



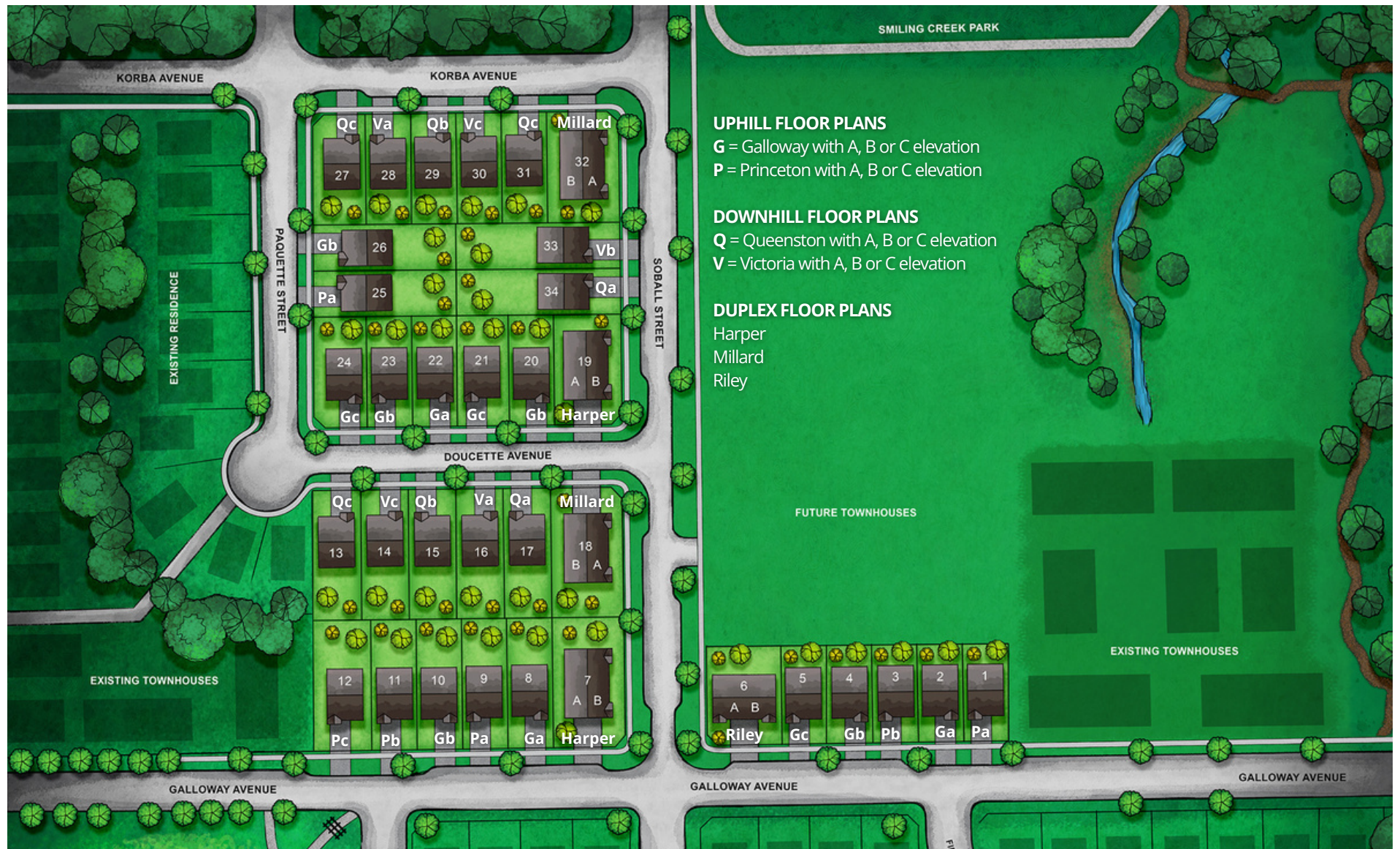
PARKVIEW

SINGLE FAMILY & DUPLEX HOMES





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

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

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- Spacious open-concept layouts
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- Contemporary matte black door hardware
- Staircase with half-wall and wood cap

