



# PARKVIEW

SINGLE FAMILY & DUPLEX HOMES





# PARKVIEW



### UPHILL FLOOR PLANS

- G = Galloway with A, B or C elevation
- P = Princeton with A, B or C elevation

### DOWNHILL FLOOR PLANS

- Q = Queenston with A, B or C elevation
- V = Victoria with A, B or C elevation

### DUPLEX FLOOR PLANS

- Harper
- Millard
- Riley



# PARKVIEW

## SINGLE FAMILY

### EXTERIORS

- 12 distinctive architectural elevations
- Hardie board siding, shingle, board & batten, with wood detailing
- 8' contemporary entry door with iron black handle set
- Double garage with smart automatic door opener
- Driveway with exposed concrete
- Professionally landscaped front and back yards
- Fully fenced back yards

### INTERIORS

- Choice of 3 designer interior colour schemes
- 9' or 10' basement (per lot), 10' main floor, and 8' upper floor ceilings with vaulted areas (per model)
- Spacious open-concept layouts
- Durable laminate flooring on main floor
- Plush carpeting on stairs and upper floor
- Contemporary matte black door hardware
- Staircase with black metal spindles & wood railing
- Natural gas fireplace with quartz surround

### GOURMET KITCHENS

- Premium appliance package:
  - Sleek integrated Fisher & Paykel refrigerator
  - Built-in KitchenAid wall oven
  - Built-in KitchenAid gas cooktop
  - Porter & Charles hood fan
  - Panasonic microwave
  - Integrated KitchenAid dishwasher
  - Whirlpool washer & dryer
- Quartz countertop & backsplash (per colour scheme)
- Shaker & flat panel cabinets (per colour scheme) with soft close hinges
- Oversized islands with eating bar and storage
- Matte black single lever pull-down faucet with matching natural composite sink

### SPA-LIKE BATHROOMS

- Powder Room vanity with quartz countertop, matte black widespread dual-lever faucet, black-framed mirror, and durable laminate flooring
- Main Bath with dual-sink vanity (per model), quartz countertop, matte black single-lever faucets, relaxing soaker tub, and ceramic tile flooring coordinated with feature wall tile
- Primary Ensuite with elegant dual-sink vanity (per model) and quartz countertop, matte black widespread dual-lever faucet, extra-large frameless glass shower, and ceramic tile flooring with coordinated wall tile

### THOUGHTFUL DETAILS

- TELUS wireless smart security system: Includes control panel, keypad, motion sensor, window and door contacts, leak detection devices, smart doorbell, smart lock, smart garage door opener, and a rear-yard turret camera mounted under the soffit
- Roughed-in garburator
- Two exterior hose bibs
- Two exterior electrical outlets
- Telephone outlet on each floor
- Cable T.V. outlet in living room
- USB combo outlet on each floor
- 40 amp, 240 volt EV outlet in garage

### QUALITY CONSTRUCTION

- Gas condensing furnace with heat pump and HRV
- Energy efficient, 76 US gallon, electric water heater
- Low E, vinyl windows
- Low VOC paint and adhesives
- 30 year asphalt laminate shingle roof
- Smoke & carbon monoxide detectors
- Engineered joists with 2x6 exterior wall construction
- 2-5-10 year warranty with St. Paul Fire and Marine Insurance Company - Canadian licensed insurer operating as Travelers Canada



# PARKVIEW

## DUPLEX

### EXTERIORS

- 3 distinctive architectural elevations
- Hardie board siding, shingle, board & batten, stone (per model), with wood detailing
- 8' contemporary entry door with iron black handle set
- Oversize single garage with smart automatic door opener
- Driveway with exposed concrete
- Professionally landscaped front and back yards
- Fully fenced back yards

### INTERIORS

- Choice of 3 designer interior colour schemes
- 9' or 10' basement (per lot), 10' main floor, and 8' upper floor ceilings with vaulted areas (per model)
- Spacious open-concept layouts
- Durable laminate flooring on main floor
- Plush carpeting on stairs and upper floor
- Contemporary matte black door hardware
- Staircase with half-wall and wood cap

### GOURMET KITCHENS

- Premium appliance package:
  - Sleek integrated Fisher & Paykel refrigerator
  - KitchenAid electric range
  - Cyclone hood fan
  - Panasonic microwave
  - Integrated KitchenAid dishwasher
  - Whirlpool washer & dryer
- Quartz countertop & backsplash (per colour scheme)
- Shaker & flat panel cabinets (per colour scheme) with soft close hinges
- Oversized islands with eating bar and storage
- Matte black single lever pull-down faucet with matching natural composite sink

### SPA-LIKE BATHROOMS

- Powder Room vanity with quartz countertop, matte black widespread dual-lever faucet, black-framed mirror, and durable laminate flooring
- Main Bath with quartz countertop, matte black single-lever faucets, relaxing soaker tub, and ceramic tile flooring coordinated with feature wall tile
- Primary Ensuite with quartz countertop, matte black widespread dual-lever faucet, extra-large frameless glass shower, and ceramic tile flooring with coordinated wall tile

### THOUGHTFUL DETAILS

- TELUS wireless smart security system: Includes control panel, keypad, motion sensor, window and door contacts, leak detection devices, smart doorbell, smart lock, smart garage door opener, and a rear-yard turret camera mounted under the soffit
- Roughed-in garburator
- Two exterior hose bibs
- Two exterior electrical outlets
- Telephone outlet on each floor
- Cable T.V. outlet in living room
- USB combo outlet on each floor
- 40 amp, 240 volt EV outlet in garage

### QUALITY CONSTRUCTION

- Gas condensing furnace with heat pump and HRV
- Energy efficient, 76 US gallon, electric water heater
- Low E, vinyl windows
- Low VOC paint and adhesives
- 30 year asphalt laminate shingle roof
- Smoke & carbon monoxide detectors
- Engineered joists with 2x6 exterior wall construction
- 2-5-10 year warranty with St. Paul Fire and Marine Insurance Company - Canadian licensed insurer operating as Travelers Canada



