

Tow n h o m e s

# THE MATTAMY WAY QUALITY DETAILS YOU'LL LOVE



At Seaton Whitevale Phase 4, Our Higher Standards Are Anything but Standard. Your New Home Will Offer Premium Quality Finishes and Smart Home Technologies to Simplify Your Life.

## \$10,000 Design Studio Credit

### FREE Assignment Fee\* (\$5,000 Value) (\$500 Admin + \$500 Legal Fee Applicable)

- Stainless Steel Appliance Package - Fridge, Stove & Dishwasher
- 9' Ceiling on Ground Floor
- Smooth Ceilings on Ground Floor
- Stained Oak Stairs (From Ground to Second floor)
- SPC Throughout Ground Floor as Per Plan
- SPC in Second Floor Hallway and Primary Bedroom
- Quartz Countertops in Kitchen and Primary Ensuite
- Double Sinks in Second Floor Bathrooms as per plan
- Tankless Water Heater (Included, with no monthly rental costs)
- Air Source Heat Pump (for heating and cooling the home)
- Energy Recovery Ventilator
- Rec Room Ready Including 3 Piece Rough-In & Deeper Basement Windows
- 200 AMP Service
- Net Zero Ready
- Conduit from Basement to Attic
- Ecobee Smart Thermostat
- Front Door Smart Lock
- EV Charging Rough-In
- Free Rogers Ignite Internet for 1 Year



Features are as per plan and as per Schedule A. Subject to change without notice. Images are for marketing purposes only and may not reflect included features and finishes. \*Free Assignment Fee. \$500 + HST Administration & \$500 + HST Legal Fees are applicable. For details on fees and conditions please visit our Sales Centre. Limited time offer, subject to cancellation at any time by Mattamy Homes. E.&O.E. April 8, 2024

Schedule A (Home Features)

Seaton Whitevale Phase 4 - Pickering – 2 Storey Townhomes

EXTERIOR

1.

MATTAMY’S Seaton Whitevale is a new home community inspired by the sense of neighbourhood. House sitings and exterior colours will be architecturally co-ordinated.
2.

Elevations include Clay Brick and maintenance free Vinyl Siding, veneer stone, fibre cement rainscreen and EIFS Stucco system with 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.

Architectural styled Laminate Fibreglass shingles with a 30 year manufacturer's Limited Lifetime Warranty.
6.

Steel clad insulated entry and exterior door(s) with weather-stripping and deadbolt lock (excluding patio doors and door from garage to exterior if applicable).
7.

All vinyl casement windows or simulated single-hung casement windows, or fixed windows throughout, excluding basement. Basement windows (30”x24”) to be all-vinyl sliders. All windows as per vendor’s specifications and caulked on exterior.
8.

Sliding patio door or garden door(s), as per plan.
9.

All windows triple glazed, excluding basement windows and entry door glazing. Basement windows and sliding patio door, where applicable, to be classified as Zone 3 with Low E coating and Argon Gas.
10.

Glazed panel in front entry door or side light(s) as per elevation.
11.

All opening windows and sliding patio doors are complete with screens.
12.

Steel insulated door from house to garage, if grade permits, with safety door closer and keyless entry hardware, as per plan.
13.

Moulded steel panel insulated sectional roll-up garage doors equipped with heavy duty springs and long-life, rust-resistant door hardware, as per elevation.
14.

Entire lot sodded except paved areas (common side yard 6’ or less may be finished with granular material).
15.

Pre-cast concrete slab walkway to front door entry, pre-cast step(s) at front and/or rear door as required.
16.

Two exterior water taps, one in front (or garage), and one at rear of home.
17.

Two exterior weatherproof electrical outlets with ground fault interrupter, one at front and one at rear of home.
18.

Weiser front door entry set finished in Satin Nickel. Individual house number. Black front coach lights at all exterior home entrances, as per elevation.
19.

Vendor will install a two-coat asphalt driveway for single car driveway.

KITCHEN

1.

Purchaser’s choice of cabinets and quartz countertops from vendor’s standard selection.
2.

Colour co-ordinated kick plates to compliment kitchen cabinets.
3.

