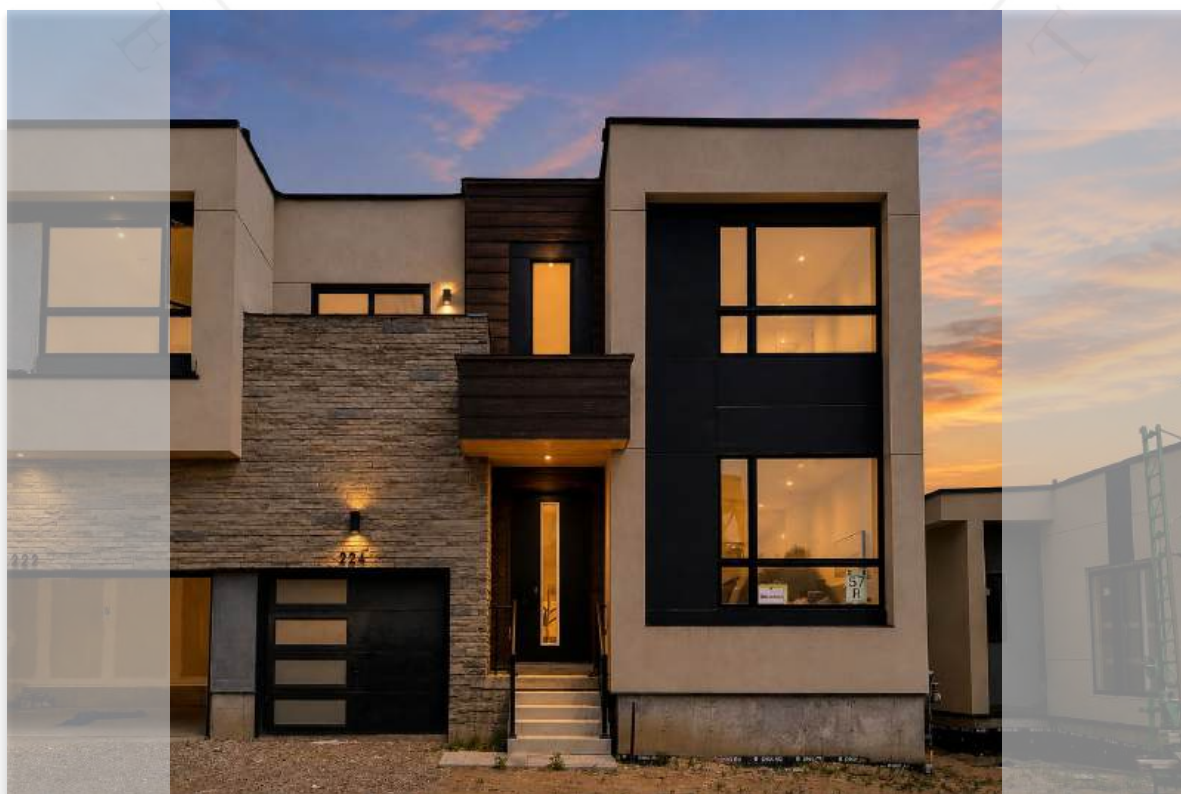




COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

LISTING INFORMATION PACKAGE



224 Stoneleigh Drive, The Blue Mountains



KAREN E. WILLISON Sales Representative
705-888-0075 | kwillison@royalpage.ca



LOCATIONS **NORTH**





CollaborativeRealEstate.ca



1,738 sq. ft.



3 Bed



3 Bath



KAREN E WILLISON
www.CollaborativeRealEstate.ca
kwillison@royallepage.ca
Ph: 705-888-0075



Property Client Full

224 Stoneleigh Drive, Blue Mountain, Ontario L9Y 5T9

Listing

224 Stoneleigh Dr Blue Mountain

Active / Residential Freehold / Semi-Detached

MLS®#: X13594334

List Price: \$839,000

Price Decrease



Grey County/Blue Mountains/Blue Mountains

Tax Amt/Yr:	\$0.00/2026	Transaction:	Sale
SPIS:	No	DOM	50
Legal Desc:	LOT 57, PLAN 16M102 TOWN OF THE BLUE MOUNTAINS		

Style:	2 Storey	Rooms Rooms+:	6+0
Fractional Ownership:	No	BR BR+:	3(3+0)
Assignment:	No	Baths (F+H):	3(2+1)
Link:		SF Range:	1500-2000
Stores:	2.0	SF Source:	Other
Lot Irreg:		Lot Acres:	< 0.50
Lot Front:	34.04	Fronting On:	N
Lot Depth:	111.54	Builder Name:	
Lot Size Code:	Feet		

Zoning: **R1-2-136-h41b**

Dir/Cross St: **Grey Road 21 & Stoneleigh Drive**

PIN #: **371471512**
Holdover: **120**
Possession: **Flexible**

ARN #:
Possession Date:

Contact After Exp: **No**
Survey Year/Type: **None**

Kitch Kitch + **1 (1+0)**
Fam Rm: **No**
Basement: **Yes/Full, Unfinished**
Fireplace/Stv: **Yes**
Fireplace Feat: **Living Room, Natural Gas**
Interior Feat: **ERV/HRV, On Demand Water Heater, Primary Bedroom - Main Floor, Sump Pump**

Parking Feat: **Private**
Heat: **Forced Air**
Heat Source: **Gas**
A/C: **Yes/Central Air**
Central Vac: **No**
Apx Age: **New**
POTL/Mnth Fee: **No**
Laundry Lev: **Upper**
Property Feat: **Golf, Skiing, School Bus Route**

Exterior Feat: **Porch, Recreational Area, Year Round Living Flat, Membrane Poured Concrete Flat**

Waterfront Y/N: **No**
Water Struct: **On Demand Water Heater, Other**
Under Contract: **Mountain**

View: **Mountain**

Exterior: **Stone, Stucco/Plaster**
Garage: **Yes**
Gar/Gar Spcs: **Attached Garage/1.0**
Drive Pk Spcs: **2.00**
Tot Pk Spcs: **3.00**
Pool: **None**
Room Size: **Carbon Monoxide Detectors, Smoke Detector**
Rural Services: **Carbon Monoxide Detectors, Smoke Detector**
Security Feat: **Carbon Monoxide Detectors, Smoke Detector**

Waterfront:
Easements/Restr:
Dev Charges Paid:

Lot Shape: **Rectangular**

Remarks/Directions

Utilities: **Gas, Hydro, Sewers, Cable Available, Telephone Available Municipal**

Water:
Water Supply Type:
Water Meter:
Waterfront Feat:
Waterfront Struc:
Well Capacity:
Well Depth:
Sewers: **Sewer Unknown**
Special Desig:
Farm Features:
Winterized: **Fully**

Island YN:

HST App To SP: **Included In**

Lot Size Source: **Other**

Client Rmks: **Enjoy the warmth of the elegant neutral colour palette in this stylish semi. One of the nicest layouts in the Blue Vista development, it has 22-ft ceilings that make it seem so airy and spacious. The main floor primary has room for a king-sized bed and has a walk-in closet and ensuite. Two more good-sized bedrooms, a laundry room and a loft space that looks over the great room and the front entrance are on the upper floor that is bathed in light. The great room is functional and welcoming with a gas fireplace, white kitchen cabinetry with soft undertones, brushed nickel accents, loads of pot lights for ambience and a walkout to the extra deep green space behind the home. Enjoy the four season recreation possibilities outside your doorstep with easy access to Monterra Golf Course, the Scandinave day spa, or ski, shop and dine to your heart's content at Blue Mountain Village. The builder is registered with Tarion Warranty Corporation and has been building in southern Georgian Bay since 1998. Furnace and Tankless water heater are rental units. Taxes are not yet assessed.**

Inclusions: **Refrigerator, stove, dishwasher, range hood microwave.**

Rooms**MLS® #: X13594334**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Kitchen	Main	3.19 M X 3.46 M	10.47 Ft x 11.35 Ft		Cathedral Ceiling, Double Sink, Hardwood Floor
Dining Room	Main	5.53 M X 2.46 M	18.14 Ft x 8.07 Ft		Cathedral Ceiling, Hardwood Floor
Living Room	Main	5.53 M X 3.13 M	18.14 Ft x 10.27 Ft		Cathedral Ceiling, Gas Fireplace, Hardwood Floor
Primary Bedroom	Main	3.64 M X 5.71 M	11.94 Ft x 18.73 Ft		3 Pc Ensuite, Hardwood Floor, W/I Closet
Bedroom	Second	3.01 M X 4.06 M	9.88 Ft x 13.32 Ft		Closet, Hardwood Floor, W/O To Terrace
Bedroom	Second	3.63 M X 3.72 M	11.91 Ft x 12.20 Ft		Closet, Hardwood Floor
Bathroom	Main			2	
Bathroom	Main			3	
Bathroom	Second			4	

PropTx Innovations Inc. assumes no responsibility for the accuracy of any information shown. Copyright PropTx Innovations Inc. 2026



Expense/Utility/House Details

224 Stoneleigh Drive, The Blue Mountains

House Details

Item	Year	Notes
Year Home was Built	2026	Brand New, Never Lived In
Air Conditioner	2026	
Air Exchanger	2026	Broan
Windows	2026	
Roof	2026	
Furnace (rental)	2026	Goodman GR9T
Tankless Water Heater (rental)	2026	Rinnai RX 199

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	Not Yet Assessed	The Town of Blue Mountains
Insurance Premium	\$744.12	TD Insurance
Gas	Undetermined - new home	Enbridge Gas
Hydro	Undetermined - new home	Hydro One
Rental Equipment Contracts	\$998.52 (24 month promo) \$1,243.68 (after 24 month promo period)	Evolve Home Services - Tankless Water Heater & Furnace
Water/Sewer	Undetermined - new home	Town of The Blue Mountains

Internet/Cable Provider	Undetermined - new home	
Lawn/Garden Maintenance	Undetermined - new home	
Snow Removal	Undetermined - new home	

Rental Equipment

Item	Provider	Contact/Notes
Tankless Water Heater	Evolve Home Services	
Furnace	Evolve Home Services	

Appliances

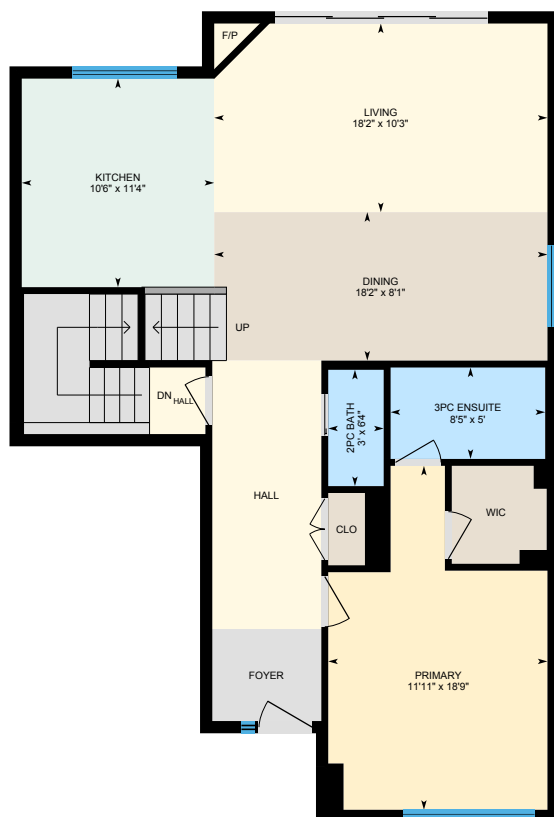
Appliance	Make/Model	Year/Notes
Refrigerator	Whirlpool / WRF540CWHZ	2026
Dishwasher	Whirlpool / WDTA50SAKZ	2026
Stove/Oven	Whirlpool / YWEE750HOHZ	2026
Microwave	Whirlpool / YWML55011HS	2026