GOURMET KITCHENS

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 - KitchenAid electric range
 - Cyclone hood fan
 - Panasonic microwave
 - Integrated KitchenAid dishwasher
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PARKVIEW



GALLOWAY 'A'



GALLOWAY 'B'

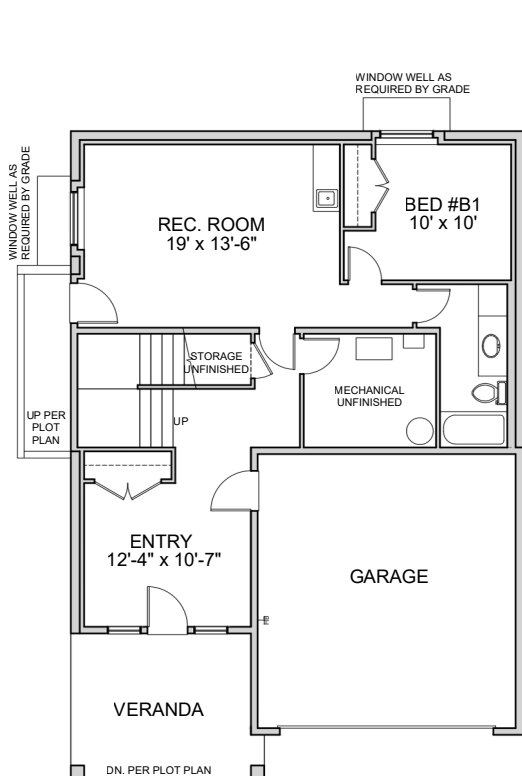


GALLOWAY 'C'

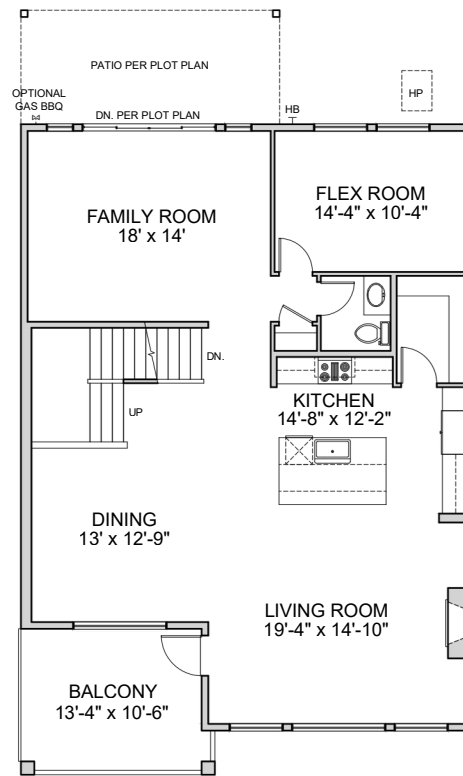
GALLOWAY

3,602 SF (Including Finished Basement)

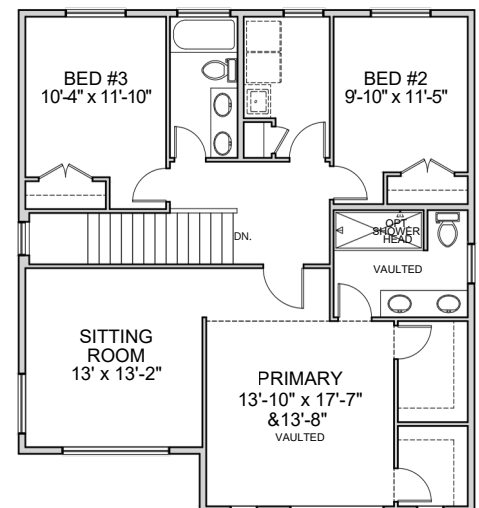
Based on Galloway 'A'