# PARKVIEW



**GALLOWAY 'A'**



**GALLOWAY 'B'**

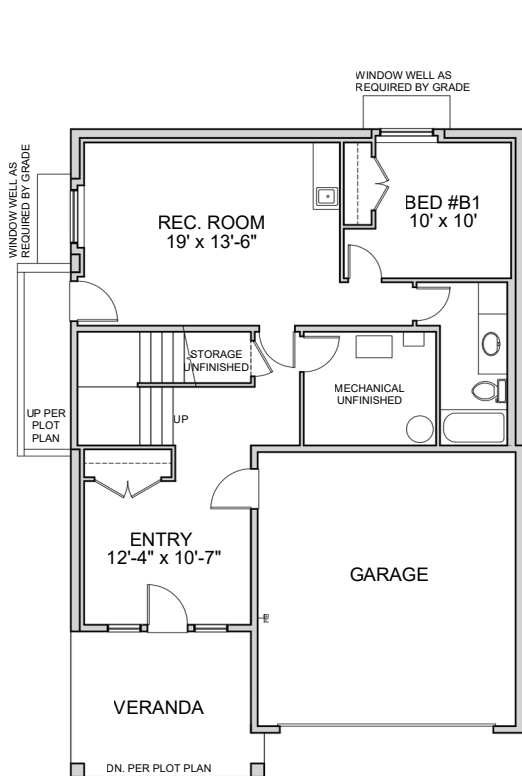


**GALLOWAY 'C'**

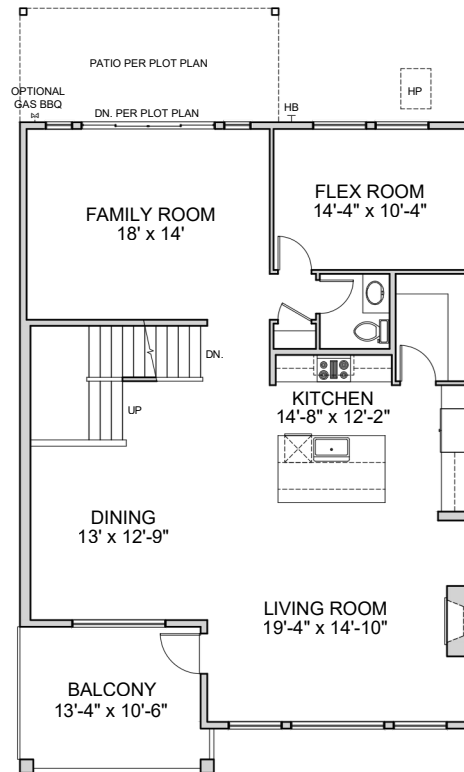
## GALLOWAY

3,602 SF (Including Finished Basement)

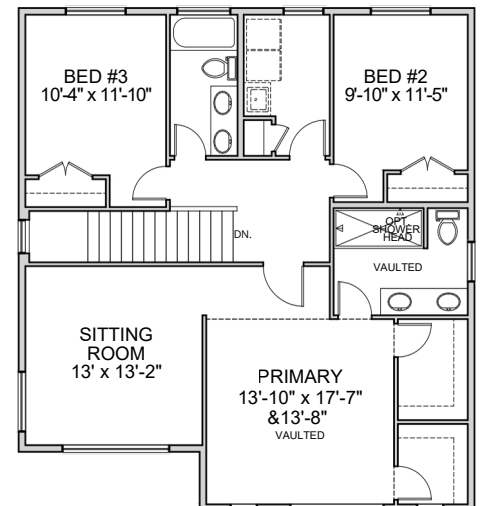
Based on Galloway 'A'



**BASEMENT**  
1,008 SF



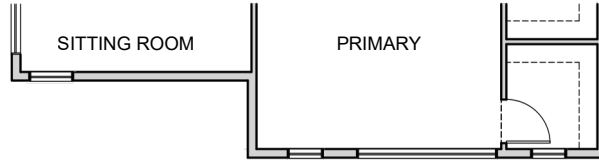
**MAIN FLOOR - FLEX ROOM**  
1,431 SF



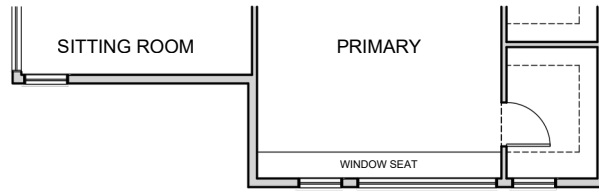
**UPPER FLOOR - SITTING ROOM**  
1,163 SF



# PARKVIEW



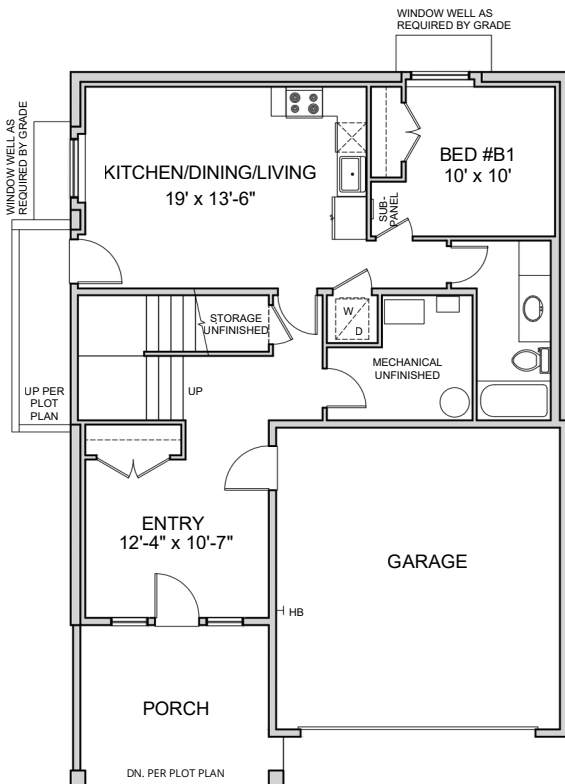
UPPER FLOOR ELEVATION - GALLOWAY 'B'



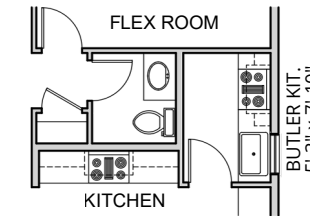
UPPER FLOOR ELEVATION - GALLOWAY 'C'