Additions/Upgrades - See Purchaser's Extra Schedule Below

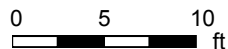
Initials

224 Stoneleigh Dr, The Blue Mountains, ON

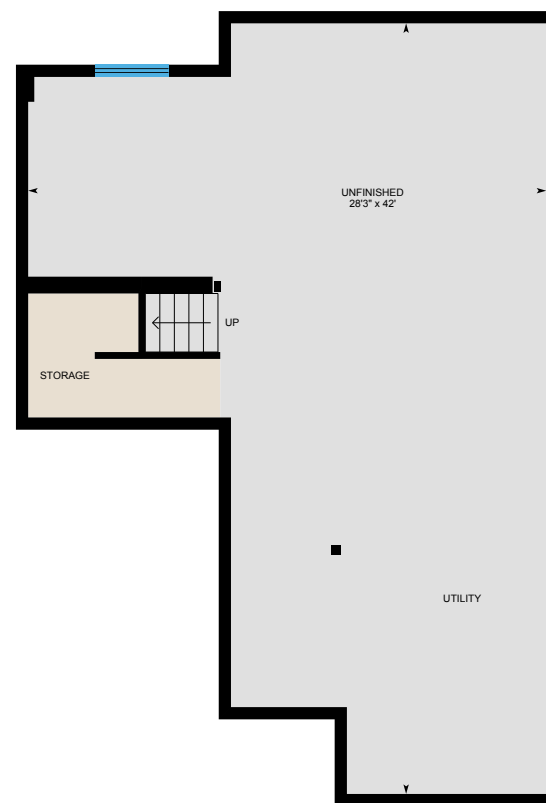
Main Building: Total Exterior Area Above Grade 1738.39 sq ft



Main Floor
Exterior Area 1046.17 sq ft



2nd Floor
Exterior Area 692.22 sq ft



Basement (Below Grade)
Exterior Area 989.92 sq ft

PREPARED: 2026/07/20

224 Stoneleigh Dr, The Blue Mountains, ON

Main Floor Exterior Area 1046.17 sq ft
Interior Area 949.54 sq ft



0 4 8 ft

PREPARED: 2026/07/20



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

224 Stoneleigh Dr, The Blue Mountains, ON

2nd Floor Exterior Area 692.22 sq ft
Interior Area 595.15 sq ft
Excluded Area 499.51 sq ft



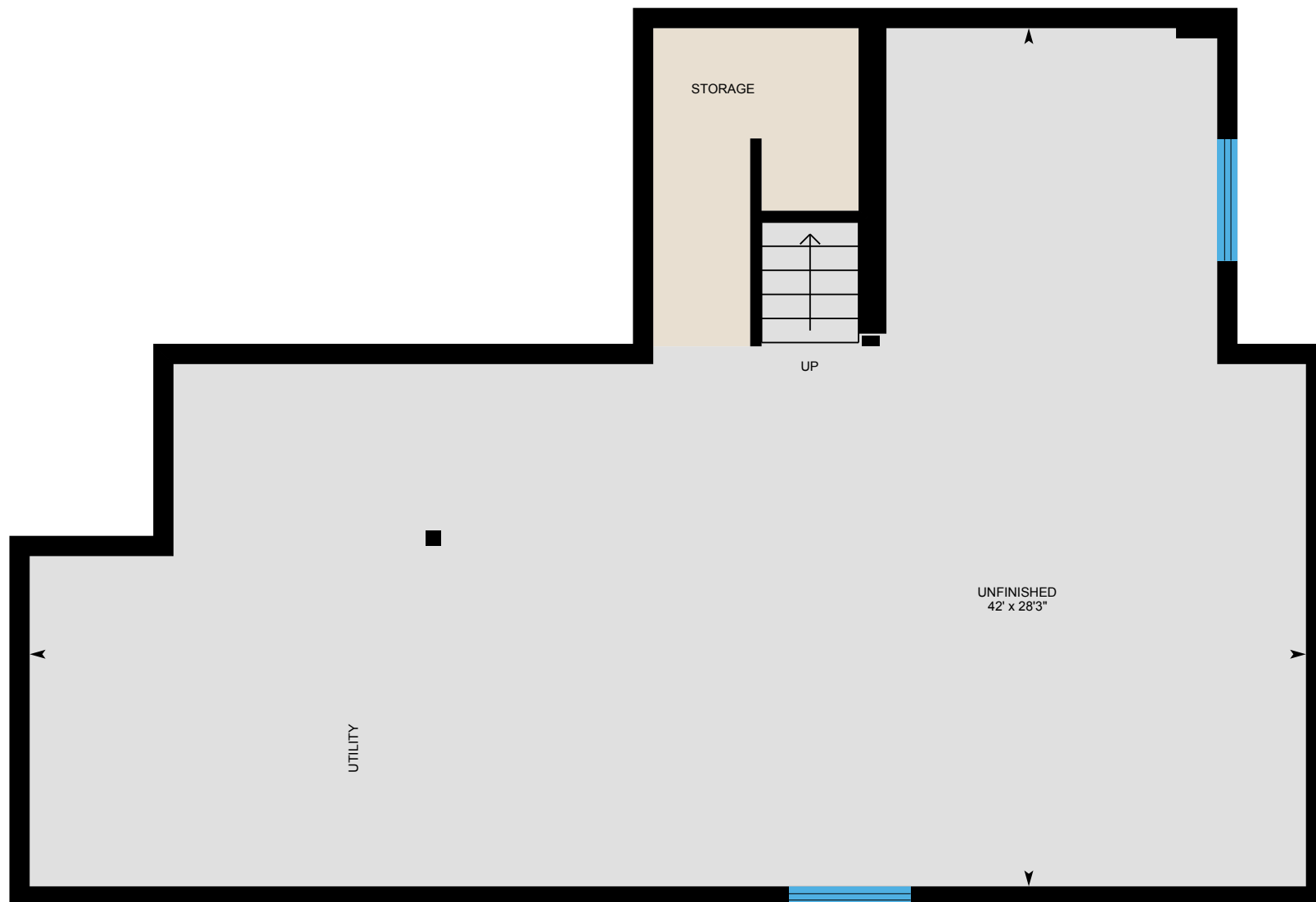
0 4 8 ft

PREPARED: 2026/07/20



224 Stoneleigh Dr, The Blue Mountains, ON

Basement (Below Grade) Exterior Area 989.92 sq ft
Interior Area 894.71 sq ft



0 3 6
ft

PREPARED: 2026/07/20



224 Stoneleigh Dr, The Blue Mountains, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

2pc Bath: 3' x 6'4"

3pc Ensuite: 8'5" x 5'

Dining: 18'2" x 8'1"

Kitchen: 10'6" x 11'4"

Living: 18'2" x 10'3"

Primary: 11'11" x 18'9"

2ND FLOOR

4pc Bath: 7'11" x 4'11"

Bedroom: 9'11" x 13'4"

Bedroom: 11'11" x 12'2"

BASEMENT

Unfinished: 28'3" x 42'

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 949.54 sq ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 1046.17 sq ft

2ND FLOOR

Interior Area: 595.15 sq ft

Excluded Area: 499.51 sq ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 692.22 sq ft

BASEMENT (Below Grade)

Interior Area: 894.71 sq ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 989.92 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1544.69 sq ft

Excluded Area: 499.51 sq ft

Exterior Area: 1738.39 sq ft

224 Stoneleigh Dr, The Blue Mountains, ON

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>



TERRACE DECKING - SLATE GREY



PATIO PAVER - MARBLE GREY



FRONT DOOR - BLACK



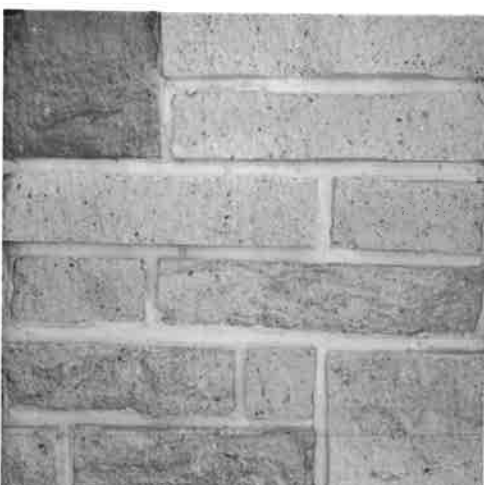
FRONT
DOOR
HARDWARE



PANEL - BLACK



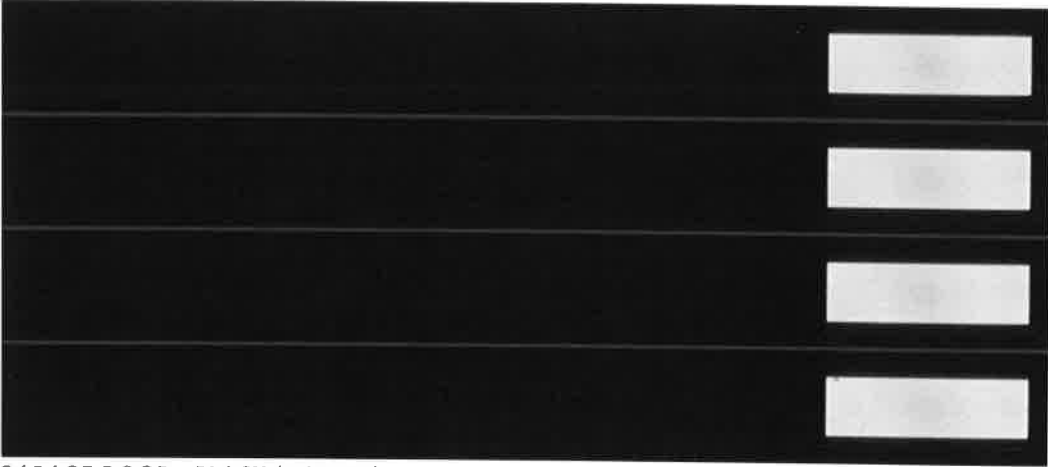
STUCCO



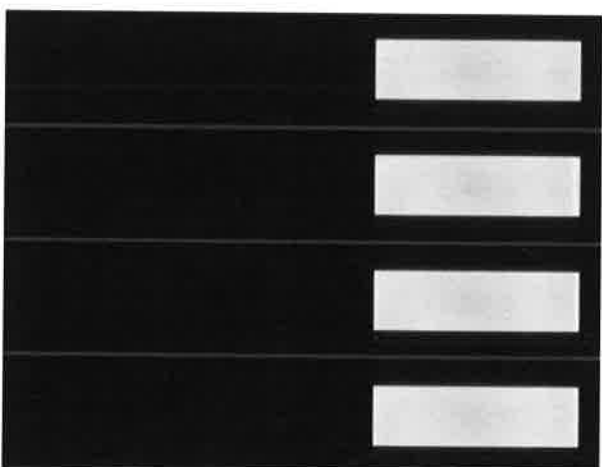
STONE - OLD ONTARIO GREY



SIDING - SOHO GREY



GARAGE DOOR - BLACK (DOUBLE)



GARAGE DOOR - BLACK (SINGLE)



EXTERIOR COLOUR PACKAGE #5

Note: Above renderings are for illustration purposes only and colour may not appear the same as actual samples. The purchaser(s) acknowledge and agrees that variations from Builder's samples may occur in finishing materials such as stucco, stone, siding, garage door, front door, and panel colour due to normal production process. This is considered to be within acceptable industry standards. Specifications, features, materials and colour finishes are subject to change without notice & E.O.E.





