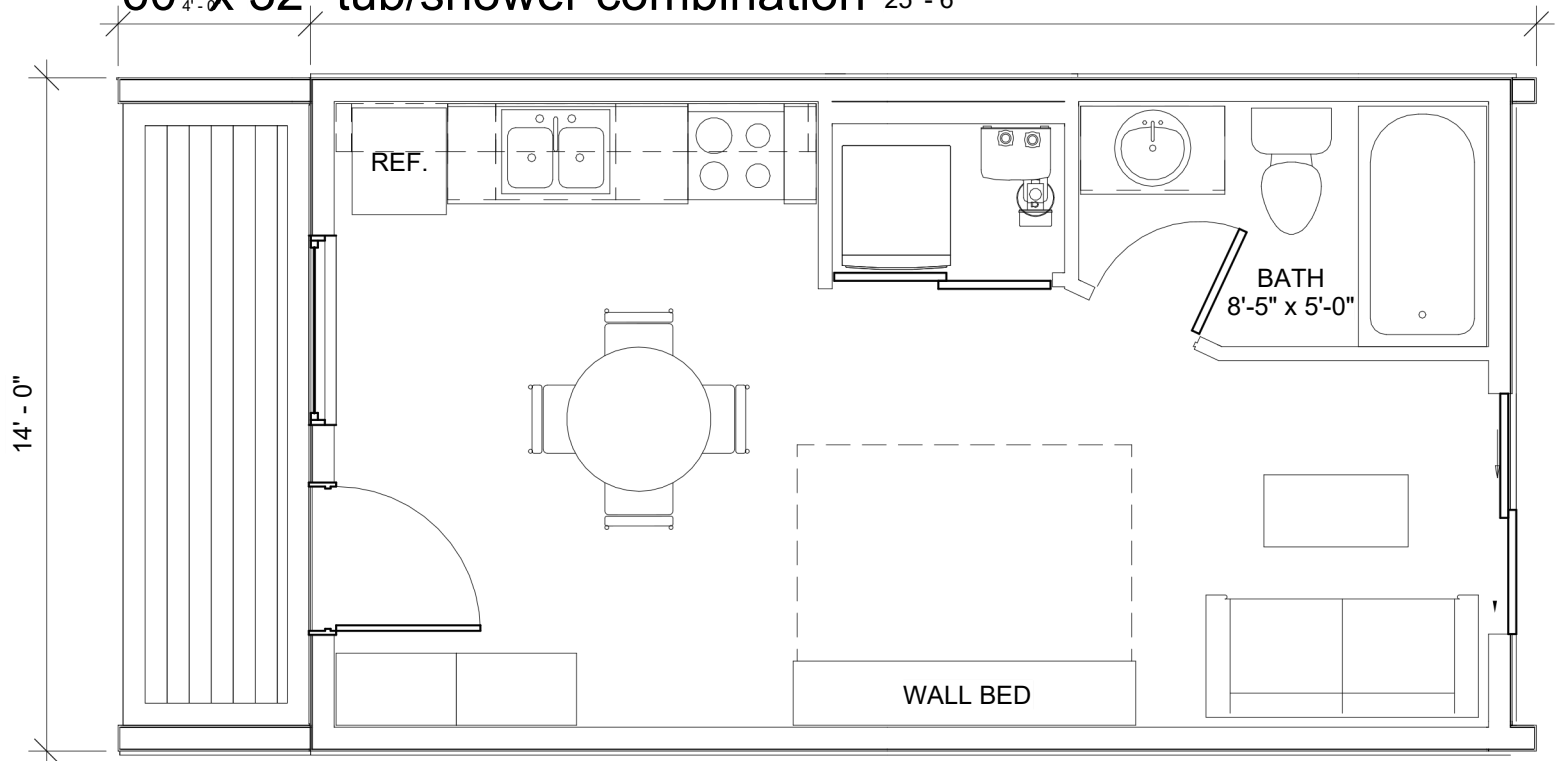
ADDENDUM "C"
(Dragonfly | 1 -Bed, 1-Bath | 357 Sq. Ft.)