## GALLOWAY

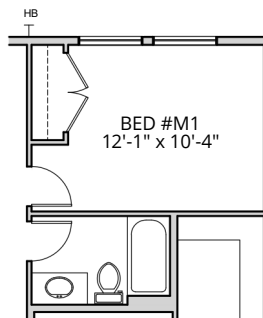
### Elevation Changes & Optional Floor Plan Upgrades



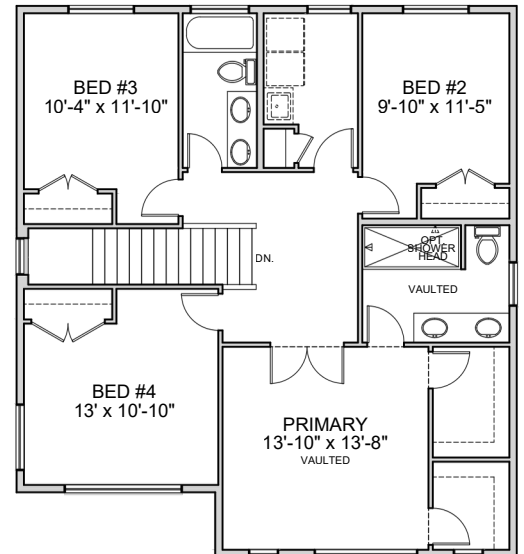
OPTIONAL BASEMENT - SECONDARY SUITE  
TOTAL: 1008 SF SUITE: 571 SF



OPTIONAL BUTLER KITCHEN



OPTIONAL MAIN FLOOR BEDROOM



OPTIONAL UPPER FLOOR - 4 BEDROOM  
1163 SF  
Based on Galloway 'A'



# PARKVIEW



**PRINCETON 'A'**



**PRINCETON 'B'**

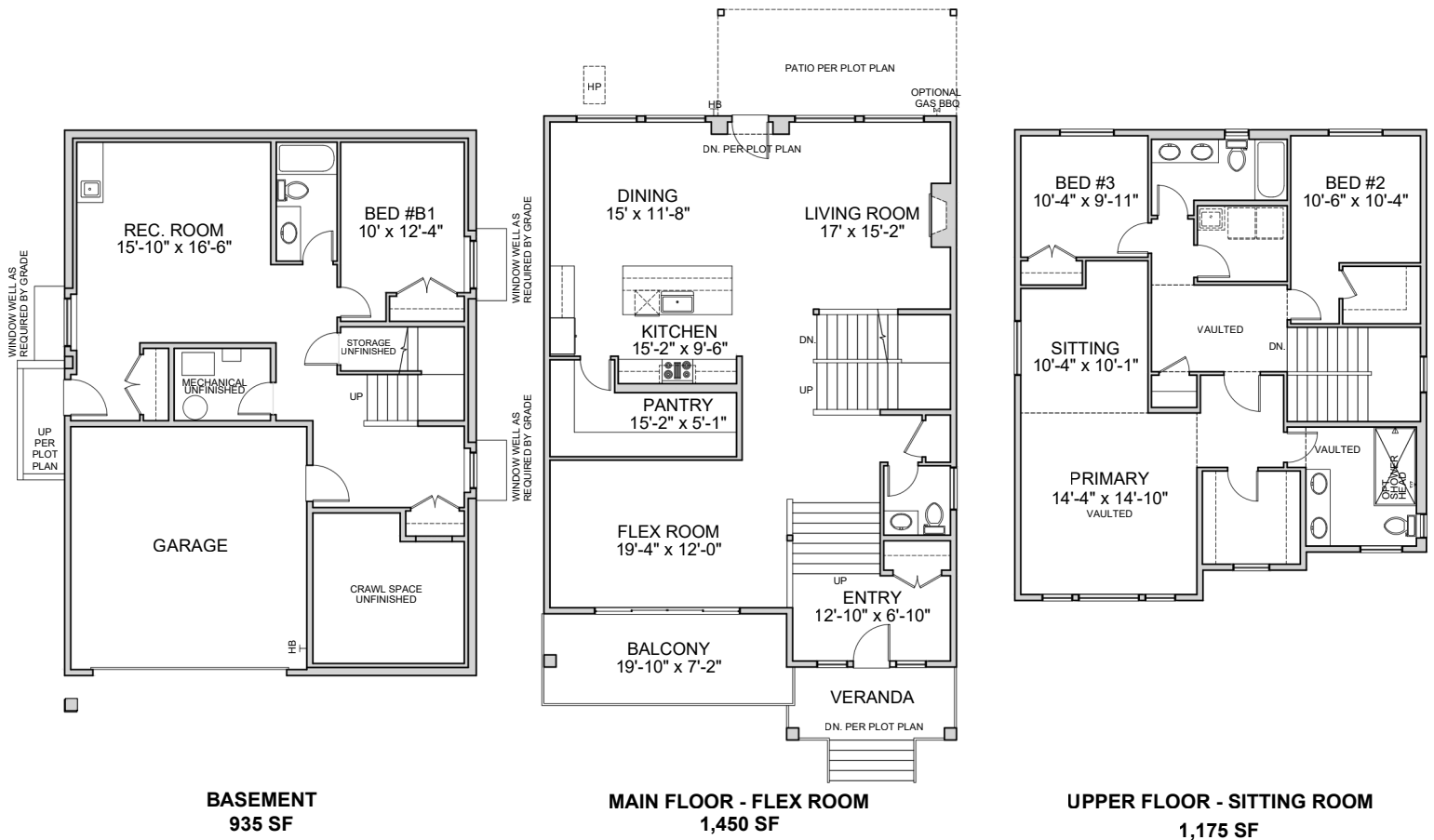


**PRINCETON 'C'**

## PRINCETON

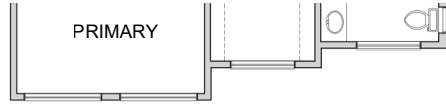
3,560 SF (Including Finished Basement)

Based on Princeton 'A'