CERTIFICATE OF COMPLETION AND POSSESSION/ WARRANTY CERTIFICATE

(FOR FREEHOLD AND CONDOMINIUM UNITS)

The Vendor shall: 1) Complete this form with accurate information, including the final purchase price (failure to do so may have adverse consequences for the Vendor's licence); 2) Deliver a signed copy of this document to (i) the homeowner on or before the pre-delivery inspection date; and (ii) submit to Tarion within 15 days from the date of possession (ONLY if you have not submitted it through BuilderLink) to 5160 Yonge Street, 7th Floor, Toronto, Ontario, M2N 6L9 or by email to customerservice@tarion.com; and 3) Not resubmit a signed copy if you have already submitted it through BuilderLink.

Home Enrolment #	H3685427
Enrolment Confirmation Date	March 21, 2025
Common Element Enrolment # (if applicable)	

Vendor Name		Licence #
2590019 Ontario Inc.		B48776
Vendor Address		
10114 Hwy 26 Unit 4 Collingwood ON L9Y 3Z1		
Builder Name (if different from Vendor)		Licence #
Royalton Homes Inc.		B37498
Builder Address		
10114 Highway 26, Unit 4 Collingwood ON L9Y 3Z1		

Home Address & Legal Description (Please correct as required)

Number	Street Name		Suite # (if applicable)
224	Stoneleigh Dr		
City/Town	Postal Code	Lot	Unit
BLUE MOUNTAINS	L9Y 5T9	57R	
Level	Plan	Block	Concession
			Local Municipality (where building permit was issued)
			THE BLUE MOUNTAINS, TOWN

Final Purchase Price: (As per the purchase agreement or construction contract and including upgrades and extras, but excluding HST)

Registered Owner(s) (Please print name(s) as shown or to be shown on Transfer Deed of Land)

Homeowner Name(s)
Email (Tarion and the Vendor will use this email address to send important information about the warranty)

Warranty Information (Go to www.tarion.com to learn more about your new home warranty and register for MyHome)

Vendor/Builder Licence #	Home Enrolment #	Warranty Start Date
B48776	H3685427	6/9/26
Vendor/Builder After Sales Service Contact		
Sal Chaaya		

The Vendor/Builder confirms that 1) the home is completed for possession; and 2) the section 13 warranties under the Ontario New Home Warranties Plan Act apply to the home commencing on the Warranty Start Date (Date of Possession) noted above. Unfinished work and/or surface defects in work and materials not accepted by the owner(s) are set out in the accompanying Pre-Delivery Inspection Form. The Vendor/Builder hereby confirms the accuracy of the information noted in this document.

The Vendor/Builder hereby confirms the accuracy of the information noted in this document.

Authorized Signatory:	Date
Electronically signed by: 2590019 Ontario Inc.	Jun 24, 2026



TOWN OF THE BLUE MOUNTAINS

Building Services Division
32 Mill Street, P.O. Box 310
Thornbury, ON N0H 2P0
Phone (519) 599-3131

OCCUPANCY PERMIT

Occupancy granted date: 2026-05-22
Visit result: Granted and fully completed
Roll number: 4242000003002000000
Legal Description: CON 1 S PT LOT 17

Permit Number: BP-DW-2025-0024
Date of inspection: 2026-05-22
Municipal Address: 224 STONELEIGH DR (LOT 57R)

PLEASE NOTE THIS ISSUED OCCUPANCY PERMIT **DOES NOT** CLOSE THIS BUILDING PERMIT.

This Occupancy Permit has been issued in accordance with Section 11 of the Building Code Act, 1992 and Sentence 1.3.3.4. (4), Division C of the Ontario Building Code. This occupancy permit indicates that the minimum completion requirements of the Ontario Building Code related to occupancy or portion thereof have been complied with.

Any incomplete items noted in the inspection report shall be completed by the owner and inspected within six months of the date in which the Occupancy Permit was issued.

The issuance of this occupancy permit does not certify that the subject building or portion thereof is in full compliance with all provisions of the Ontario Building Code or other applicable law.

Other approvals and inspections may be necessary for electrical, gas, and other utilities prior to using these services. The owner is responsible for complying with utility inspection and approval requirements, and for compliance with other applicable laws set out in Division A, Article 1.4.1.3. of the Ontario Building Code.

The personal information on this form was collected pursuant to the *Building Code Act, 1992* and forms part of the public record for review upon request pursuant to the *Municipal Freedom of Information and Protection of Privacy Act., R.S.O. 1990, c.m56, s.14(1)c.*

Additional information

Occupancy permit description:

Outstanding matters:

Inspector:

Ryley Plewes Building Inspector

Equipment Lease Agreement - Terms & Conditions



This Equipment Lease Agreement (this "Agreement") is a schedule to the Agreement of Purchase and Sale pursuant to which the vendor named in such Agreement of Purchase and Sale (such vendor being referred to as "we", "us" and "our" and, after such vendor assigns and transfers its interest in this Agreement to Evolve Services Inc., doing business as Evolve Home Services ("Evolve"), those words refer to Evolve and its successors and assigns) is selling to the Customer(s) named on the signature page hereof ("you" and "your") the Premises (as defined below) and in which the Product (as described in the table below) has been or will be installed.

Equipment (individually and collectively, the "Product")	Brand/Model	2026 Calendar Year Monthly Rental Payment before Taxes (the "Monthly Rental Payment")	Monthly Rental Discount 24-Month Promo	HST (13%) applied to Monthly Rental Payment	2026 Calendar Year Monthly Rental Payment with Taxes
Furnace	Goodman GR9T	\$103.64	\$30	\$9.57	\$83.21
Water heater	Rinnai RX 199				
Power Pipe	Renewability				
Term: Useful life of Product (see Section 1) - Unless otherwise stated, all references in this Agreement to dollar amounts, "dollars" or "\$" are references to Canadian dollars.					

TERMS & CONDITIONS

- Lease Term** – You are the homeowner or otherwise authorized by the homeowner to enter into this Agreement. You agree to lease from us the Product. This Agreement commences on the Commencement Date (as defined on the signature page hereof) and continues for the useful life of the Product. The Product's useful life is approximately fifteen (15) years, subject to use in accordance with the manufacturer's specifications (the "Term"). THE PARTIES HERETO INTEND THIS LEASE TO BE A TRUE LEASE.
- Location, Condition, Ownership and Operation of the Product; Indemnity** – You agree to keep the Product at the address listed on the signature page hereof as being the "Installation Address" (the "Premises"). You agree to provide us with the right to enter the Premises during normal business hours and upon reasonable prior notice to you for the purpose of inspecting the Product and to exercise any rights available to us under this Agreement. The Product is not used or reconditioned. You shall keep the Product free and clear of all liens of every kind, other than liens in favour of us, and you shall keep the Product in as good a condition as when delivered, reasonable wear and tear accepted. You shall not make any alterations to the Product without our prior written consent. Any additions, upgrades, accessories, alterations or replacements to, of or for the Product will become our property and subject to the terms of this Agreement. Ownership of and title to the Product will at all times (except upon a sale to you under this Agreement) remain with us. You have no interest in the Product other than the right to possess, insure, and use the Product for the Term in accordance with the terms of this Agreement. We have not made any representation, warranty or guarantee with respect to the Product, the supplier or the manufacturer, including whether the Product is suitable for you. We shall not be responsible if the Product is defective or unacceptable for any reason, including a failure in its performance, capacity or operations. To the extent permitted by law, any representations, warranties, conditions or guarantees provided under sale of goods legislation are hereby excluded. You acknowledge and agree that the Product was supplied directly to you by the supplier upon your request and that you have separately received information regarding warranties and service directly from the supplier. You agree to indemnify and hold us harmless from any claims and damages against us however caused or arising out of the use of the Product. This indemnification obligation will survive the termination of this Agreement.
- Registration** – We have the right to register, at your expense, a financing statement against you and/or a notice of security interest against title to the lands where the Product is to be located, which, for the avoidance of doubt, is the Premises. Unless prohibited by the law, you waive your right to receive a copy of such registrations where required and you appoint us as your lawful attorney for registration and receipt of notice.
- Personal Property** – You agree that the Product shall remain personal property (without the need for any other party's consent or waiver to allow us to remove it) even though it may become attached to real property.
- Payments** – You must make all payments required to be made under this Agreement in the manner specified by us. You shall pay as rent the applicable Monthly Rental Payment indicated above plus applicable taxes. Your obligation to pay when due all amounts under this Agreement shall be absolute and unconditional without any deduction, set off, abatement, holdback or claim for compensation whatsoever. The (total lease value/capitalized amount), (total lease costs), (total lease costs + HST), (implicit finance charge) and (residual value at the end of the term), subject to dealer discounts based on initial monthly rental rate listed in this Agreement are based on the maximum annual percentage rate of 7.99% and shall not exceed the amounts per \$1.00 of Monthly Rental Payment of: (\$140.11) (\$258.75) (\$292.39) (\$118.64) and (\$1.88). For example, if the Monthly Rental Payment were \$154.50, the maximum amounts are: (\$21,646.84) (\$39,976.56) (\$45,173.51) (\$18,329.72) and (\$291.00). An administration fee of \$5.00 may be charged for processing all payments except for payments made by pre-authorized debit.
- Adjustments to Payments** - The payments to be made by you hereunder will increase by up to a maximum amount of **4.99%** annually, to reflect our increased services costs, on the first month of each calendar year, starting in January of next year.
- Option to Purchase** – Provided that you are not in default under this Agreement, you may elect to purchase the Product at any time during the Term on an as is, where is basis. To receive your competitive purchase price, please call the toll-free customer service number set out in this Agreement (see section 14). Provided you are not in default under this Agreement, you shall have the following options at the end of the Term (collectively, the "End of Term Options"): (a) you may return the Product to us; or (b) you may purchase the Product for its estimated fair market value at such time, plus applicable taxes. For greater certainty, until you have selected one of the End of Term Options, you will continue to rent the Product on a month-to-month basis at the then current amount of the Monthly Rental Payment, plus applicable taxes. You must provide us with at least thirty (30) days' prior written notice indicating which End of Term Option you have selected. If you do not provide us with the required written notice of which End of Term Option you have selected, then this Agreement will renew in accordance with section 7(a).
- Default Changes** - Interest at the rate of **24.1%** per annum, compounded monthly, shall be payable on all amounts owed by you to us which are not paid when due, from their due date until paid. The following default charges are also payable under this Agreement: (a) reasonable charges in respect of legal costs we incur in collecting or attempting to collect a required payment under this Agreement; (b) reasonable charges in respect of costs, including legal costs, that we incur in realizing any security interest or protecting the Product after default under this Agreement; and (c) \$50.00 reflecting the costs that we incur because a payment given by you under this Agreement has been dishonoured plus any other amounts allowed by applicable law.
- Events of Default** – You shall be in default under this Agreement upon any of the following events occurring: (a) if you fail to pay any amount under this Agreement when due; (b) if you remove or attempt to remove the Product from the Premises without our prior written consent; (c) if you encumber or transfer ownership or sublet the Product without our prior written consent; (d) if you fail to perform or observe any conditions of this Agreement; (e) if you become bankrupt or insolvent or a proceeding, voluntarily or involuntarily, in bankruptcy or insolvency is instituted against you or if another person takes possession of the Product; (f) if you allow any damage to the Product, other than that caused by normal wear and tear resulting from proper use of the Product; (g) if you are in default under any other contract, agreement, or obligation, now existing or hereafter entered into with us or any assignee of ours; (h) if any representation of warranty made by you in connection with and in this Agreement is untrue or incorrect; (i) if you sell or transfer title to the Premises without first purchasing the Product, unless we have provided our prior written consent to the assumption of your obligations under this Agreement by the party acquiring title to the Premises, in accordance with Section 16; or (j) if you die.
- Remedies Upon Default** - In the event of a default under this Agreement, any outstanding amounts payable by you under this Agreement shall become immediately due and payable and any outstanding and unpaid amount shall bear interest at the rate set out in Section 8. In addition to the foregoing, upon default we may do any or all of the following, separately or together, in any order or combination: (a) enter the Premises (or wherever the Product is located) and repossess and remove it (if necessary disconnecting it from any other property) and you waive claims for any damages to property or otherwise arising from such repossession; (b) without termination or being deemed to have terminated this Agreement, upon five (5) days' prior written notice to you, sell, rent or lease the Product in such manner and for amounts and upon such terms as we may reasonably determine and apply the net proceeds against what you owe to us; and (c) require you to pay immediately on demand damages suffered by us as a result of any termination of this Agreement. These damages will be, as a genuine pre-estimate of liquidated damages for loss of a bargain and not as a penalty, equal to the aggregate of (i) the Casualty Value (as defined below) and (ii) all reasonable costs incurred by us, our assignees or agents in enforcing the terms of this Agreement. We agree to remit to you any monies collected by us from you or through our remarketing efforts; provided that the remittance shall not exceed the amount paid by you under this Section 10.
- Damage to Premises** - Should the Product be removed by us from the Premises due to your default, we shall not in any way be liable in respect of any damages to the Premises resulting from such removal or from any work done in connection with such removal.
- Insurance** - You will at your own expense, maintain, in a form acceptable to us, insurance covering the Product. We shall be named as first loss payee and the policy shall contain a clause requiring the insurer to give us prior notice of any amendments to the policy or of its cancellation. The total or partial loss of the Product or its use or possession shall not relieve you of your obligations and liabilities under this Agreement.