BASEMENT
1,008 SF

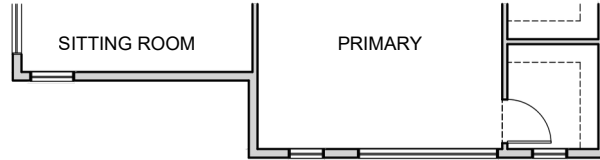


MAIN FLOOR - FLEX ROOM
1,431 SF

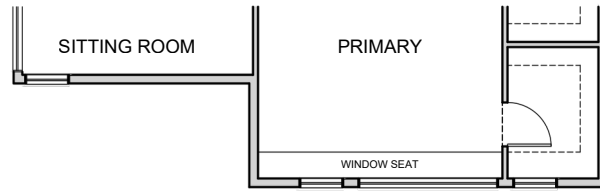


UPPER FLOOR - SITTING ROOM
1,163 SF

PARKVIEW



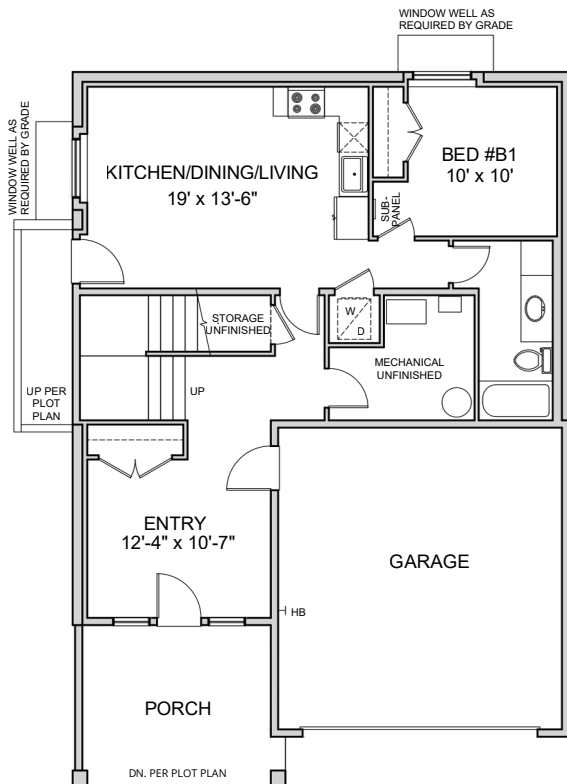
UPPER FLOOR ELEVATION - GALLOWAY 'B'



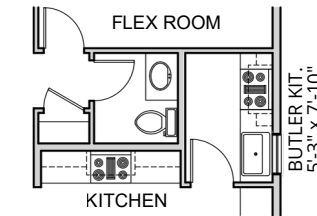
UPPER FLOOR ELEVATION - GALLOWAY 'C'

GALLOWAY

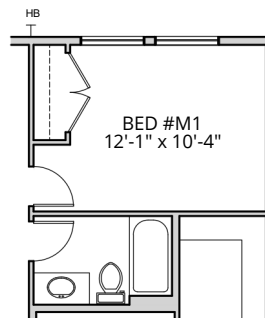
Elevation Changes & Optional Floor Plan Upgrades



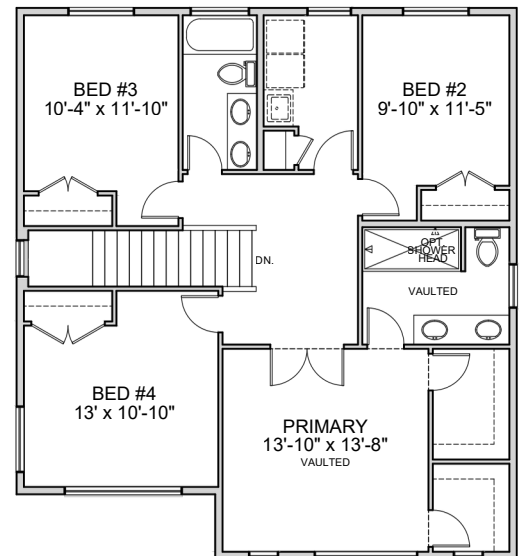
OPTIONAL BASEMENT - SECONDARY SUITE
TOTAL: 1008 SF SUITE: 571 SF



OPTIONAL BUTLER KITCHEN



OPTIONAL MAIN FLOOR BEDROOM



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



PARKVIEW



PRINCETON 'A'



PRINCETON 'B'