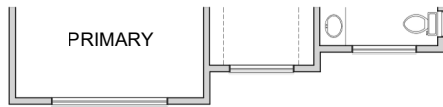




# PARKVIEW



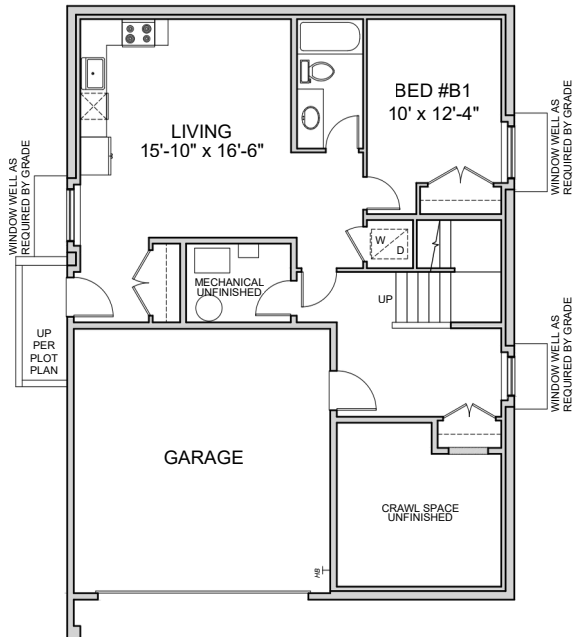
UPPER FLOOR ELEVATION - PRINCETON 'B'



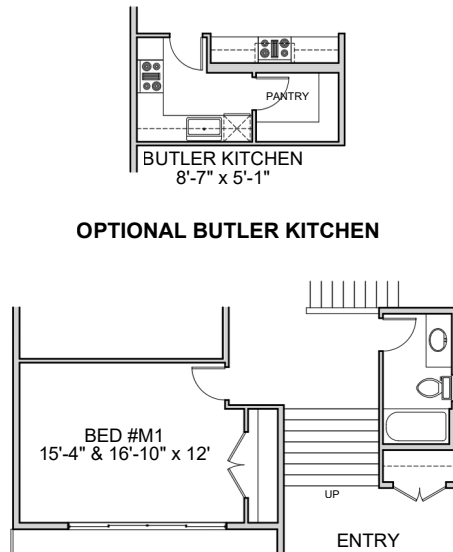
UPPER FLOOR ELEVATION - PRINCETON 'C'

## PRINCETON

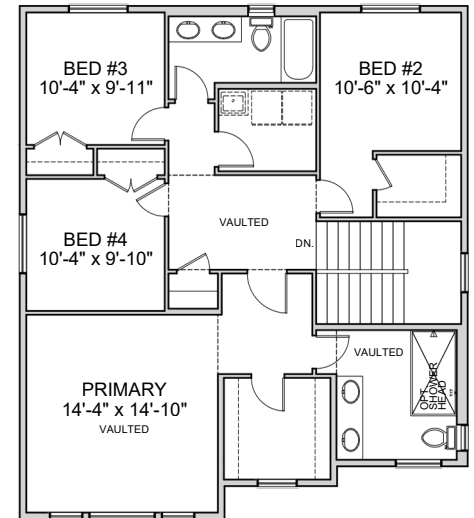
### Elevation Changes & Optional Floor Plan Upgrades



OPTIONAL BASEMENT - SECONDARY SUITE  
TOTAL: 935 SF SUITE: 665 SF



OPTIONAL MAIN FLOOR BEDROOM



OPTIONAL UPPER FLOOR - 4 BEDROOM  
1175 SF  
Based on Princeton 'A'



# PARKVIEW



QUEENSTON 'A'



QUEENSTON 'B'



QUEENSTON 'C'

## QUEENSTON

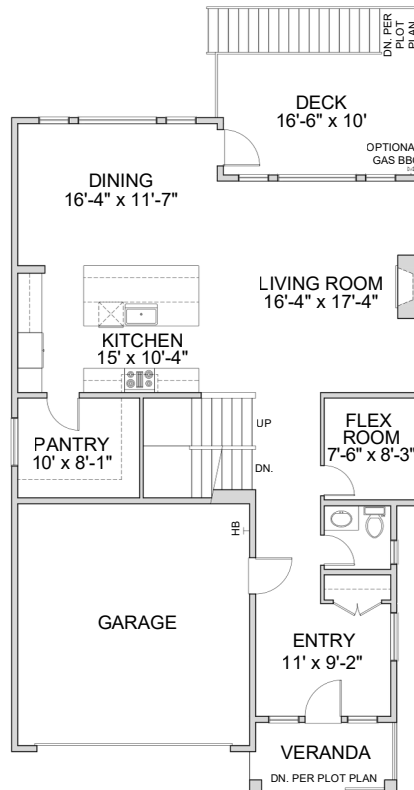
3,567 SF (Including Finished Basement)

Based on Queenston 'A'

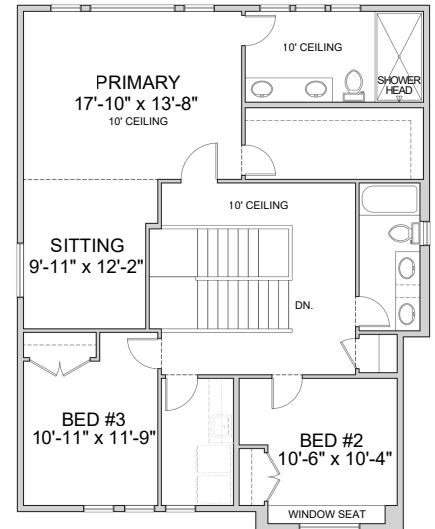
Preliminary Floor Plan



**BASEMENT**  
1,050 SF



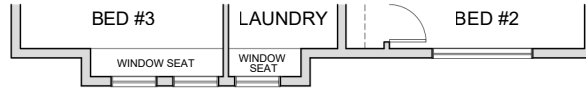
**MAIN FLOOR**  
1,225 SF



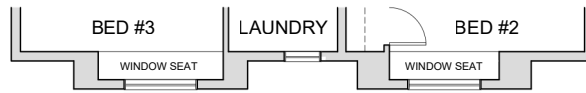
**UPPER FLOOR - SITTING ROOM**  
1,292 SF



# PARKVIEW



UPPER FLOOR - QUEENSTON 'B'

