

# FLUID. MODERN. AFFORDABLE.

EACH TOWNHOME HAS BEEN DESIGNED WITH NATURALLY FLUID SPACES THAT MAKE ENTERTAINING A BREEZE, PLUS A SELECTION OF FEATURES & FINISHES THAT CHECK ALL THE BOXES FOR STYLE AND SENSIBILITY.

## DISTINCTIVE CONSTRUCTION & EXTERIOR FEATURES

- Striking modern Park and Urban Towns offer three levels of family friendly living space conveniently located in New Hamilton's master planned community of Roxboro. Surrounded by green space, the neighbouring park amenities will become a social and recreation hub for the Roxboro community.
- Features a variety of elevations with brick, woodgrain aluminum siding, colour coordinated windows and distinctive colour palettes.
- Architecturally controlled community with pre-selected exterior colour packages to enhance the visual harmony of the streetscapes.
- Quality self-sealing shingles with manufacturer's 25 Year Limited Warranty (excludes flat roof area)
- Low E & Argon filled vinyl windows and patio doors. All operating windows and sliding patio doors are complete with locks and screens.
- Front entrance to feature insulated steel door(s) with full glass panel to maximize the natural light, front grip set and deadbolt for added security.
- Note: Urban towns to have double front doors and Park towns to have single front door with transom window above.
- Maintenance free aluminium soffits, fascia, eavestroughs and downspouts.
- Contemporary pre-finished insulated garage doors. Garage walls and ceilings to be dry walled and taped where applicable.
- Custom designed and architecturally controlled front yard landscaping with fully sodded front/rear yards, as per plan.
- Park Towns feature a private rear patio with gas hook-up for future BBQ.
- Urban Towns offer a private terrace off the Main level.
- Nine (9) foot ceilings on ground floor. Eight (8) foot ceilings on Main and Upper Levels.
- Poured concrete foundation, front porch and garage floors.
- Sub-flooring to be screwed and glued down.
- Paved driveway (basecoat only), with patio stone walkway from driveway to front steps.
- Park Towns to have two (2) exterior hose bibs, one (1) in garage and one (1) at rear yard. Urban Towns to have one (1) hose bib, in the garage.

## QUALITY INTERIOR FEATURES

- Beautiful Imported 12' x 24' ceramic floor tiles in Bathrooms, Laundry and Front Entry.
- Premium vinyl plank laminate flooring on Ground Floor Flex Space and throughout the Main Level.
- Staircases to feature carpeted treads and risers, painted stair stringers, oak railings and spindles where applicable.
- Quality 32 oz. broadloom carpet on chip foam under pad flooring in Upper Level Bedrooms and Hallways.
- Prefinished wire shelving installed to all closets.
- Interior walls to be painted with premium quality Low VOC, latex paint throughout finished areas.
- Trim package to include stylish modern profile baseboards, doors, and matching casings.
- Smooth ceilings in Kitchen, Laundry, Powder Room and Bathrooms, California knock down ceilings in all other rooms.

## KITCHEN/BATH/LAUNDRY FEATURES

- Sleek modern kitchen cabinets with post-formed laminate countertops, and decorative hardware.
- All cabinets feature soft close doors and drawers and include a bank of drawers for added storage.
- Convenient Breakfast bar provides additional counterspace and seating (as per plan).
- Stainless steel double kitchen sink with single lever designer faucet with pullout spout.
- Exhaust hood fan over stove area with vent to outside.
- Dishwasher space provided in kitchen cabinets with rough-in wiring and plumbing.
- Bathrooms to feature modern vanities with mirror and post-formed laminate countertops. (Note: Some layouts to feature pedestal sink in lieu of cabinetry.)
- Quality decorative light fixture above vanity in all bathrooms.
- Tub-shower to be drop-in tub with premium matching ceramic wall tile to ceiling (not including ceiling).
- Designer single lever faucet with pressure balanced controls for tub/shower.
- Shutoff valves on all sinks and toilets.
- Privacy locks on all bathroom doors.

## ELECTRICAL AND MECHANICAL

- 100 AMP electrical service.
- G.F.I. circuit breakers for all washrooms and exterior electrical outlets.
- Two (2) exterior electrical outlets. Park Town Units to have one (1) at front porch and one (1) at the rear yard. Urban towns to have one (1) at front porch and one (1) on terrace.
- Quality ceiling mounted light fixtures in Kitchen, Dining, Bedrooms and Hallways.
- Garage to have one electrical outlet (1) in ceiling for future garage door opener and one in wall.
- Electrical door chime for front entry.
- White Decora style switches and receptacles throughout finished areas.
- Heavy-duty wiring and receptacle for stove and dryer.
- Smoke alarm with visual signalling strobe to be installed on the Ground and Main floors and in each bedroom. Smoke/CO alarm with visual signalling strobe to be installed in the hall outside the bedrooms. All alarms to be interconnected and connected to the electrical panel with each alarm having battery back-up.
- Wiring and cabling conveniently located throughout your home for telephone, internet and TV's. Location to be determined by the Vendor.
- Draft resistant electrical boxes at exterior walls.
- Exhaust fan vented to the outside in all bathrooms and powder room.
- Digital programmable thermostat
- High efficiency forced air gas heating system sized for future air conditioning.
- High efficiency gas fired hot water tank. Provided on a rental basis
- Energy-efficient HRV (Heat Recovery Ventilator) provided on a rental basis.
- All mechanical rooms are unfinished.

## GENERAL NOTES

- The home will be enrolled with the Tarion Warranty Corporation.
- All finishes to be chosen are as per plan and may vary by unit. All finishes will be chosen from a selection of Vendor's standard sample packages. Variations from the Vendor's samples may occur due to normal production and availability at time of construction.
- The Vendor reserves the right to substitute materials and/or suppliers of equal or greater quality at any time at their sole discretion.
- Actual useable floor space may vary from stated floorplan area. All elevations, renderings, floorplans, furniture layout, site plans and landscaping details are Artist's concept. Material specifications and floorplans are subject to change without notice. All dimensions are approximate. Appliances shown are not included in the purchase price unless specifically stated in the Agreement of Purchase and Sale. Locations of furnaces, hot water tank, posts and beams are to be determined by the architect, and purchasers shall be deemed to accept same.
- The stated ceiling height of any unit is approximate and may vary due to construction conditions and restrictions. Where ceiling bulkheads are installed, the ceiling heights will be less than the stated ceiling height for that floor. Where dropped ceilings are required (in areas such as foyers, closets, kitchens, bedrooms, bathrooms, laundry closets and hallways) the ceiling height will also be less than the stated ceiling height.
- Decorative and upgraded items displayed in the renderings, furnished model units or sales office are for display purposes only and are not included in the purchase price.
- Prices, specifications, and terms are subject to change without notice. E.O.E. October 2020