Stainless steel undermount double compartment kitchen sink complete with shut off valves. Includes single lever pull down Moen faucet, as per Vendor’s standard specifications.
4.

Stainless Steel exhaust fan with 6” duct vented to exterior.
5.

Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
6.

Split receptacle(s) at counter level for future small appliances.
7.

Dishwasher space provided in kitchen cabinets with rough-in wiring and drains. (Wire will not be connected to electrical panel and no cabinet supplied).

BATHS

1.

Purchaser’s choice of cabinets and quartz countertops from Vendor’s standard selection in Primary bathroom.
2.

Purchaser’s choice of cabinets and laminate countertops from Vendor’s standard selection in all bathrooms (excluding Primary Bathroom and Powder Room).
3.

Colour co-ordinated kick-plate to compliment vanity cabinets.
4.

Water resistant board to approximately 60” high on separate shower stall walls.
5.

Energy efficient water saver shower head and toilet tank.
6.

Fully tiled shower enclosures with 2x2 white mosaic tile base, 8x10 ceramic tiled walls (where required) and framed glass door or glass slider in Primary Ensuite as per plan with aluminum channel as required, from Vendors’ standard selection.
7.

Decorative lighting in all bathrooms and Powder Room.
8.

Beveled mirrors approx. 42” high in all bathroom(s) and powder room.
9.

White bathroom fixtures from Vendor’s standard selection including efficient 4.8L elongated toilet.
10.

White acrylic bathtubs in all bathrooms with ledge, 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.

Chrome finish upgraded Moen washer-less faucet with pop-up drain and water saving aerator in all bathroom and Powder Room sinks.
14.

Pedestal sink in Powder Room, as per plan.
15.

8x10 ceramic wall tile from Vendors’ standard selection, up to the ceiling for tub/shower enclosure(s) and up to and including ceiling for separate shower stalls.
16.

White acrylic freestanding oval tub with Moen roman tub faucet in chrome finish as per plan.
17.

Bathroom and Powder Room accessories to include Moen chrome finish matching towel bar and toilet tissue holder.
18.

Pressure balance valves to all shower stalls and tub/showers as per plan.
19.

Shut off valves for all bathroom and Powder Room sinks.

INTERIOR TRIM

1.

Stairs with oak treads, oak veneer risers and stringers with choice of stained or natural finish from vendor’s standard colour selection. Applies to stairs from ground to second floor and from ground to sunken landings as per plan. Excludes stairs to basement.
2.

Colonial moulded panel interior passage doors throughout finished areas (purchaser’s choice from vendor’s standard selection of one style throughout), excluding sliding closet doors if applicable.
3.

Colonial 4” baseboard throughout with 3/8” profiled door stop trim in all tiled areas.
4.

Colonial 2 ¼” trim casing on all swing doors and flat archways up to approx. 12” deep, on ground floor and hallway of 2nd floor, and windows throughout in all finished areas, foyer and linen closets, where applicable as per plan (excluding bedroom closets with sliding doors and arches in 2nd floor bedrooms and bathrooms).
5.

All drywall applied with screws using a minimum number of nails.
6.

Weiser lever handles and hinges (unpainted) finished in Satin Nickel on all interior doors in finished areas, as per plan.
7.

Wire shelving in all bedroom closets.

LAUNDRY

1.

Laundry tub with chrome finish dual knob faucet installed with shut off valve in finished laundry room, unfinished basement or unfinished storage / utility room, as per plan.
2.

Purchaser’s choice of cabinets and laminate countertops from Vendor’s standard selection in optional base laundry cabinet, where applicable, as per plan.
3.

Heavy duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.

ELECTRICAL

1.

Decora style switches and receptacles throughout finished areas
2.

200 Amp service with circuit breaker type panel.
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 for each parking space. One ceiling outlet in garage for each garage door for future garage door opener.
7.

Electrical box with conduit from garage to basement electrical panel for future Electric Vehicle charging included. This is rough in only. Wiring to electrical panel, plug and transformer not included.
8.

Seasonal duplex receptacle located under front porch soffit with interior switch near front door or in main hall closet.
9.