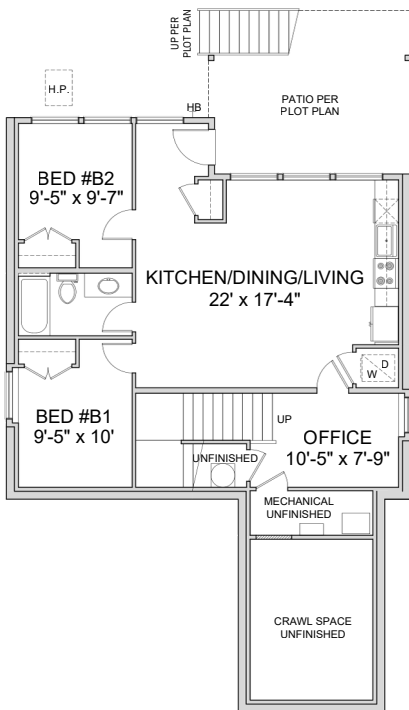


UPPER FLOOR - QUEENSTON 'C'

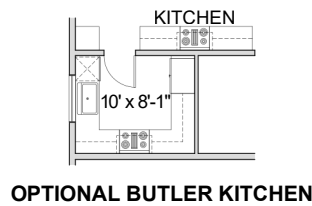
## QUEENSTON

### Elevation Changes & Optional Floor Plan Upgrades

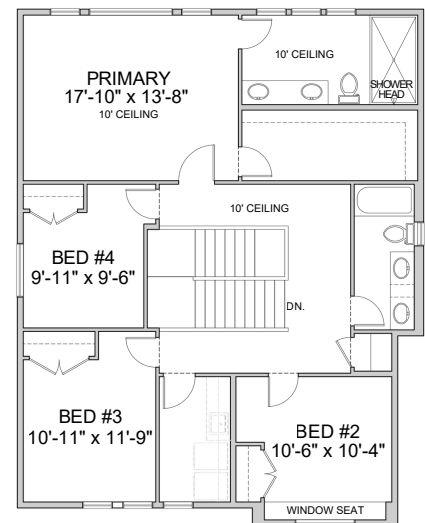
Preliminary Floor Plan



OPTIONAL BASEMENT - SECONDARY SUITE  
 BASED ON QUEENSTON 'A'  
 TOTAL: 1050 SF SUITE: 794 SF



OPTIONAL BUTLER KITCHEN



OPTIONAL UPPER FLOOR - 4 BEDROOM  
 BASED ON QUEENSTON 'A'  
 1292 SF



# PARKVIEW



VICTORIA 'A'



VICTORIA 'B'



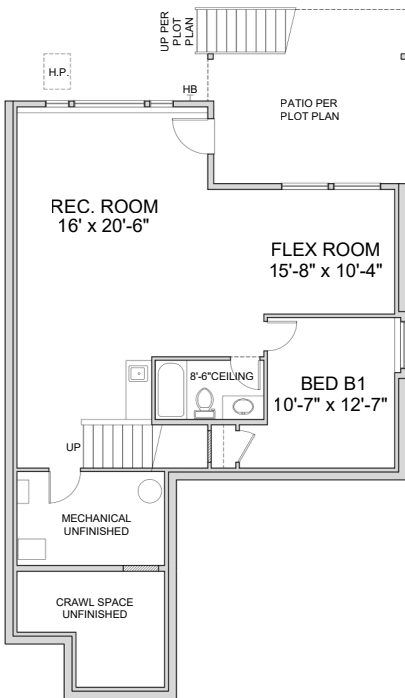
VICTORIA 'C'

## VICTORIA

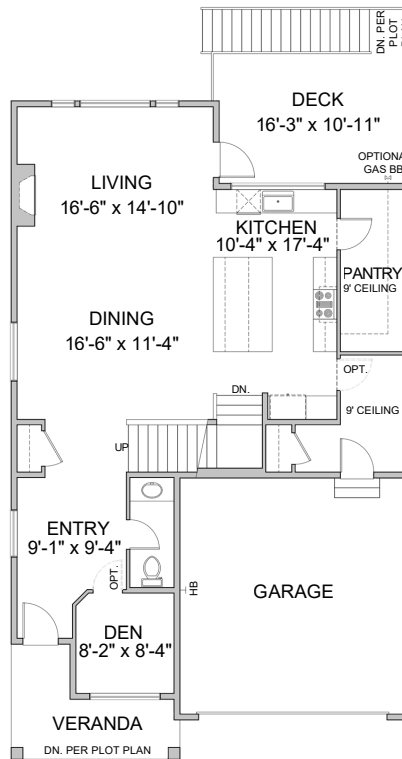
3,600 SF (Including Finished Basement)

Based on Victoria 'A'

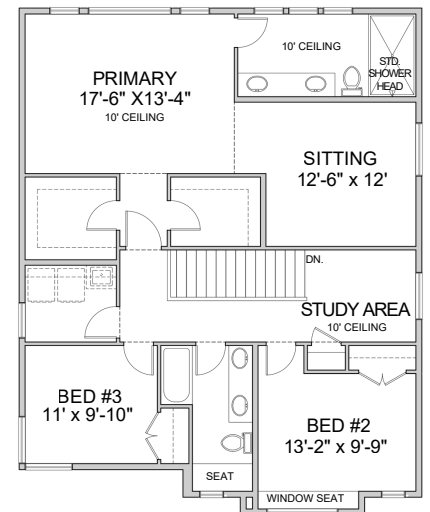
Preliminary Floor Plan



**BASEMENT**  
1,080 SF



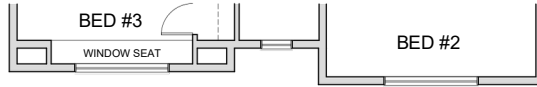
**MAIN FLOOR**  
1,195 SF



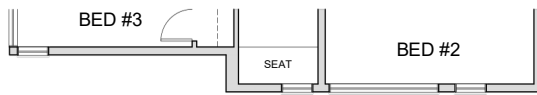
**UPPER FLOOR - SITTING ROOM**  
1,325 SF



# PARKVIEW



UPPER FLOOR - VICTORIA 'B'