13. **Product Risks** - If the Product is lost or damaged beyond repair or is stolen or for any other reason is not available or suitable for return at any time during the Term, you will notify us of that event and, unless we agree otherwise, will immediately on demand pay to us Casualty Value less the amount of any insurance proceeds paid to us as a result of the event. The "Casualty Value" shall be equal to the total present value of all unpaid and future Monthly Rental Payments under this Agreement plus the estimated fair market value of the Product at the end of the Term, plus applicable taxes thereon. The present value will be calculated by discounting at the rate per annum equal to the remaining term Government of Canada bond rate. Upon payment of the Casualty Value, you shall acquire, without recourse or warranty, all of our right, title and interest, if any, in and to such Product.
14. **Service and Maintenance of Product** - Subject to the terms of this Agreement, we warrant that the Product will work for the Term. You shall be responsible for the normal care and maintenance of the Product in accordance with the manufacturer's specifications. Failure to provide maintenance may void the warranty and you will be responsible for any costs associated with repair that result from the lack of maintenance. We may request evidence that you have carried out maintenance on the Product. Only an authorized **Evolve** technician may perform service or maintenance on the Product. You may contact us to perform service and maintenance on the Product by calling 1-866-668-4822. Service shall be provided according to the terms of your rental or service plan which can be found at www.evolvehomeservices.ca.
15. **Assignment** - Forthwith upon your execution of the Agreement of Purchase and Sale (to which this Agreement is a schedule) and this Agreement, this Agreement shall automatically be assigned and transferred by us to Evolve and, following such assignment and transfer, this Agreement will be between you and Evolve. Evolve may further assign this Agreement at its sole discretion at any time, and without the consent of or notice to you, as and by way of security or absolutely, all or any portion of our right, title, and interest in this Agreement, the Product described herein and in the pre-authorized debit or other payment authorization granted by you, including as security for loan or other financing arrangement, provided that we may not assign or transfer any pre-authorized debit authorization granted by you in this Agreement, directly or indirectly, by operation of law or otherwise, without providing at least ten (10) days' prior written notice to you. You may not assign this Agreement without our prior written consent.
16. **Sale of Premises** - If you sell or transfer the Premises: (a) you shall provide the purchaser with prior notice that the Product installed at the Premises is owned by us and is being leased by you pursuant to this Agreement; (b) you shall provide us with prior written notice of the intended sale or transfer and the purchaser's name; (c) the purchaser must agree in writing to lease the Product on our then current terms and conditions; and (d) all amounts you owe to us under this Agreement prior to the effective date of the sale or transfer have been paid in full. You authorize us to respond to any information requests relating to your account made by or on behalf of the purchaser.
17. **Miscellaneous** - (a) **Further assurances**. You will provide all necessary further assurances, do all acts and sign all documents as we may require from time to time to give effect to this Agreement and to protect our rights hereunder. (b) **Severability**. A provision of this Agreement which is void or unenforceable in any jurisdiction is, as to that jurisdiction, void only to the extent of such provision, without invalidating the remaining provisions or the invalid provision with respect to any other jurisdiction. (c) **Interpretation**. The captions, titles and section numbers appearing in this Agreement are inserted only as a matter of convenience and in no way define, limit, construe or describe the scope of intent of this Agreement or its effect. In this Agreement, unless the context otherwise requires, references to the Product shall be interpreted as referring to each Product if there is more than one Product. (d) **Governing law**. This Agreement will be governed by and construed in accordance with the laws of the Province of Ontario and federal laws of Canada applicable therein. (e) **Time of essence**. Time is of the essence of this Agreement. (f) **Entire agreement**. This document constitutes the entire agreement between you and us with respect to its subject matter and may be amended only by written documentation signed by you and us. (g) **Remedies cumulative**. All of our rights are cumulative and not alternative and may be exercised by us separately or together in any part or combination. (h) **Information requests**. Information requests by any person(s) other than you shall be verified and subject to reasonable administration charges as set from time to time by us. (i) **Copy and delivery of agreement**. We will retain a copy of this Agreement in

electronic form only. The email address provided by you is your correct email address and you agree that the delivery of an electronic copy of this Agreement, including portable document format, shall constitute delivery under all applicable law including, without limitation, the *Consumer Protection Act, 2002* (Ontario). You agree that a facsimile and/or imaged copy is enforceable in a court of law. (j) **Counterparts**. This Agreement may be signed in any number of counterparts, each of which is an original, and all of which taken together constitute one single document. (k) **No solicitation**. You acknowledge this Agreement was not solicited by us and that you have requested the Product.

18. **Consent to Disclosure and Sharing of Personal Information and Credit Investigation** - You authorize us, our affiliates and anyone else acting for us to collect, hold, use, exchange and disclose your personal information to confirm your identity, to evaluate your creditworthiness, to administer this Agreement, to perform internal statistical analysis, to assign or securitize any amounts payable by you under this Agreement, or as otherwise required or permitted by law. You hereby authorize us to conduct financial and credit investigation for the purposes of approval, maintenance and enforcement of this Agreement or any judgement obtained by us as a result of any default hereunder and to obtain any information required from any source and each source is hereby authorized to provide such information to us. This includes, but is not limited to, us obtaining information from any credit or depository facilities. We may obtain such information at any time before or during the Term or after termination of this Agreement in the event any monies remain owing to us. All matters surrounding our collection, use and disclosure of your personal information are set out in our Privacy Policy, a copy of which is available on our website at www.evolvehomeservices.ca, or upon making a request to us in writing to our address at 6 Eglinton Ave. East, Suite 200, Toronto, Ontario, M4P 1A6 Tel: 1-866-668-4822.
19. **Pre-Authorized Debit Payment** - You shall make your payments in accordance with this pre-authorized debit ("PAD") agreement. Please attach a "VOID" cheque to this Agreement. You hereby authorize us to debit your bank account specified below and/or as indicated in the enclosed "VOID" cheque (the "Account") for the then Total Monthly Rental Payment or the then Monthly Rental Payment plus applicable taxes, as are then payable by you under this Agreement and you further authorize us to debit the Account for payment in variable amounts with respect to amounts owing to us from time to time arising under or in connection with this Agreement. For certainty, this PAD agreement does not provide for the authorization of any sporadic PAD. Regular monthly rental payments will be debited from the Account on or around the 1st or 15th of the month in the amount of the then Total Monthly Rental Payment or the then Monthly Rental Payment plus applicable taxes, as the case may be, as provided for in this Agreement. You confirm that you have the authority under the terms of the Account agreement to authorize debits to the Account. You shall inform us in writing of any change in the information related to the Account not less than ten (10) days before the next PAD is scheduled from the Account. This PAD agreement provides for the issuance of personal PADs. **You agree to waive your right to receive: (a) any confirmation containing the details of this PAD authorization, and (b) any pre-notification of the amount of the PAD. You further agree that you do not require advance notice of the amount of PADs before the debit is processed. For certainty, as to any payment amount that is variable, you agree to waive any requirement that we provide you with pre-notification of such payment amount.** You may cancel the authorization provided pursuant to this PAD agreement by providing us with at least fifteen (15) days' notice before the next PAD is scheduled from the Account. You may obtain a sample cancellation form, or further information on your right to cancel this PAD agreement, at your financial institution or by visiting www.payments.ca. You have certain recourse rights if any debit does not comply with this PAD agreement. For example, you have the right to receive reimbursement for any debit that is not authorized or is not consistent with this PAD agreement. To obtain more information on your recourse rights, you may contact your financial institution or visit www.payments.ca. Termination by you of the authorization granted pursuant to this PAD agreement shall not terminate your obligations to us under this Agreement and, upon any such termination, you must make payments owing under this Agreement using another payment method acceptable to us. For purposes of this PAD agreement, you can contact us at 6 Eglinton Ave. East, Suite 200, Toronto, Ontario, M4P 1A6 Tel: 1-866-668-4822.