Ceiling mounted light fixture(s) in kitchen/breakfast area, den, halls, finished laundry room, family room / great room, dining room and all bedrooms where applicable, as per plan. (Rooms having sloped or ceiling heights over 10’ that span the entire room are to have switch-controlled receptacle).
10.

Switch controlled receptacle in living room.
11.

2 capped ceiling boxes for future pendant lights above kitchen island or peninsula, as per plan.
12.

Decora style dimmer control in primary bedroom and dining room as per plan.
13.

Deeper electrical boxes for future smart switches (smart switches not included)
14.

One (1) brushed nickel finished smart door lock for front door entry.
15.

One (1) smart light switch for front entry light.
16.

One (1) outlet in 2<sup>nd</sup> floor closet for future provision for wifi extension (wifi extension not include).
17.

Smoke Detector with visual signaling component installed as per Ontario Building Code.
18.

Carbon Monoxide Detector on all floors where a finished bedroom is located.
19.

Electronic door chime at front door.
20.

Builder to provide (1) finished Cat6 Data line to Great Room to accommodate cable, telephone and internet connections.

PAINTING

1.

Washable low VOC latex paint on interior walls throughout finished areas. (one colour throughout, from vendor’s standard selection).
2.

Interior trim and doors to be painted white.
3.

Smooth finish ceiling on main floor. Sprayed stipple ceilings with 4” smooth borders on 2<sup>nd</sup> floor except for Bathrooms and finished Laundry Room, where applicable. All closets to have sprayed stipple ceilings only.

FLOORING

1.

Choice of ceramic floor tile in foyer, kitchen, breakfast area, powder room, bathroom(s) and finished laundry room where applicable, as per plan from vendor’s standard selection.
2.

SPC (Stone Product Composite) Flooring approx. 5.83” wide flooring in choice of colour from vendor’s standard selection, throughout non ceramic areas on ground floor, upper hallway and Primary bedroom on second floor, as per plan..
3.

35oz broadloom in all non ceramic finished areas on second floor with 4 lb chip foam under-pad from vendor’s standard selection. (excluding Primary Bedroom and Upper Hall).
4.

Tongue and groove, oriented strand board subflooring throughout (except basement), screwed and glued on engineered floor joist system.
5.

Concrete basement floor with drain

ADDITIONAL FEATURES

1.

9’ high ceilings on ground floor and 8’ high ceilings on second floor, except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered. Taller upper kitchen cabinets, transom over exterior entry swing doors. Approx. 8’ high interior arches and interior doors on ground floor. Vanity mirrors and taller windows will be installed and increased, where applicable. Interior Faux Transoms may be installed where it is not possible to increase specified doors.
2.

2”x 6” exterior wall construction
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.

Garage drywalled and primed.
7.

All windows installed with expandable foam to minimize air leakage. (excluding basement windows)
8.

Poured concrete basement walls with drainage membrane and weeping tile.
9.

Poured concrete front porch as per plan.
10.

Architecturally pre-determined sitings and exterior colours in conformance with applicable zoning and architectural control guidelines.
11.

1 ¼” gas supply lines throughout.
12.

Ducts professionally cleaned.
13.

3 piece rough in included in basement, where applicable on drawing.
14.

Stainless Steel Refrigerator, Dishwasher and Stove, as per Vendor’s standard selection.

ENERGY STAR / NET ZERO READY PROGRAM

1.

All triple-glazed windows with insulated spacers (excluding basement windows). Windows installed with expandable foam at perimeter and caulked on the exterior. (excluding basement windows).
2.

Spray foam insulation in garage ceiling below livable space in addition to cantilevered areas with living space above. (R31).
3.

All ductwork to be sealed with foil tape or mastic sealant.
4.

Ceilings insulated to a minimum of R60 below attic space.
5.

R10 Styrofoam below basement slab.
6.

Conduit from basement to attic for future solar panels.
7.

Air Source Heat Pumps for heating and cooling, vented to exterior.
8.

Drain water heat recovery unit(s) servicing 1 shower will be included.
9.