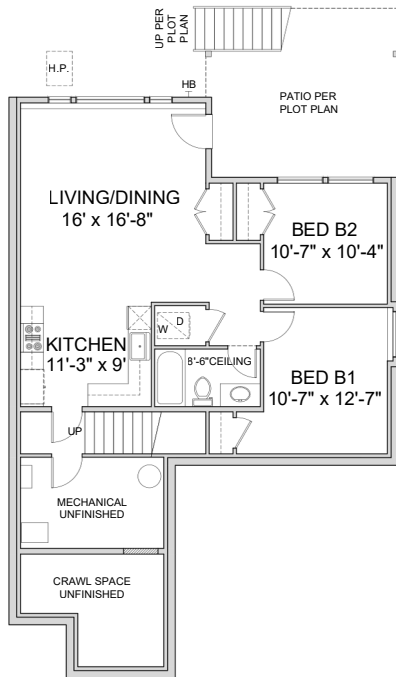


UPPER FLOOR - VICTORIA 'C'

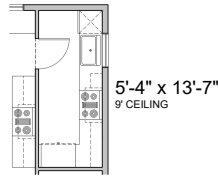
## VICTORIA

### Elevation Changes & Optional Floor Plan Upgrades

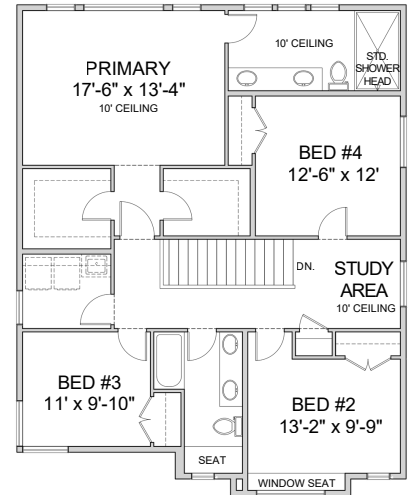
Preliminary Floor Plan



OPTIONAL BASEMENT - SECONDARY SUITE  
 BASED ON VICTORIA 'A'  
 TOTAL: 1,080 SF SUITE: 888 SF



OPTIONAL BUTLER KITCHEN



OPTIONAL UPPER FLOOR - 4 BEDROOM  
 BASED ON VICTORIA 'A'  
 1,325 SF



# PARKVIEW



**SOUTH ELEVATION - UNIT A ENTRY**

## HARPER

UNIT A - 2,132 SF (Including Finished Basement)

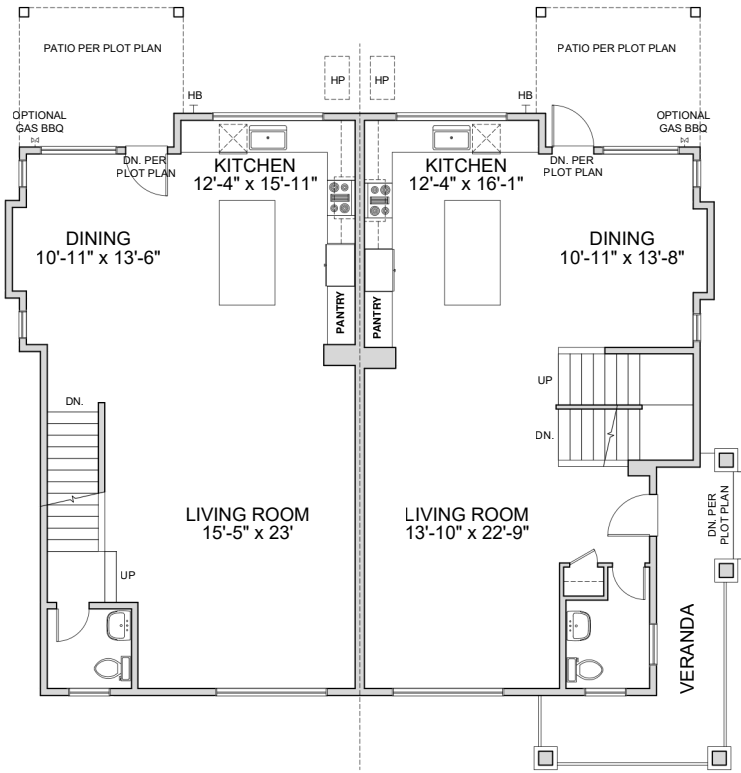
UNIT B - 2,095 SF (Including Finished Basement)



