

# PRIORITY SALES EVENT PRICE LIST



MODEL TYPE	PRICE	SQ. FT.
TWEED SPECIAL	\$ 494,990	1,646
TWEED SPECIAL ENDS	\$ 514,990	1,698
TWEED SPECIAL CORNER (ENTRANCE)	\$ 519,990	1,698
TWEED SPECIAL CORNER	\$ 519,990	1,698
HOUNDSTOOTH SPECIAL	\$ 509,990	1,572
HOUNDSTOOTH SPECIAL ENDS	\$ 529,990	1,628
HOUNDSTOOTH SPECIAL CORNER	\$ 534,990	1,641
HOUNDSTOOTH	\$ 514,990	1,722
HOUNDSTOOTH ENDS	\$ 534,990	1,778
HOUNDSTOOTH CORNER	\$ 539,990	1,791
HERRINGBONE	\$ 549,990	1,706
HERRINGBONE ENDS	\$ 569,990	1,769
HERRINGBONE CORNER	\$ 574,990	1,764

SALES REPRESENTATIVE: **ANDREW JONES**

SALES OFFICE: **1700 Simcoe Street North, Unit B, Oshawa**

SALES OFFICE OPEN BY APPOINTMENT ONLY



**MILBORNE**  
GROUP

PRIORITY SALES EVENT  
BONUS PACKAGE



**FREE Air Conditioning**  
Value of \$5000

**FREE Appliance Package**

Includes Stainless Steel Fridge, Stove, OTR Microwave

Value of \$3500

**FREE Deck and Fence Package**

Value of \$8000

**FREE Kitchen Island**

Value of \$6000

Bonus Package Valid for May 4<sup>th</sup> Only.

**Extended Deposit Structure  
Easy OWN Program!**

**5%**  
in 30 days

**\$1000**  
per month for  
12 months

**10%**  
balance due  
at 365 days

# EXTERIOR & CONSTRUCTION FEATURES



## EXTERIOR FEATURES

1. Distinctive elevations with contemporary architectural expression, utilizing materials of metal, wood-finish and panel, as per elevation.
2. Robust 2"x 6" exterior wall construction.
3. Double stud wall between units for improved sound attenuation.
4. Vinyl sliding patio door (with screen), as per applicable plan.
5. Paneled sectional roll-up garage doors with glazed openings.
6. Asphalt driveway.
7. Concrete walkway from driveway to front door.
8. Elevated roof terrace decking (Tweed, Tweed-Special, Houndstooth-Special).
9. Naturalized, and low maintenance plants for front yards
10. Naturalized, and low maintenance plants for rear yards (Houndstooth, Houndstooth-Special, Herringbone)
11. Juliet Balconies (Herringbone)
12. Contemporary Architectural lights at entrances (front and rear).
13. Metal railings on terraces (Tweed, Tweed-Special, Houndstooth-Special)
14. Balcony and terrace dividers – 6' wood privacy dividers.
15. 10x10' brown pressure-treated wood deck as per plan (Houndstooth, Houndstooth-Special, Herringbone).
16. 14x14' rear yard spaces, except as noted on plan (Houndstooth, Houndstooth-Special, Herringbone).
17. 6' tall (minimum) brown pressure treated wood privacy fencing for each backyard (Houndstooth, Houndstooth-Special).
18. 42" tall (minimum) decorative iron fencing at rear of backyard (Herringbone).
19. Metal-wrapped main entrance canopy.
20. Insulated front entry door with glass insert.
21. Structural engineered floor joist system.
22. 4" Concrete garage floor slab with 2" insulation beneath.
23. Engineered roof truss systems with 3/4" roof sheathing.

## INTERIOR FEATURES

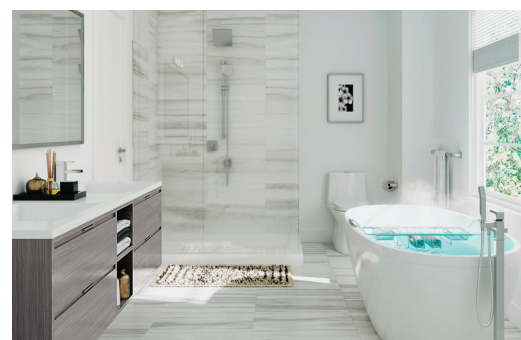
1. Approximately 9' high ceiling on the main level and 8' on all other floors subject to mechanical and ductwork bulkhead requirements.
2. Smooth finish drywall ceiling on main level, spray textured ceilings on other floors.
3. Oak handrail, posts, pickets, oak veneer stringer and nosing on

stairwell landings for main to second level, colour-matched to main flooring selection.