HOMEOWNER INFORMATION (PLEASE PRINT CLEARLY) - Please attach VOID cheque with this Agreement			
Street Address (Installation Address) 224 Stoneleigh Dr		City Town of the Blue Mountains	Province Ontario
Lot 57R		Postal Code L9Y 5T9	
Email Address	Phone #	Date of Birth (MM/DD/YYYY)	Driver's License No.
Financial Institution Name	Institution #	Transit #	Account #

Customer Full Legal Name _____

Customer Signature: _____

Today's Date ("Commencement Date"): _____

Town of the Blue Mountains Zoning Bylaw 2018-65



Bruce St Marsh St Corridor Building Envelope



h Provision Overlay

(h1) Wetland	(h2) ANSI	(h3) Landfill	(h5) STP	(h4a) Source Water Protection	(h4b) Source Water Protection
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177.9 GSCA Elevation (100 yr Flood line) NEC Development Control



TheBlueMountains_LandUse - Zoning Bylaw 2018-65 - Realign

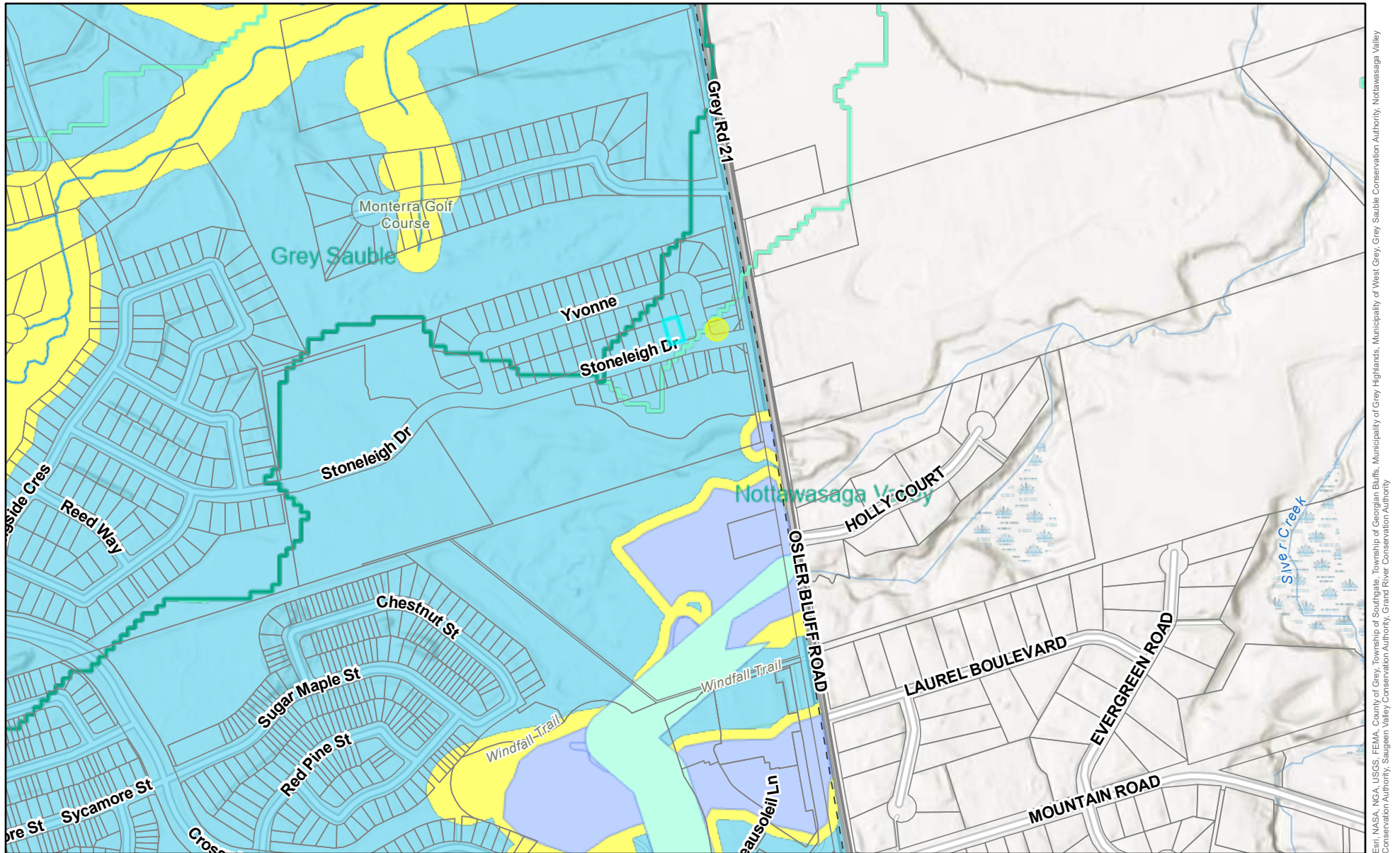
Residential One (R1-1)	Residential One (R1-2)	Residential One (R1-3)	Residential One (R1-4)	Residential One (R1-5)	Residential Two (R2)
Residential Three (R3)	Resort Residential	Rural (R)	Village Commercial (C1)	General Commercial (C2)	Resort Commercial (C3)
Harbour Commercial (C4)	Blue Mountain Village Commercial (C5)	Craigleith Village Commercial (C6)	Rural Commercial (C7)		
Recreation One (REC1)	Recreation Two (REC2)	Recreation Three (REC3)	General Employment (M1)	Rural Employment (M2)	
Extractive Industrial (M3)	Development (D)	Public Utilities (PU)	Institutional (I)	Open Space (OS)	Wetland (WL)
Parking (P)	Agricultural (A)	Special Agricultural (SA)	See Section 1.5		Hazard (H)

Roll Number: 424200000300867**Address:****Assessed Value: \$246,000**Notice: Assessed value may not reflect current market value [MPAC](#)**Legal Description**
PLAN 16M102 LOT 57**Property Use**
Vacant residential land not on water**Acreage**
0.17 ac**NEC Designation**
Within Niagara Escarpment Plan Area**Zoning**
Residential One**Hectares**
0.07 ha

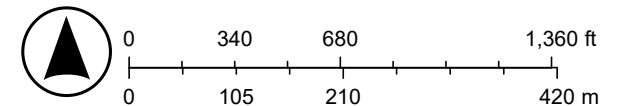
* Zoning may not be up-to-date. Confirm with local municipal zoning bylaw.



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

SCHEDULE "A"
FEATURES AND FINISHES

Purchase Price Includes the following:

MODERN EXTERIOR FEATURES

- 1. Distinctive modern architecture with materials such as stucco, stone, and architectural paneling with a wood grain aesthetic as per model design.
- 2. Wide selection of exterior finishes packages to choose from.
- 3. Exterior wall construction 2" x 6" with high insulation ratings as per Ontario Building Code or better.
- 4. High quality membrane roofing on non-terraced areas as per plan.
- 5. Premium quality vinyl decking on rooftop terraces as per plan.
- 6. Tempered glass railings at front terraces as per model design. Black metal railings around rooftop terraces at rear terraces as per model design.
- 7. Modern Insulated front entry doors with modern hardware and glass sidelight as per model design.
- 8. Dead bolts on all exterior swing doors as per plan.
- 9. Expansive glazing with maintenance-free, contemporary and energy efficient (Low-E Argon) vinyl windows (black colour on exterior and white colour on interior).
- 10. Quality (Low-E Argon) vinyl-sliding patio doors (black colour on exterior and white colour on interior).
- 11. Screens for all operating windows and sliding doors.
- 12. Patios with interlocking pavers or decks with pressure-treated wood as per plan and depending on grade and site conditions.
- 13. Fully graded and sodded lot with walkway (interlocking pavers) from driveway to front steps as per model design.
- 14. Precast slabs and steps at front entry, number of steps may vary depending on grading and site conditions.
- 15. Asphalt paved driveway.
- 16. Spray foam insulation and drywall in garage ceiling and walls where habitable space exists.
- 17. Modern metal roll-up garage door with glass panels-as per model design.
- 18. Frost-free exterior hose bibs –1 in garage and 1 at back of house, location as per builder.
- 19. Municipal address numbers supplied and installed.

INTERIOR FEATURES

Purchaser's choice from builder standard selections, as per plan.

- 20. Engineered floor joists with glued and screwed subfloors.
- 21. Choice of standard wood or standard laminate flooring throughout Main floor (excluding foyer, kitchen, laundry/mudroom, and bedrooms and bathrooms) as per plan.
- 22. Choice of standard tile flooring at front door foyer, kitchen, laundry/ mudroom and bathrooms as per plan.
- 23. Choice of Quality 40 oz standard broadloom with upgraded under-pad, or standard laminate in all bedrooms, walk-in closets, lofts, second floor hallways and (carpeted) stairs from main floor to second floor as per plan (one colour carpet throughout).
- 24. Stained handrails with sleek iron pickets or painted wood balusters on carpeted stairs from main floor to second floor, and stairs to basement, where applicable as per plan.
- 25. Modern two panel interior doors as per builder standard.
- 26. Chrome Satin finish lever hardware on all interior doors as per builder standard.
- 27. Sleek 5" baseboards and 2¾" door and window casings throughout.
- 28. Approximately ten (10) foot high smooth finish painted ceilings throughout main floor (excluding dropped ceilings as required by structural and mechanical). Some ceilings open to second floor as indicated on plan "open to above".
- 29. Approximately nine (9) foot high smooth finish painted ceilings throughout second floor (excluding dropped ceilings as required by structural and mechanical).
- 30. Approximately eight (8) foot high unfinished ceilings in unfinished basements (height excludes dropped ceilings as required by structural and mechanical).
- 31. Two (2) coats of premium quality paint with one (1) primer coat for all walls (choice of one (1) colour of paint from selection of builder standard wall colours).
- 32. Two (2) coats of premium quality paint on all interior doors and trim in white satin finish.
- 33. Sleek recessed wall mounted direct vent gas fireplace with drywall surround as per plan and model design. Three-sided direct vent gas fireplace with drywall surround as per plan and model design.

KITCHEN FEATURES

Purchaser's choice from builder standard selections, as per plan.

- 34. Polished granite or quartz kitchen countertops from builder standard selection.
- 35. Kitchen island with extended flush breakfast bar counter as per plan.
- 36. Kitchen extended height upper cabinets and base cabinets with one bank of drawers and hardware from builder standard selection, and as per plan.
- 37. Modern stainless steel double compartment undermount sink.
- 38. Single lever chrome faucet with pull-down hand spray.
- 39. Choice of tile flooring from standard selection as per plan.
- 40. Ceiling mounted light fixture with separate switch in kitchen as per builders standard.
- 41. Two (2) Small appliance electrical outlets at counter level.
- 42. One (1) electrical outlet at one end of kitchen island.
- 43. Heavy duty wiring and receptacle for future electric stove (stove to be supplied and installed by Homeowner).
- 44. Stainless steel under cabinet hood fan, vented to the exterior.
- 45. Electrical for future dishwasher (dishwasher to be supplied and installed by Homeowner).
- 46. Dedicated electrical for future fridge (fridge to be supplied and installed by Homeowner).