1.Exterior Home View



2.Interior Floorplan- Layout A -

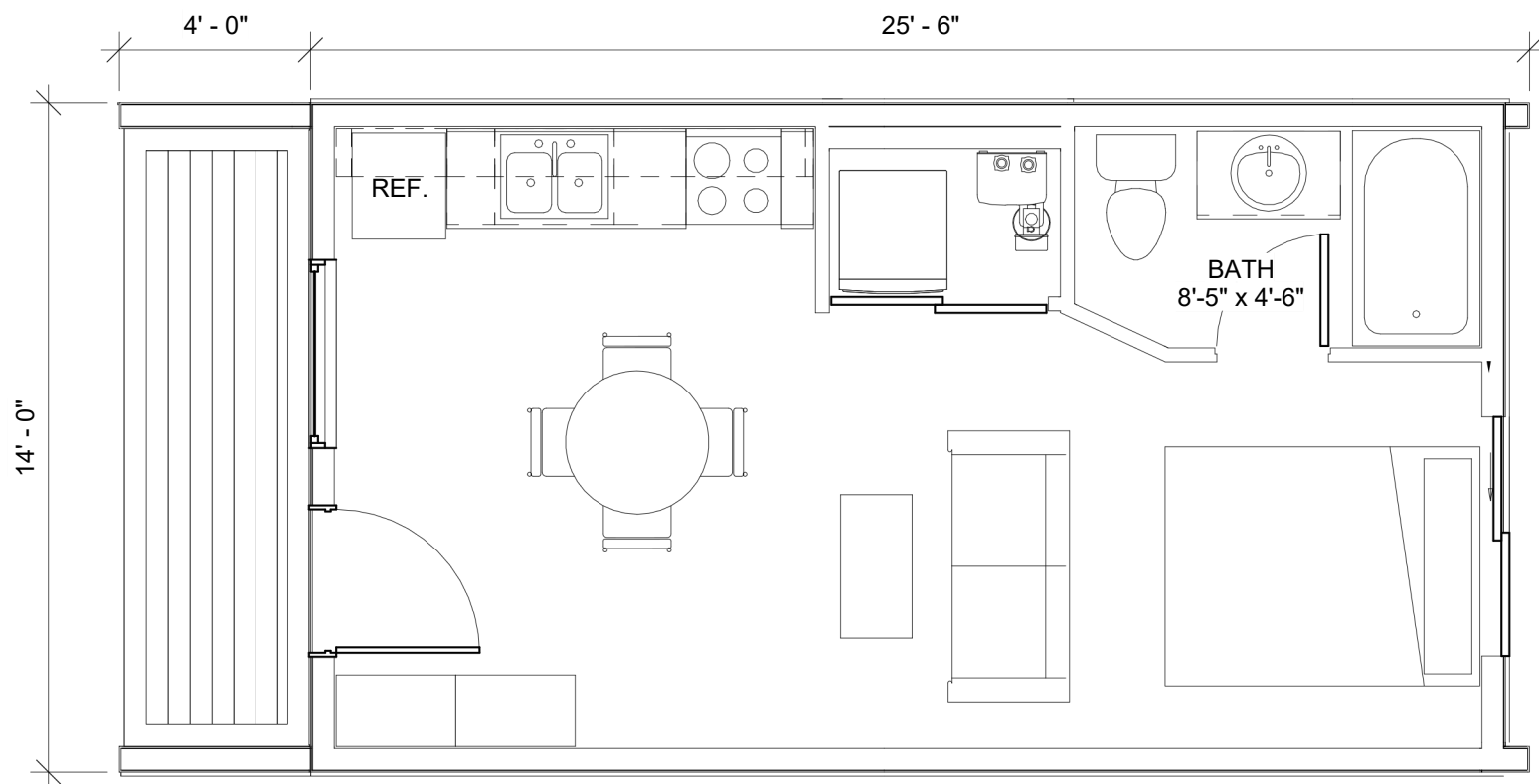
60" x 32" tub/shower combination 25' - 6"



Renderings are representations of proposed construction, exact dimensions and final product determined by architectural drawings and building code. Cabinetry and final wall dimensions may vary from plans shown. Layouts are subject to periodic updates. Items such as skylights, single / double garage, kitchen expansion, etc are all optional upgrades. Dimensions and finishings may vary slightly from unit to unit.