4. Contemporary style painted baseboard and door and window casings with mitered corners.
5. Interior walls painted with choice of 5 colours, one colour throughout.
6. Wire-ventilated shelving in all closets including linen.
7. Metal interior door levers and matching hinges.
8. Interior privacy door locks (bedroom, bathrooms), dummy locks (closets).
9. Smooth ceiling on main floor and spray textured ceilings on upper levels.
10. Raised panel interior doors, including closets and sliding doors, where applicable.
11. Minimum 3" wide 12mm wire-brush look laminate flooring throughout the ground floor/main level excluding the tiled areas from Vendor's samples.
12. 40 oz. broadloom with under pad in all other finished areas including stairs and excluding ceramic tiled areas (one colour choice throughout).
13. Choice of quality ceramic floor tile standard through all bathrooms and laundry room.
14. Heavy-duty electrical outlet for dryer and exhaust venting to outside.

## KITCHEN FEATURES

1. Purchaser's choice of quality design kitchen cabinets from Vendor's samples.
2. Colour co-ordinated kickplates to compliment cabinets.
3. Freestanding island with matching cabinetry and granite countertop to main kitchen.
4. Purchaser's choice of Granite counter tops from Vendor's samples.
5. Stainless steel double compartment undermount sink with chrome single lever faucet and pull out spray.
6. Contemporary chrome-finish cabinet hardware.
7. Dedicated electrical outlets at counter level for small appliances.
8. Heavy-duty receptacle for stove.
9. Porcelain tile backsplash from Vendor's samples.
10. Dishwasher rough-in (plumbing and electrical).
11. Over-the-range microwave/range hood rough-in (venting and electrical).



# EXTERIOR & CONSTRUCTION FEATURES



## BATHROOM FEATURES

1. Master Ensuite bath with tub, toilet and double-sink vanity.
2. Master Ensuite with granite double undermount sink vanity.
3. Master Ensuite with separate glass-door shower stall with acrylic base on 4-piece, 3 bedroom options only (as per plan).
4. Master Ensuite with separate floor-mounted acrylic soaker tub on 4-piece, 3 bedroom options only (as per plan).
5. Purchaser's choice of quality cabinets for vanity in main bath and powder room.
6. Solid colour one-piece sink vanity countertops in powder and second bathroom.
7. Second bathroom with 3- piece bath including toilet, vanity and acrylic bath with ceramic tile wall surround.
8. Second bathroom to have bathtub enclosure with ceramic tile to ceiling height.
9. Purchaser's choice of ceramic tiles for bath/shower stall walls from Vendor's samples.
10. Vanity-width flat mirrors in all bathrooms.
11. Privacy locks on all bathroom doors.
12. Single-lever faucets with pop-up plugs in all vanities.
13. Water temperature balance sensor in shower tub.
14. Shut-off valves for all sinks and toilets.
15. Chrome finish bathroom accessories to include towel bar and toilet tissue dispenser.
16. Chrome-finish hardware from Vendor's samples.

## MECHANICAL/ELECTRICAL/PLUMBING and LOW VOLTAGE SYSTEMS

1. 200 amps electrical service with circuit breaker panel.
2. Electrical outlets in all bathrooms and powder room includes ground fault protection.
3. LED lighting throughout.
4. Electronic door chime at front entry.
5. Four CAT 5e high-speed telecom outlets per unit (2 on main level, 1 each on levels 2 and 3).
6. Interconnected hard wired smoke detectors located on each level and in each bedroom.
7. Hard wired carbon monoxide detectors on each level.
8. White Decora-style light switches and plugs throughout.

9. Rough-in EV outlet in garage to accommodate a future car-charging location.
10. Two exterior electrical outlets; one at the entrance, and one at rear of house. Two interior garage outlets (one in ceiling for future garage opener).
11. Third exterior electrical outlet and exterior light on the roof terrace.
12. Flexible PEX water distribution throughout.
13. Two frost-free exterior hose bibs; one in garage and one at roof terrace.

## ENERGY EFFICIENT FEATURES

1. High efficiency forced air natural gas furnace. (2 stage variable speed) with 96% efficiency.
2. Heat Recovery Ventilator, which helps with humidity level control indoors.
3. On-demand tankless water tank (rental) with maintenance free package means instant heat and less energy usage.
4. Energy efficient LED Light fixtures throughout.
5. All windows are factory-sealed Low E, Argon with dark exterior frames.
6. All windows and exterior door frames to be caulked and spray foam insulated.
7. Water-saving toilet tanks.
8. Energy efficient water-saver shower heads.
9. R31 insulation above garage.
10. Rough-in for Electric Vehicle Charger
11. Low volatile organic compound (VOC) paint throughout.
12. Heat ducts sized for future addition of air conditioning.



See Sales Rep for details. Prices, plans and specifications are approximate and are subject to change without notice. Actual usable floor space may vary from stated floor area. All renderings are artist's concept and may depict upgraded conditions. E. & O.E