Purchaser	Vendor
	

SCHEDULE "A"
FEATURES AND FINISHES

LAUNDRY FEATURES

- 47. Rough-in hot and cold-water lines with shut off and electrical receptacle for future washer as per plan (Washer to be supplied and installed by Homeowner).
- 48. Dryer vent and electrical receptacle for future dryer as per plan. (Dryer to be supplied and installed by Homeowner).
- 49. Freestanding laundry tub with faucet, taps and drain where indicated on plan.

BATHROOM FEATURES

Purchaser's choice from builder standard selections, as per plan.

- 50. Modern bathroom cabinets and hardware from builder standard selection, as per plan.
- 51. Designer laminate countertops with surface mounted sink(s) as per plan.
- 52. White plumbing fixtures in all bathrooms.
- 53. Pedestal sink in powder room, where applicable.
- 54. Single lever chrome faucets.
- 55. Contemporary water-saving comfort height toilets in all bathrooms.
- 56. Shut off valve for all sink and toilets.
- 57. Separately switched exhaust fan in all bathrooms, vented to outside.
- 58. Frameless glass shower enclosure with glass door and mosaic tile base, wall tile and drywall ceiling as per plan.
- 59. Contemporary white acrylic tub base with wall tile to ceiling and drywall ceiling as per plan.
- 60. Chrome finish water-saving showerheads with pressure balance valves.
- 61. Choice of tile flooring from standard selection.
- 62. Clear 42" high glass mirror above all bathroom cabinets and pedestal sinks as per plan.
- 63. Ceiling mounted light fixture with separate switch in all bathrooms as per builders standard.
- 64. Recessed pot light in walk-in showers with separate switch as per plan.
- 65. GFI electrical outlets in all bathrooms (1 per sink) as per plan.
- 66. Privacy locks on all bathroom doors.

CLOSETS & STORAGE FEATURES

- 67. Prefinished wire shelving to be installed in all closets as per builder standard, and as per plan.
- 68. Two panel closet doors with satin lever hardware as per builder standard.
- 69. Ceiling mounted light fixture as per builder standard with separate switch in all walk-in closets as per plan.

BASEMENT FEATURES - UNFINISHED

- 70. Poured concrete basement walls and floor with steel beam and post support where required.
- 71. Damp proofing and drainage on all exterior walls.
- 72. Insulation wrap R20 on the interior of all exterior walls.
- 73. Contemporary and energy efficient (Low-E Argon) vinyl windows with screens on operable windows (black on exterior and white on interior).
- 74. Quality (Low-E Argon) vinyl-sliding patio doors with screen for basement walk-outs only (black colour on exterior and white colour on interior).
- 75. Unfinished plywood stairs to basement. Standard 40 oz broadloom on stairs if enclosed with door at bottom of stairs as per plan.
- 76. Approximately eight (8) foot high unfinished ceilings in unfinished basements (height excludes dropped ceilings as required by structural and mechanical).

ELECTRICAL FEATURES

General Electrical

- 77. 100-amp electrical service with circuit breaker panel and copper wiring.
- 78. All wiring in accordance with the Electrical Safety Authority.
- 79. Direct-wired electronic early warning smoke and carbon monoxide detectors as per Ontario Building Code Standards, for family safety and protection.
- 80. Electrical receptacles throughout finished areas as per Ontario Building Code Standards.

Lighting

- 81. Decora style, white, light switches throughout.
- 82. Modern LED switch-controlled standard ceiling light fixtures in foyer, hallways, kitchen, living room, dens, family room, media room, bedrooms, walk-in closets and laundry closets/rooms as per builder standard.
- 83. Capped ceiling outlet with separate switch in dining area and Living room (Dining room and Livingroom chandelier/ light fixtures to be supplied and installed by Homeowner).

Kitchen Electrical

- 84. Two (2) Small appliance electrical outlets at counter level.
- 85. One (1) electrical outlet at one end of kitchen island.
- 86. Heavy duty wiring and receptacle for future electric stove (stove to be supplied and installed by Homeowner).
- 87. Electrical connection for standard under cabinet exhaust hood fan above stove.
- 88. Electrical for future dishwasher (dishwasher to be supplied and installed by Homeowner).
- 89. Dedicated electrical for future fridge (fridge to be supplied and installed by Homeowner).

Purchaser	Vendor
BCH	

SCHEDULE "A"
FEATURES AND FINISHES

Bathroom & Powder Room Electrical

- 90. Recessed pot light in walk-in showers with separate switch as per plan.
- 91. GFI electrical outlets in all bathrooms (1 per sink) as per plan.
- 92. Separately switched exhaust fan in all bathrooms, vented to outside.

Laundry Electrical

- 93. Heavy duty wiring and receptacle for electric dryer and standard electrical outlet for washer as per plan (washer and dryer to be supplied and installed by Homeowner).

Rough-ins

- 94. Rough-in only for future central vacuum system, minimum 2 outlets with accompanying electrical outlets.
- 95. CAT5 wiring rough-in in for internet/ telephone in kitchen, all bedrooms, living room and dens, media rooms and family rooms.
- 96. RG-6 high-speed cable rough-in at electrical panel.

Garage Electrical

- 97. Overhead garage door electrical ceiling outlet for each separate door as per Model Design.
- 98. Rough-in conduit for future electrical car charging in garage.
- 99. One (1) dedicated electrical outlet in garage.
- 100. One (1) electrical outlet for future central vacuum system (to be supplied and installed by Homeowner).

Exterior Electrical

- 101. Electric front doorbell. (Video doorbell with Camera – see Smart Home Package)
- 102. Recessed (separately switched) pot light above front door, garage door, and front terrace as per Model Design.
- 103. Modern (separately switched) standard exterior light fixture at back door and second floor terraces as per builder standard. (additional standard exterior light at basement walk-outs where applicable).
- 104. Two exterior weatherproof electrical outlets (1) at front and (1) at back of house at main deck/patio.
- 105. Additional exterior weatherproof electrical outlet provided at basement walk-out where applicable.

HEATING, VENTILATING & AIR CONDITIONING FEATURES

- 106. HVAC and ductwork designed to accommodate future central air conditioning by Homeowner.
- 107. Smart Programable thermostat, centrally located.
- 108. High efficiency HRV – Heat Recovery Ventilator (not ducted) providing fresh filtered air.
- 109. Exhaust fans in all bathrooms vented to outside.
- 110. Standard under cabinet exhaust hood fan above stove, vented to outside.
- 111. Individually metered water, electric and gas distribution.
- 112. Sump pump located in basement.
- 113. High efficiency forced air natural gas furnace Rental*
- 114. Radiant Tankless Water Heater Rental*

*Rental Benefits:

- 24/7 Customer Support for Service Calls
- Same Day Service by highly trained technicians
- No Cost for Maintenance, Repairs and Services
- Full Parts & Labour Protection

SMART HOME PACKAGE FEATURES (included in purchase price of home)

- 1. Smarter Home Hub
- 2. Video Doorbell with Camera
- 3. Smart Home Thermostat
- 4. HVAC Performance Monitoring
- 5. Water Leak Sensor

Homeowner(s) are provided with the Smart Home Package for a 3-year period commencing on the closing date.
After 3-year complimentary period of Smart Home Package, Homeowner(s) may extend the term of the package for a service fee estimated at approximately \$12 per month, subject to change.

The complimentary package is valued at over \$1,000.00 and, the Homeowner(s) are provided with a Enercare Smarter Home \$200.00 product credit, which must be claimed within 90 days of the closing date.

Additional products and features may be added to the Smart Home Package subject to additional fees.

Purchaser	Vendor
	

SCHEDULE "A"
FEATURES AND FINISHES

BUILDERS GUARANTEE & WARRANTY:

- All homes are built to meet or exceed the current Ontario Building Code (OBC).
- Royalton Homes INC., is backed by Taron Warranty Corporation
 - Seven (7) years – major structural defects as per Taron Warranty Corporation program requirements.
 - Two (2) years - plumbing, heating and electrical systems as per Taron Warranty Corporation program requirements.
- Homeowner(s) agrees to reimburse the Builder for the Taron Warranty enrolment fee as an adjustment on closing.

SELECTION OF FINISHES:

- Purchaser(s) to have a complimentary consultation with the Royalton Homes Design Consultant to select interior finishes from available selections at the Design Centre.
- The Purchaser(s) acknowledges that finishing material contained in any model home or sales office including furniture, plumbing & electrical fixtures, finishes including staircases, railings, trim, doors, hardware, cabinets and countertops may be for display purposes or available at an additional cost and may not be of the same grade or type, or may not necessarily be included in the dwelling purchased herein.

SPECIFICATIONS AND FEATURES AS DESCRIBED APPLY ONLY WHERE SHOWN ON PLANS:

- Builder reserves the right to substitute materials and/or suppliers of equal or greater quality at any time at their sole discretion. All plans and specifications are subject to modification from time to time at the sole discretion of the Builder. Exterior elevations will be similar to renderings shown, but not necessarily identical.

NOTES AND CONDITIONS:

Any reference to Builder herein shall mean the Vendor under the Agreement of Purchase and Sale.