EnergyStar qualified Tankless water heater is included, as located in unfinished basement.
10.

Energy Star certified Smart Thermostat, centrally located on Ground Floor.
11.

LED lighting in all standard interior and exterior light fixtures as per plan.
12.

Energy Recovery Ventilation (ERV) installed, interlocked with furnace.
13.

Independent third-party inspection and air tightness test.

WARRANTY

Mattamy Warranty backed by TARION “Excellent Service Rating” includes that the home is free from defects in workmanship and materials for One (1) Year.  
Two Year Warranty Protection:  
The home is free from defects in workmanship and materials including caulking, windows and doors so that the building prevents water penetration. Defects in workmanship and materials in the electrical, plumbing, heating delivery and distribution systems – Defects in workmanship and materials which result in the detachment, displacement or deterioration of exterior cladding, leaving to detachment or serious deterioration.  
Violations of the Ontario Building Code's Health and Safety provisions.  
Seven Year Warranty Protection (Major Structural Defects):  
A major structural defect is defined by TARION as; - a defect in workmanship and materials that results in the failure of the load-bearing part of the homes structure, or - any defect in workmanship or materials that adversely affects your use of the building as a home.  
Specifications and Terms subject to change, E. & O.E., December 19, 2023.

Purchaser shall have the right to select floor coverings, cabinets and countertops, bathroom fixtures and purchase upgrades from the Vendor’s samples subject to their timely availability from the Vendor’s normal supplier and provided that the same have not already been ordered for this house. Variations from Vendor’s samples may occur in bricks, 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 Vendor’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 Vendor’s latest sales display for the model type purchased. The purchaser acknowledges that the Vendor’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 Vendor’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 Vendor’s discretion to comply with Architectural Control Guidelines. Mattamy 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.

Initials...../.....

# PRICING PACKAGE



Model	Sq.ft.	Plan	Elevation	Price
The Greenwood (FTHC)	1,717 (Includes 18 sq.ft. Open to Below)	3 Bedroom <i>Grande Package Available</i>	Traditional	\$934,990
			English Manor	\$940,990
			Modern	\$946,990
The Greenwood End (FTHD)	1,755 (Includes 18 sq.ft. Open to Below)	3 Bedroom <i>Grande Package Available</i>	Traditional	\$965,990
			Modern	\$977,990
The Pinegrove End (FTHF)	1,955 (Includes 10 sq.ft. Open to Below)	4 Bedroom <i>Grande Package Available</i>	Traditional	\$995,990
			English Manor	\$1,001,990
The Whitburn Corner (FTHG)	1,997 (Includes 20 sq.ft. Open to Below)	4 Bedroom <i>Grande Package Unavailable</i>	Traditional	\$1,042,990
			English Manor	\$1,048,990
			Modern	\$1,054,990

## Deposits

\$25,000 with offer  
\$25,000 in 30 Days  
\$25,000 in 60 Days  
\$25,000 in 90 Days

## Sales Representatives

Karin DeAbreu & Tony Pusateri  
Real Estate Broker:  
Norman Hill Realty Inc  
Sales Office Tel: (905) 683-9177

## Sales Office Hours

Monday – Sunday  
11:00 a.m. - 6:00 p.m.

**Bank Draft and/or Credit Card Payment  
Required for First Deposit**

**Contact**  
sls\_seaton@mattamycorp.com

**Deposits Payable to: Mattamy (Seaton) Limited**

*Note: Grande Package is available for purchase at the Design Studio. The Grande Package includes kitchen upgrades such as deep upper cabinets above fridge with fridge gables, upper angled corner cabinet, pots & pan drawer, base pie cut corner cabinet & crown moulding and built-in appliance accommodation (where layout permits). Homes that do not offer a Grande Package cannot accommodate built-in appliances. Bulkhead deletion may not be accommodated in all kitchen layouts.*

Prices include applicable taxes. Some lots subject to premiums. Premiums subject to change at any time.  
Prices and features subject to change without notice. All measurements are approximate. Note: actual usable floor space may vary from the stated floor area. E. & O. E. April 25, 2024

**mattamyhomes.com**