**EAST ELEVATION - UNIT B ENTRY**

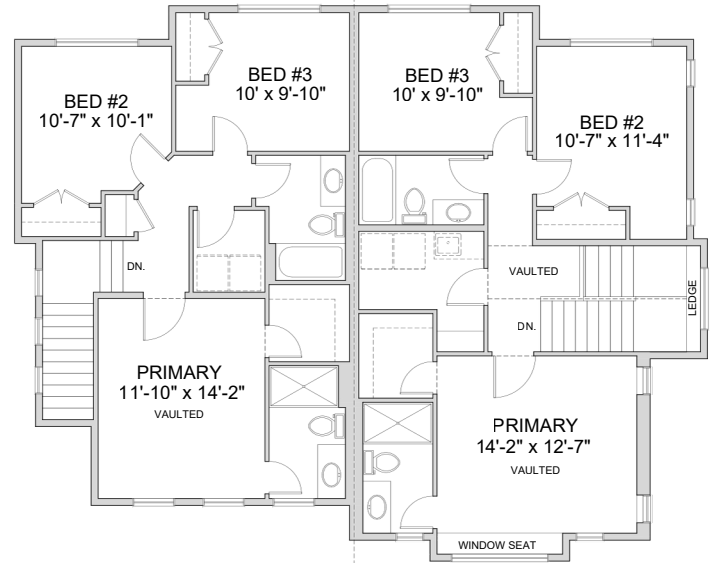


# PARKVIEW



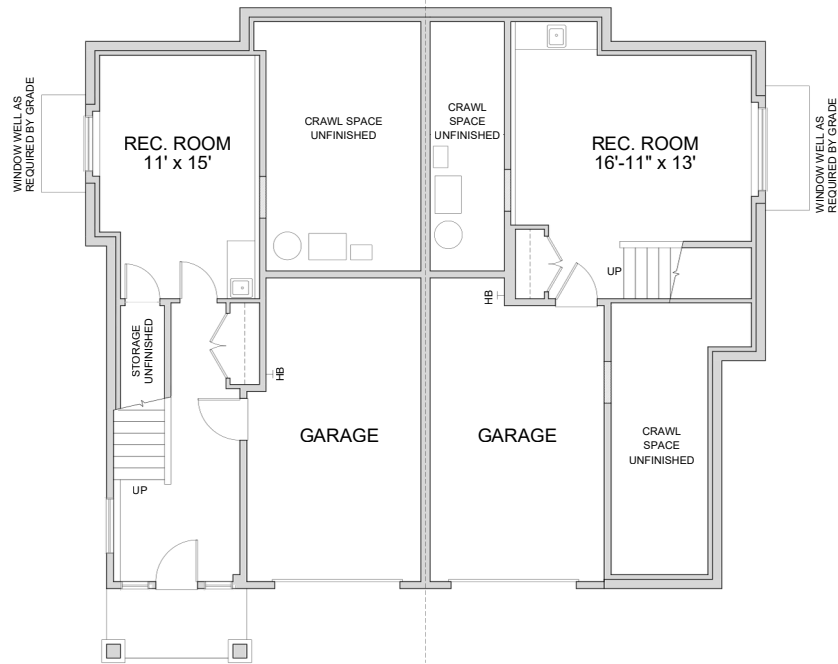
**MAIN FLOOR**  
**UNIT A: 960 SF**

**UNIT B: 946 SF**



**UPPER FLOOR**  
**UNIT A: 742 SF**

**UNIT B: 801 SF**



**BASEMENT**  
**UNIT A: 430 SF**

**UNIT B: 348 SF**



# PARKVIEW



**NORTH ELEVATION - UNIT B ENTRY**

## MILLARD

UNIT A - 2,135 SF (Including Finished Basement)

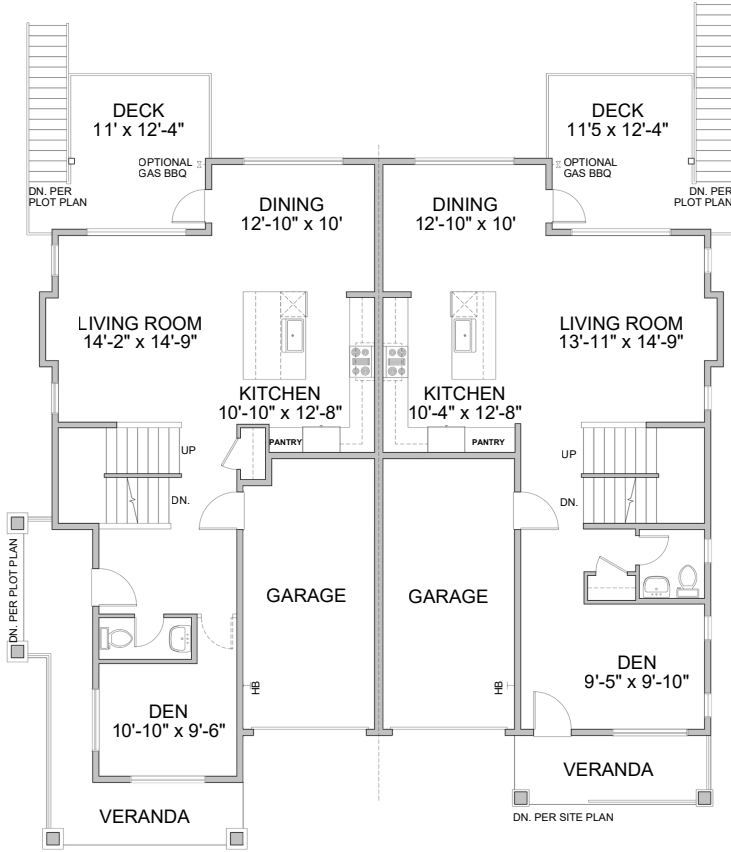
UNIT B - 2,116 SF (Including Finished Basement)