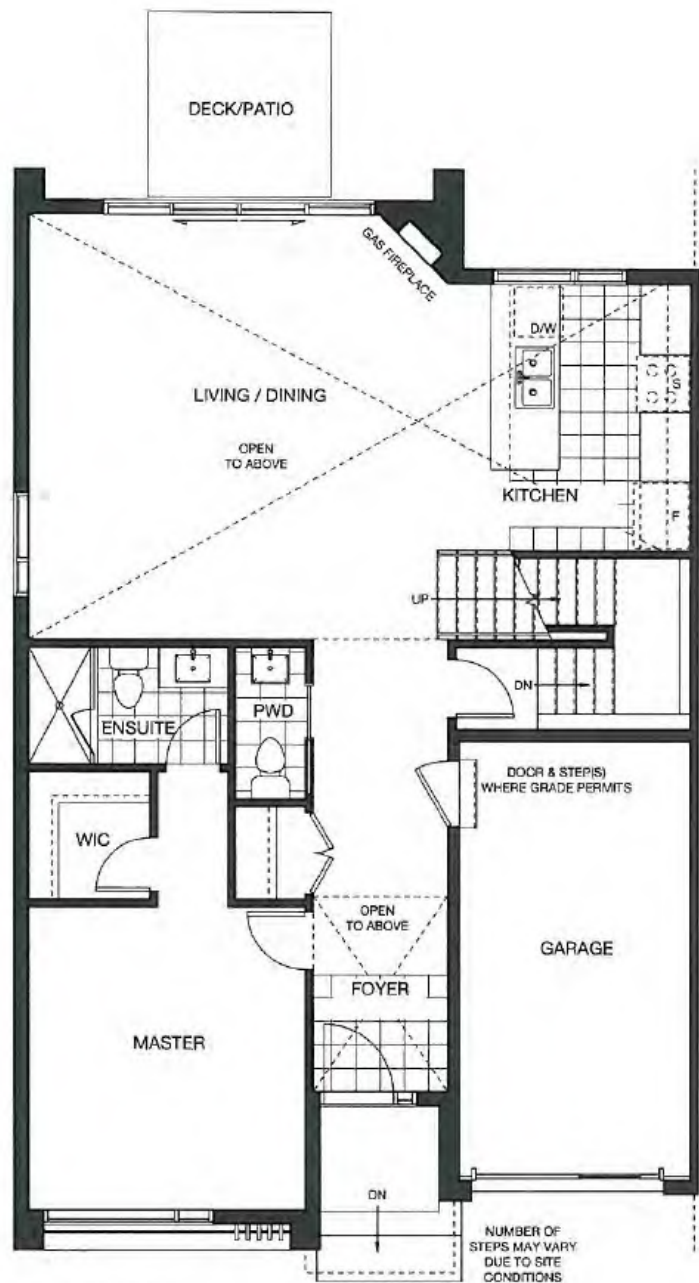
- Builders samples subject to their availability from the Builders normal supplier.
- Ceiling height may vary +/- due to normal site conditions, ceiling heights may vary in raised or sunken floor areas, stairways, cathedral/vaulted ceilings and bulkhead/dropped ceiling areas. Ceilings, bulkheads and walls may be modified to accommodate mechanical systems.
- Exterior stairs and number of steps may vary at any entranceway due to grading and site conditions.
- All plans, elevations and specifications are subject to modification from time to time by the Builder according to the Ontario Building Code, National Building Code and Architectural guidelines.
- The Purchaser(s) acknowledge and agree that where adjoining rooms are finished in different floor materials, there may be a difference in floor elevations between the rooms, and furthermore the Builder at its discretion may install thresholds as a method of finishing the transition between rooms.
- Purchaser(s) will not be allowed to undertake or complete any work and/or supply any materials to the dwelling before closing date.
- House types and streetscapes are subject to final approval of the municipality or developer's architectural committee and final sitting and approval of the Builder's architect.
- The Builder shall be entitled to reverse the plan of the house being constructed.
- Purchaser(s) may be required to reselect colours and / or materials from Builders samples as a result of unavailability or discontinuation. Builder has the right to substitute materials with materials of equal or better quality.
- The Builder is not responsible for shade differences occurring from different dye lots on all materials such as tile or broadloom, roof shingles, hardwood floors, kitchen cabinets or brick. Colours and materials will be as close as possible to Builders samples but not necessarily identical.
- Location and size of windows and doors may vary with lookout and walkout deck conditions. All dimensions are approximate and actual dimensions may vary. Mechanical systems and hot water tank locations may vary.
- The Purchaser(s) shall indemnify and save the Builder, its servants and agents harmless from all actions, causes of action, claims, and demands for, upon or by reason of any of the Purchaser's guests, invitees, workman or agents who have entered on the real property or the subdivision of which the real property forms a part of, with or without the authorization, express or implied, of the Builder.
- The Purchaser(s) acknowledge and agree that variations from Builders samples may occur in finishing materials, kitchen and vanity cabinets, floors and wall finishes due to normal production process. Hardwood flooring may react to normal fluctuation in humidity levels producing gaping or cupping, both considered to be within acceptable industry standards. Furnace and hot water tank locations are subject to change without notice.
- Variations in Vendor's samples may occur in finished materials for bricks, designer stone, wall colours, kitchen and bathroom cabinets and flooring.
- Builder has the right to substitute materials with materials of equal or better quality.
- All illustrations/ renderings are artist's concepts only and may include some optional extras, fixture designs, stone, and style, that may vary from Builders standard samples unless specified to be included in the agreement.
- All floor plans convey approximate dimensions and actual dimensions may vary. Materials, specifications, and floor plans are subject to change without notice.
- Purchaser(s) acknowledge that all furniture, appliances, and accessories not stated to be included in the Purchase Price herein but included in the model home or contained in any brochure or advertisements, are for advertising purposes only and are not included in the Purchase Price and are not included with the dwelling being purchased herein.
- Room dimensions and window configurations may vary with final construction drawings or if required for building permit approvals.
- Purchaser(s) acknowledge that the construction site is inherently dangerous and is subject to very strict safety standards and controls. Purchaser(s) further acknowledge that it is a serious offence to enter on the real property and the subdivision of which the real property forms a part and the Purchaser, the Purchaser's guests, invitees, workman and agents are not permitted to enter on the real property or subdivision and the Purchase further agrees that it shall be responsible for and shall indemnify and save harmless the Builder from any damages due to injury to persons or property or work stoppage as a result of the Purchaser or the Purchaser's guests, invitees, workman and agents entering on the real property or the subdivision.
- Prices, specifications, features and finishes are subject to change without notice E. & O. E.

Purchaser	Vendor
	

SCHEDULE "B-1" - FLOOR PLANS



BLUE VISTA



MAIN FLOOR



CONTEMPORARY SEMIS

S-1A | 3 BED & 2.5 BATH

PURCHASER'S INITIALS

BC 10

VENDOR'S INITIALS

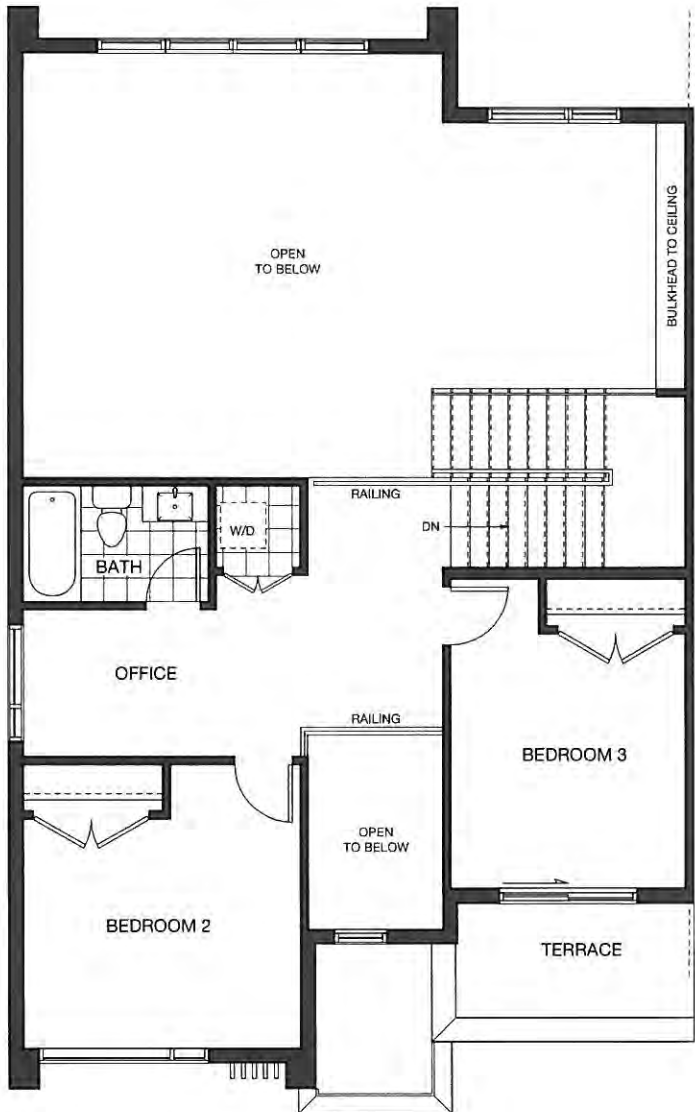
[Signature]

Materials, specifications and floor plans are subject to change without notice. All house renderings are artist's conceptions. Any furniture, appliances and electronics depicted are not included. Floor plans not to scale. All floor plans are approximate dimensions. Window sizes and type may vary. Floor plans may be reversed. Actual useable floor space may vary from the stated floor areas. E & O, E.

SCHEDULE "B-1" - FLOOR PLANS



BLUE VISTA



SECOND FLOOR



CONTEMPORARY SEMIS

S-1A | 3 BED & 2.5 BATH

PURCHASER'S INITIALS

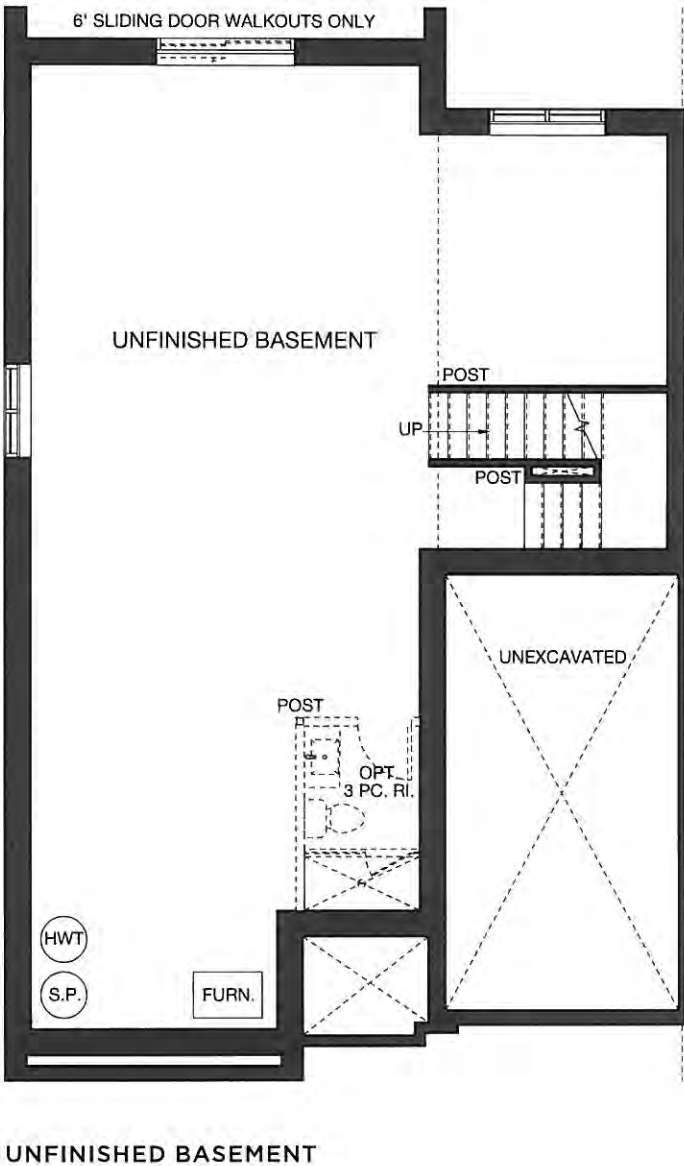
BC W

VENDOR'S INITIALS

JS

Materials, specifications and floor plans are subject to change without notice. All house renderings are artist's conceptions. Any furniture, appliances and electronics depicted are not included. Floor plans not to scale. All floor plans are approximate dimensions. Window sizes and type may vary. Floor plans may be reversed. Actual useable floor space may vary from the stated floor areas. E & O. E.