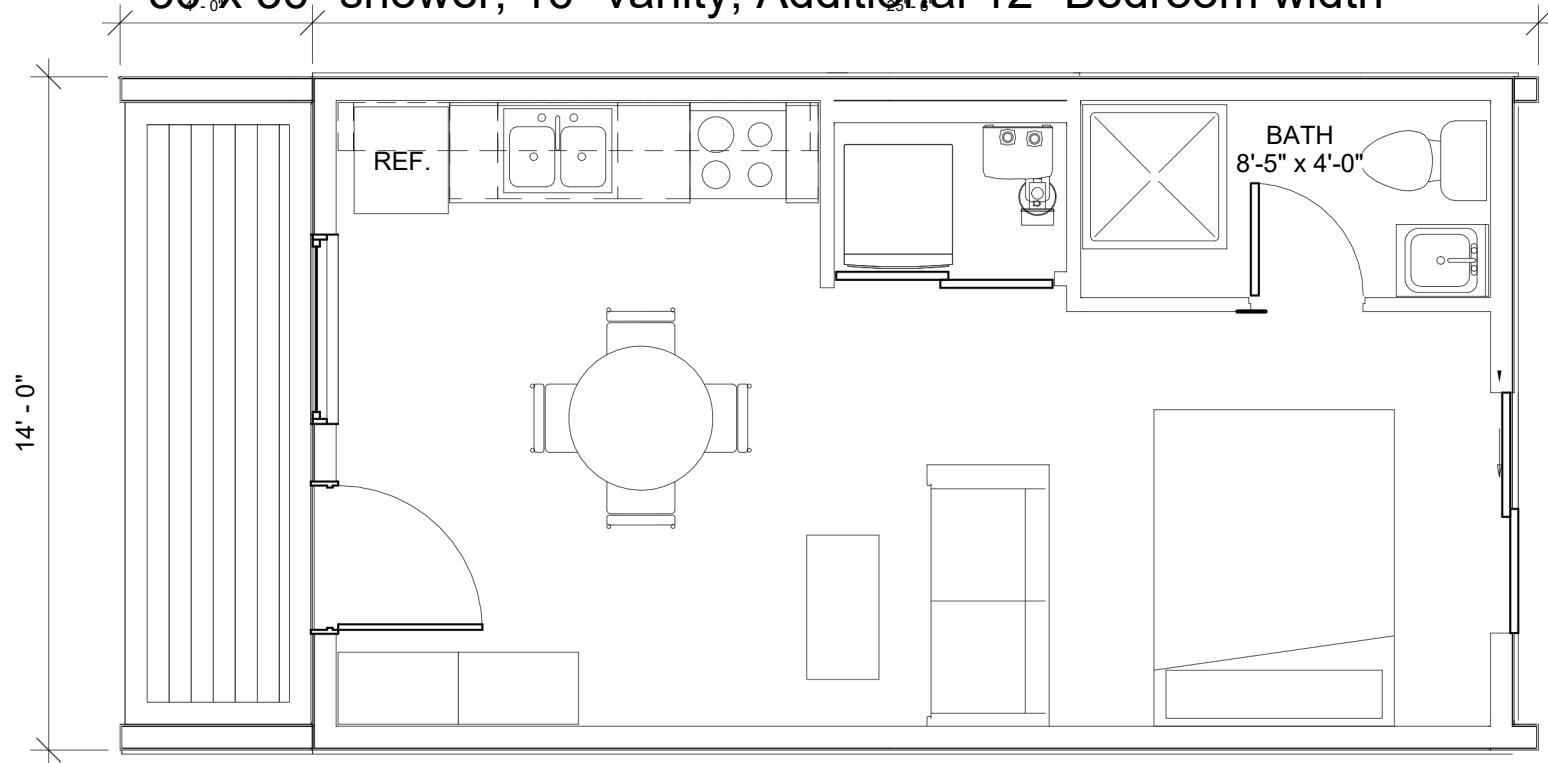
2.Interior Floorplan- Layout B

- 54" x 30" tub/shower combination, Additional 6" Bedroom width



2-Interior Floorplan- Layout C

- 36"x 36" shower, 16" vanity, Additional 12" Bedroom width



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STANDARD FEATURES

INCLUDED IN EVERY HOME

6. Standard Features

Construction Standards

- 4/12 roof pitch
- 2x6 exterior walls
- 2x4 interior walls
- 2x12 floor joists
- engineered foundations
- NovaWrap exterior building paper
- Fiberglass insulation
- Flat ceiling R52 / floor R39/ walls R22
- ½" Gyproc walls with square drywall corners
- Painted flat ceilings throughout
- White windows, PVC double pane, with screens
- Black front windows outside, white inside, PVC double pane, with screens
- Black 36" Vista Grande front door PVC in fiberglass
- Includes placement and installation of home