**EAST ELEVATION - UNIT A ENTRY**

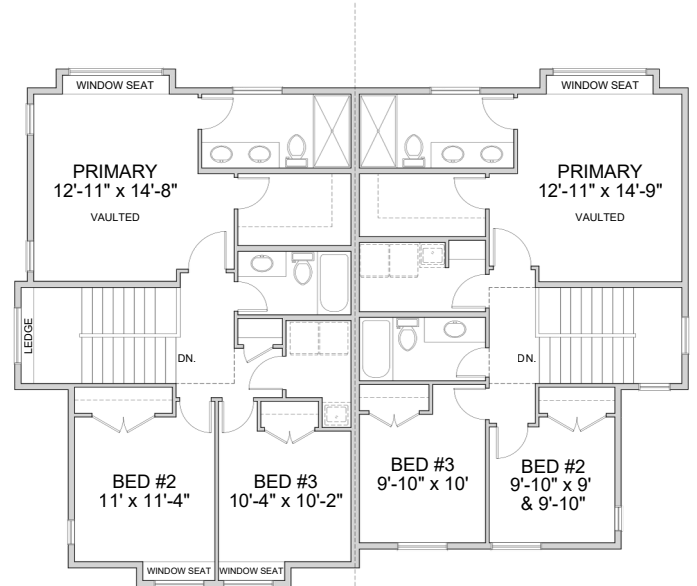


# PARKVIEW



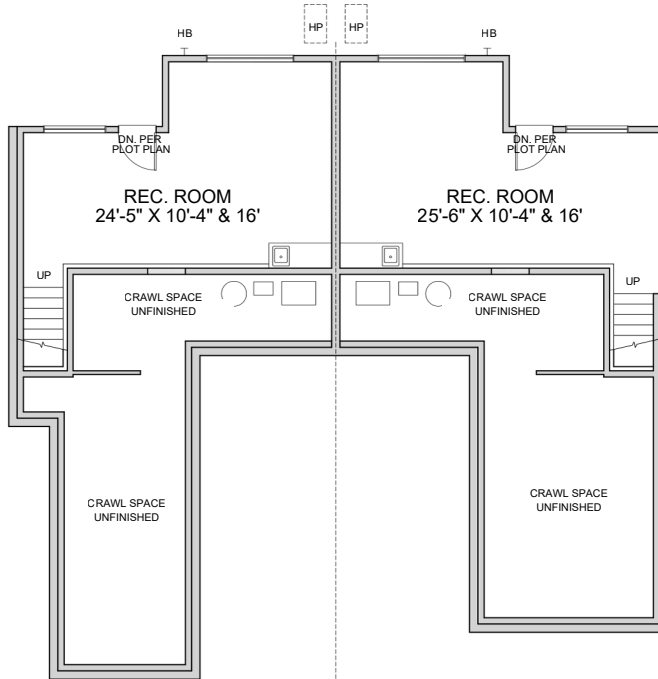
**MAIN FLOOR**  
**UNIT A: 877 SF**

**UNIT B: 898 SF**



**UPPER FLOOR**  
**UNIT A: 860 SF**

**UNIT B: 815 SF**



**BASEMENT**  
**UNIT A: 398 SF**

**UNIT B: 403 SF**

*Preliminary Floor Plan*



# PARKVIEW



**SOUTH ELEVATION - UNIT B ENTRY**

## RILEY

UNIT A - 2,136 SF (Including Finished Basement)

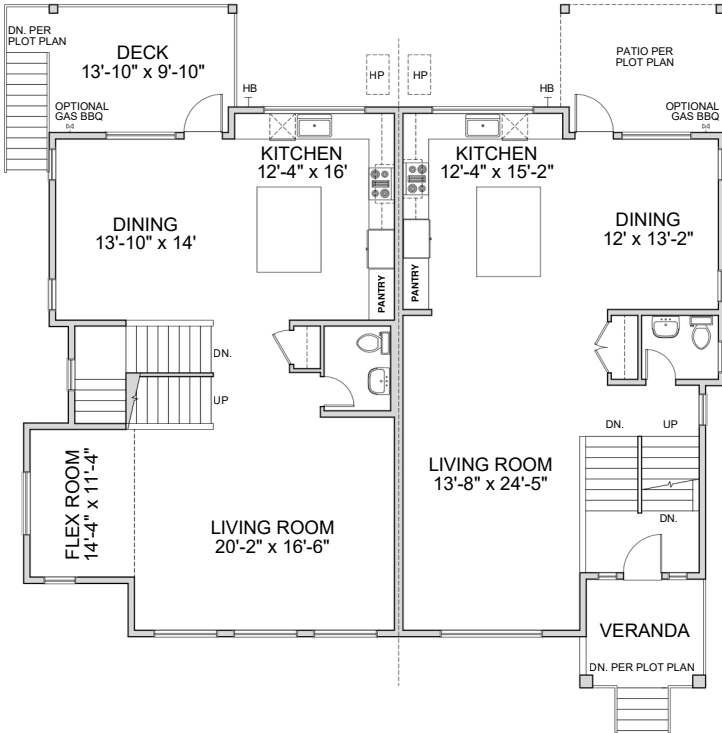
UNIT B - 2,033 SF (Including Finished Basement)



**WEST ELEVATION - UNIT A ENTRY**

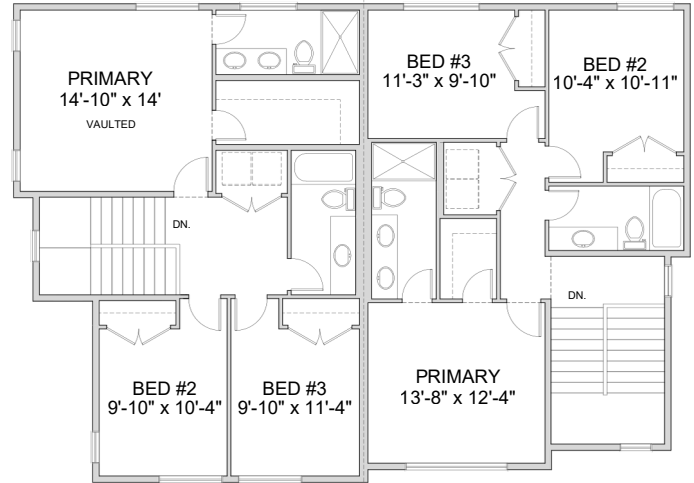


# PARKVIEW



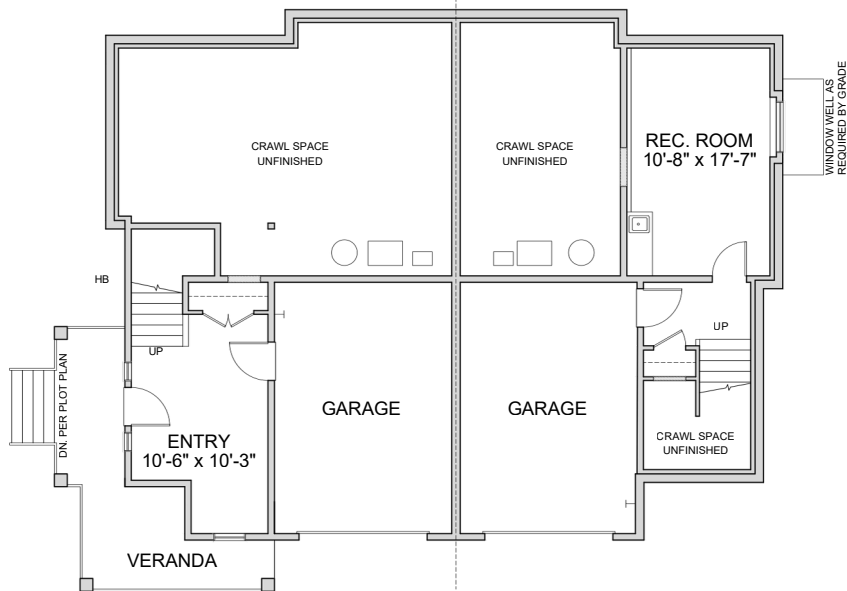
**MAIN FLOOR**  
**UNIT A: 1,090 SF**

**UNIT B: 958 SF**



**UPPER FLOOR**  
**UNIT A: 843 SF**

**UNIT B: 793 SF**



**BASEMENT**  
**UNIT A: 203 SF**

**UNIT B: 282 SF**

*Preliminary Floor Plan*