SCHEDULE "B-1" - FLOOR PLANS



CONTEMPORARY SEMIS

S-1A | 3 BED & 2.5 BATH

PURCHASER'S INITIALS

bc cc

VENDOR'S INITIALS

SS

Materials, specifications and floor plans are subject to change without notice. All house renderings are artist's conceptions. Any furniture, appliances and electronics depicted are not included. Floor plans not to scale. All floor plans are approximate dimensions. Window sizes and type may vary. Floor plans may be reversed. Actual useable floor space may vary from the stated floor areas. E & O, E.

SCHEDULE "D"
PURCHASER'S ACKNOWLEDGEMENTS & NOTICES

Except where otherwise specifically restricted to named lots, the terms of this Agreement apply to all of the lands described herein, all of which lands are sometimes referred to in this Schedule as the "subdivision".

The Purchaser covenants and agrees that it will ensure that all of the notice provisions of this Schedule "D" shall be included in any agreement of purchase and sale to any subsequent purchaser, ad infinitum.

SCHOOLS

- a. Despite the efforts of the Bluewater District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools. You are hereby notified that some students may be accommodated in temporary facilities and/or bussed to a school outside of the area, according to the said Board's Transportation Policy. Purchasers are advised to contact the Bluewater District School Board to determine the exact schools.
- b. Despite the efforts of the Bruce-Grey Catholic District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools. You are hereby notified that some students may be accommodated in temporary facilities and/or bussed to a school outside of the area, according to the said Board's Transportation Policy. Purchasers are advised to contact the Bruce-Grey Catholic District School Board to determine the exact schools.
- c. Purchasers acknowledge that, for the purpose of transportation to school, the residents in the subdivision shall agree that children will meet the bus on roads presently in existence or at another designated place convenient to the respective Board. School buses will not enter cul-de-sacs and pick up points will generally be located on through streets. Furthermore, additional pick-up points may not be located within the subdivision, if ever, until major construction activity has been completed.

POSTAL SERVICES

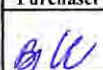
- d. Purchasers are advised that door-to-door postal service will not be available within this development. All mail will require retrieval from one or more designated locations.

STORM WATER MANAGEMENT

- e. Purchasers are advised that the Town of The Blue Mountains has implemented storm water management policies intended to minimize the impact of development on the surrounding land areas, and that it may be necessary to implement on-site storm water management techniques in the design and construction of the site works and services, including, but not limited to, below grade or rooftop storage and/or detention tanks in car parking and/or landscaped areas. Purchasers acknowledge that they will maintain any on-site storm water management facilities and that they will not alter or remove these facilities without the prior written consent of the Town of The Blue Mountains.
- f. Purchasers are advised that the facilities and location of any storm water management facilities, including any landscaping associated with said facilities, have not been finalized.

NOISE ABATEMENT

- g. Purchasers acknowledges that because of the construction of the dwelling on the land and other houses in the subdivision, there will be a certain amount of noise and vibration inherent in this construction, there will be dust and other debris which may accumulate and the Purchaser agrees that it will not interfere with construction

Purchaser	Vendor
	

of the dwelling on the land, the other houses in the subdivision or the Vendor's trades, as they carry on their work, either with respect to the construction of the dwelling on the land or the other houses in the subdivision.

- h. Despite the inclusion of noise abatement features in this development area and within the dwellings, purchasers are advised that sound levels from neighbouring uses and/or road traffic from neighbouring streets may continue to be of concern, occasionally interfering with some activities of the dwelling occupants as the sound level may exceed the noise criteria of the Ministry of Environment, Conservation & Parks and/or the Municipality.
- i. Purchasers are advised that noise levels caused by any commercial or recreational operations in any adjacent land, and by or from any commercial vehicles loading and unloading goods and materials to any retail stores and/or by the use of any publicly accessible open spaces or roadways may occasionally cause noise and inconveniences to the dwelling occupants and as and when other houses in the Subdivision are being completed and/or moved into, excessive levels of noise, vibration, dust and/or debris are possible, and same may accordingly temporarily cause noise and inconveniences to the dwelling occupants.
- j.
 - (i) Purchasers are advised of and acknowledge the existence of Monterra Golf Course and acknowledge that the operations of the golf course, now or in the future, including possible reconfiguration and/or redevelopment of a portion of portions of the golf course lands could impact upon the Purchaser's enjoyment of his or her property, which impact may include golf balls landing upon the property, which may cause damage or injury to persons or property. All Purchasers are advised to ensure they have adequate insurance for same.
 - (ii) Purchasers/tenants are advised that due to the location of the said adjacent golf course, sounds from equipment associated with the operation and use of a golf course may at times be audible.

FENCING

- k. Purchasers are advised that the design, size, materials, finishes and location of all fencing is subject to approval by the Municipality and that fence materials, sizes and locations may change. Purchasers are advised to contact the Planning Services Division of the Town of the Blue Mountains for further details.

DRIVEWAYS AND SIDEWALKS

- l. Purchasers are advised that sidewalks may be installed in front and/or side of the lot being purchased herein. The subdivider will install the sidewalk as soon as reasonably possible, having regard to its servicing timetable and weather conditions. It is hereby understood that the Vendor has no obligation with respect to the installation of the sidewalk. The Purchaser acknowledges that the Subdivision Agreement requires that if a sidewalk were built on the side of the street on which this lot fronts, the Purchaser does not object to the construction of the said sidewalk.
- m. Purchaser's are advised that the engineering and servicing plans for this subdivision, which include the location of sidewalks and driveways, are subject to the approval of the Municipality, and final locations for sidewalks and driveways may change. Purchaser's are advised to contact the Engineering Services Branch for further details.

SERVICES AND PUBLIC UTILITIES

- n. The Vendor hereby undertakes that all responsibilities of the subdivider under the Municipality's Subdivision Agreement, which in any way affect the lands purchased, shall be fulfilled, including the provision of municipal services and the grading of the lands purchased. All conditions of any agency which are included

Purchaser	Vendor
	

in the Municipality's Subdivision Agreement that relate to any relevant part of the lands will be fulfilled by the Vendor.

- o. Purchasers are advised that there may be transformers, utilities, service boxes, hydrants, mailboxes, bus pads or other municipal services constructed adjacent to or upon boulevards in the vicinity of a lot. In addition, grading of the subject or neighbouring properties may require the construction of swales, slopes, retaining walls, fencing, or other devices.
- p. Purchasers are advised that the engineering and servicing plans for this subdivision, which include the location of easements for municipal services and public utilities, are subject to the approval of the Municipality, and final locations for easements and services and utilities may change. Additional easements may be required. Purchasers are advised to contact the Engineering Services Branch for the Town of the Blue Mountains for further details.

TRAFFIC MANAGEMENT PLAN

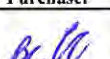
- q. The Purchasers are advised that there is the possibility of a traffic management plan being implemented that would establish traffic management measures such as but not limited to "No Parking", and speed reduction measures.

TREES

- r. Purchasers are advised that the landscaping plans for this subdivision, which includes the location of street trees, are subject to the approval of the Town of the Blue Mountains, and the final location for street trees may change.

GRADING, LOT DRAINAGE & EASEMENTS

- s. The Purchaser hereby acknowledges (which acknowledgement shall survive the closing of this transaction) that it may be necessary for the original subdivider to re-enter the lands purchased to create or regrade the said lands as required under the Town of the Blue Mountains Subdivision Agreement and that it is the responsibility of the said subdivider under the Subdivision Agreement to engage engineers, surveyors, contractors, lawyers, or other persons to determine whether the lot grading has been carried out as required or to rectify the grading.
- t. The Purchaser agrees that no rear lot drain or other drain established by the Subdivision Agreement may be clogged, filled, altered, obstructed or removed without the consent of the Engineering Services Branch for the Town of the Blue Mountains.
- u. The Purchaser agrees that no building may be erected except in accordance with a site grading and elevation plan approved by the Town of the Blue Mountains.
- v. The Purchaser agrees that no lot shall be altered in such a way that its drainage or the drainage of any other lot is interfered with.
- w. The Purchaser agrees that no retaining wall structure on a lot will be altered or removed or inadequately maintained so as to cause adverse lot drainage to another lot. Where any retaining wall is required along the rear perimeter of the dwellings, it is the responsibility of the dwelling owner to maintain it and further, any modification to the said retaining wall will require the approval of the Town of the Blue Mountains.
- x. Purchasers are advised that the grading plans for this Subdivision, which include the location of rear yard catch basins and retaining walls, are subject to the approval of the Town of the Blue Mountains, and the final location for catch basins and/or retaining walls, if necessary, may change. Purchasers are advised to contact the Engineering Services Branch for the Town of the Blue Mountains for further details.

Purchaser	Vendor
	

- y. Purchasers of Lots 18 to 38, inclusive, are advised of the existence of a swale in the rear of their property that is to be used for drainage and which swale area will on closing be subject to an easement in favour of the Municipality. No alterations to this area will be permitted without the prior written consent of the Municipality.

RE-ENTRY

- z. The Purchaser acknowledges having been informed by the Vendor that the conveyance to the Purchaser will reserve a license to the subdivider to enter on the said lot purchased for the purpose of completing, maintaining or repairing any sodding or other landscaping work to be done on the lot purchased, including the planting of trees, if applicable, to be completed on such lot.

GENERAL

- aa. If the Land is a lot, part lot, block or part block on a plan of subdivision or reference plan that has not yet been registered, the lot, part lot, block or part block sizes or dimensions may be subject to change without notice provided they are not substantially varied.
- bb. Purchasers acknowledge having been advised that the Vendor or an affiliated, associated or subsidiary entity (to the widest possible meaning) is or will be the owner of adjacent or nearby lands to the lot being purchased and the Vendor or an affiliated, associated or subsidiary entity of the Vendor (to the widest possible meaning) may at any time in the future redevelop such adjacent or nearby lands for uses that are different from those that exist today or are shown on the site plan including, without limitation, as residential dwellings in a residential subdivision, and the Purchaser agrees to not object to such redevelopment of the adjacent or nearby lands and consents to same. The Purchaser is further advised that the site plan may be amended to include the additional lands as part of the subdivision.
- cc. The Purchasers of Lots 1 and 14 hereby acknowledge (which acknowledgement shall survive the closing of this transaction) that a part of their lots located to the south-east or north-east corner thereof, as applicable, will be conveyed to the Town of the Blue Mountains by the subdivider pursuant to the Subdivision Agreement in order to grant an appropriate daylight triangle at the east entrance of Street A from Osler Bluff Road/Grey County Road 21, in accordance with the Official Plan. The Purchasers of Lots 1 and 14 further acknowledge that they are absolutely prohibited from altering the grading, and shall not place any fence, shrub, bush, hedge or other landscaping treatment or any other obstruction and shall not in any way obstruct the part of their lot conveyed to the Municipality and forming part of the daylight triangle unless same has been approved in writing by the Municipality. The Purchasers of Lots 1 and 14 further acknowledge that they shall be responsible for snow removal and the maintenance of the landscaping and prudently undertake same at all times on the part of their lot conveyed to the Municipality and forming part of the daylight triangle, all at their own expense, and further acknowledge that the Municipality shall not be responsible for same.

Purchaser	Vendor
	