Modern Exterior Features

- modern eaveless design
- Black fascia & gutters
- Low-maintenance cement board
- Wooden low maintenance cement board accent soffit
- Pressure-treated front porch with semi-trans and solid stain,
- Front yard landscaping, includes plants, sod, and irrigation
- Asphalt parking

Comfortable Interior Features

- 3-1/2" square baseboard, installed in lintel style
- 2-1/2" square trim around windows and doors
- Ceiling, trims & doors primed & painted two coats
- Interior walls primed & painted two coats
- White switches and electrical outlets
- LED pot lighting, 3000K throughout, interior & exterior
- Ceiling light fixtures in bedrooms & bathrooms
- Pendant lights above island (when applicable)
- Waterproof vinyl flooring in all rooms
- White Lincoln Park interior doors
- Lever style door handles with square base
- White wire shelving in closets
- Carbon monoxide/smoke detectors in each bedroom and living space
- Ultra Mini Split Heat Pump

Modern Kitchen Features

- 30" stainless steel range
- stainless steel hood fan with exterior exhaust
- 24" stainless steel refrigerator
- Single bowl stainless steel sink
- Chrome, single lever faucet with sprayer
- 36" lower cabinets with melamine boxes, adjustable shelves and melamine panels
- Chrome cabinet handles
- Soft-close hardware on all cabinets and drawers
- Laminate flat lay self-edge countertops
- 3x6 white subway tile backsplash

Contemporary Bathroom Features

- Quiet tech main bathroom fan
- 5' bathtub with smooth vinyl walls
- Comfort height, Elongated toilets with slow close
- White porcelain sink with single lever chrome faucet
- Chrome Bathroom accessories set
- 32" vanity cabinet in melamine boxes, adjustable shelves and melamine panels
Layout A + B
- Chrome cabinet handles
- Soft-close hardware on all cabinets and drawers
- Full size mirrors
- Laminate flat lay self-edge countertops with white subway tile backsplash

Mechanical & Laundry Room Features

- Hot water heater
- Manganese water filter
- Rough-in for stackable washer/dryer
- Main water shut-off valve beside hot water tank

Warranty Coverage

- 1 year - all interior and exterior finished items
- 2 years - plumbing, heating and electrical systems
- 5 years - water penetration on exterior building envelope
- 10 years - major structural defects

*Due to the current gaps in the global supply chain, all fixtures and items with varying lead times are subject to be substituted with a product of equal or higher quality, as required.

5. Interior Colors & Finishings

Flooring Colors



☐ Dakota

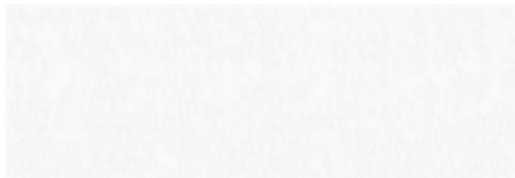


☐ Ainsworth

Millwork Cabinets

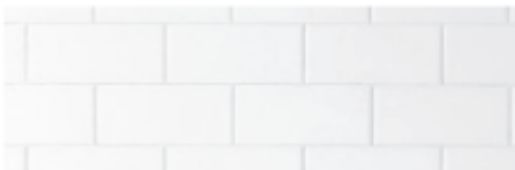


☐ Beach



☐ Modern White

Kitchen Backsplash

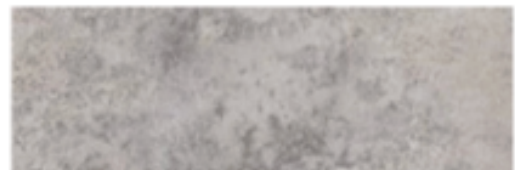


White Subway Tile

Countertops

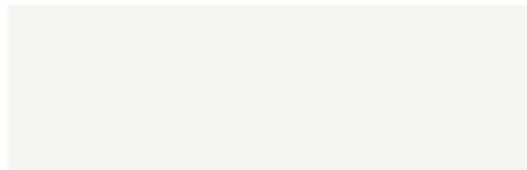


☐ White



☐ Grey

Interior Walls



Chantilly Lace

OPTIONAL UPGRADES

NOT INCLUDED IN STANDARD FEATURES

7. Optional Upgrades

Kitchen Expansion Package

- Full set of upper cabinets (10ft)
- Upper cabinets to Ceiling
- Stainless Steel over the range Microwave w hood fan (10ft)

☐ \$4,000 +GST

Base Kitchen Upgrade Package

- Shaker panel cabinets with plywood boxes
- Quartz countertops
- Undermount kitchen sink
- Cabinet LED lighting strips under upper cabinets (if applicable)
- 2 additional lower cabinet 18" drawers on the range wall

☐ \$3,100 +GST Standard Kitchen

☐ \$5,000 +GST Expanded Kitchen

Hardware and Fixture Color Upgrade

INCLUDES FOLLOWING ITEMS:

- Cabinet Handles
- Sink Faucets and Shower Fixtures
- Bathroom Accessories (Towel Holders, Toilet Paper Holder)
- Door Hinges
- Kitchen Sink

☐ Black \$1,750 +GST

☐ Satin Nickel / Stainless Steel

Bathroom Upgrade Package

- Shaker panel cabinets with plywood boxes
- Quartz countertops with undermount sink
- Rainfall shower head with a handheld shower kit in bathroom
- Tiled bathtub walls

☐ \$4,000 +GST

Behind Front Door Storage Cabinet Options

- Matching Cabinet to Kitchen Cabinets

☐ Standard Cabinet - \$3,250 +GST

☐ Upgraded Cabinet - \$5,450 +GST

- Drywall Closet c/w Bifold Doors and Built in Wire Shelving

☐ \$1,080 +GST

Appliance Upgrade Package

- Stainless steel, fingerprint resistant appliances
- 30" Smart Slide-in electric range
- Front load stackable washer with Load & Go dispenser
- Front load stackable washer & dryer

☐ \$3,500 +GST

Upgraded Front Yard Landscape

- Xeriscape front yard landscaping (zero maintenance, 1 zone drip irrigation) ☐ \$2,500 +GST
- Artificial Turf front yard landscaping plants with rock area and irrigation \$TBD +GST ☐
- Raised Flower Bed plants with rock area and drip irrigation \$1,050 +GST ☐



Wyze Smart Home Upgrade Package

Elevate your home with the latest in smart technology and safety features. The Smart/Safe Home Upgrade provides convenience, energy efficiency, and peace of mind—perfect for modern homeowners who value security and innovation.

Package Includes:

- 2 Exterior Cameras: 24/7 property monitoring for enhanced security
- Doorbell Camera: See and communicate with visitors from anywhere.
- Smart Thermostat: Optimizes energy use and reduces utility costs
- 3 Climate Sensors: Maintain comfort and monitor indoor conditions.
- 3 Water Sensors & Probe: Early detection of leaks to prevent costly water damage.
- Smart Garage Door Opener with Camera: Secure and convenient garage access. (If garage not selected, a second doorbell camera will be installed at a side entry.)
- 3 Entry Sensors: Monitors Entry doors for added security. (Windows included for Hummingbirds and Dragonfly floorplans.)
- Smart Deadbolt Lock: Keyless, smart, and secure access for your home. (Front Door only)
- Home Hub Meter: Centralized control of all smart devices for seamless operation.

☐ \$3,000 +GST

Individual Upgrades

- | | | | | | |
|---|--------------|--------------------------|---|--------------|--------------------------|
| • Black windows and doors on all elevations | \$ 500 +GST | ☐ | • Under sink water filtration 600 gal per day | \$1,800 +GST | ☐ |
| • Blinds- roller shades | \$1,500 +GST | ☐ | • Wall Bed | \$4,500 +GST | ☐ |
| • Kitchen skylight (24"x48") | \$2,700 +GST | ☐ | • Modern electric fireplace and drywall build out LAYOUT "A" only | \$5,500 +GST | ☐ |
| • Quartz countertops in Kitchen and Bathrooms | \$4,500 +GST | ☐ | | | |
| • Gas outlet for BBQ | \$1,500 +GST | ☐ | | | |

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