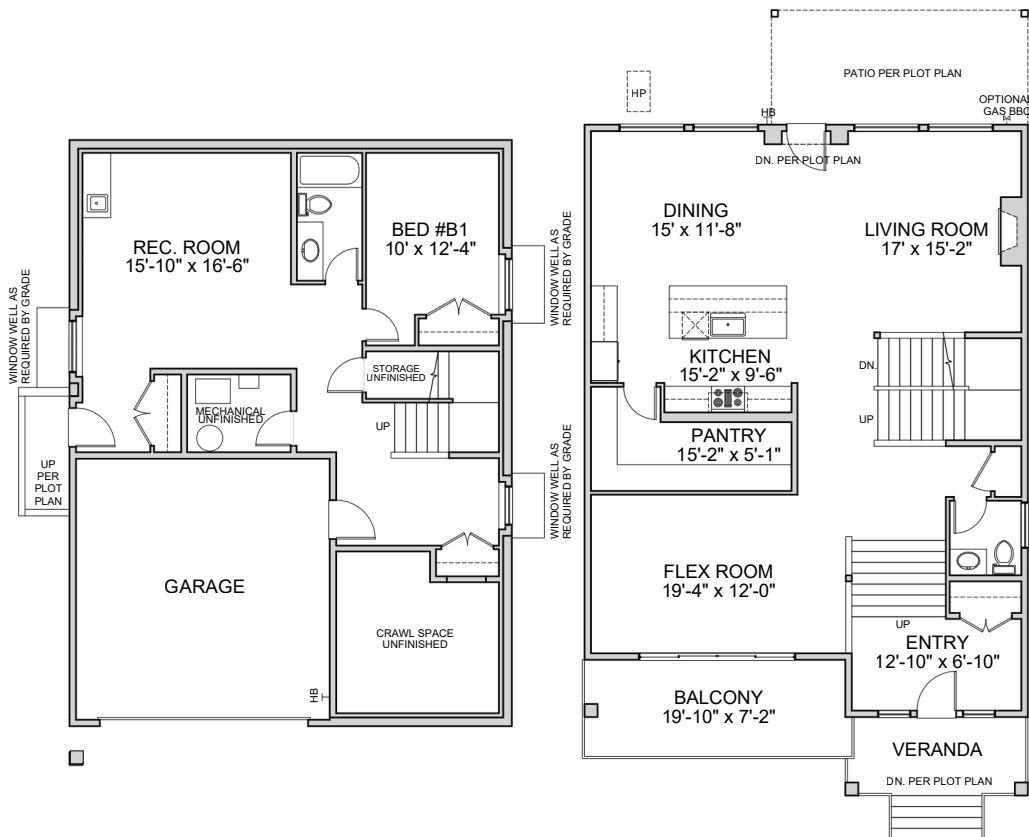


PRINCETON 'C'

PRINCETON

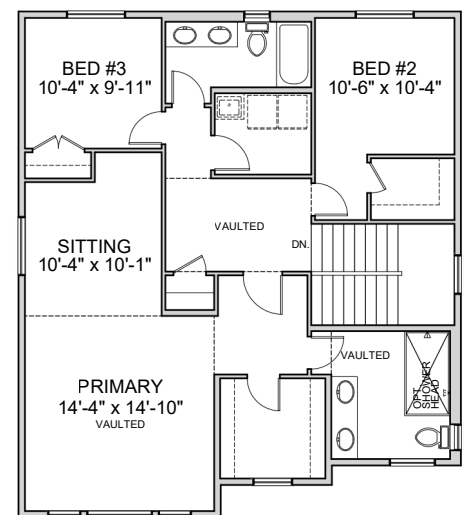
3,560 SF (Including Finished Basement)

Based on Princeton 'A'



BASEMENT
935 SF

MAIN FLOOR - FLEX ROOM
1,450 SF

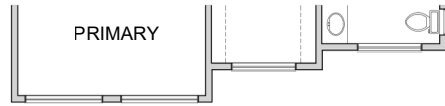


UPPER FLOOR - SITTING ROOM
1,175 SF

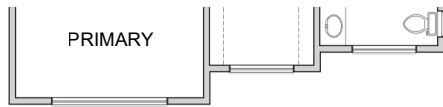
THE DEVELOPER RESERVES THE RIGHT TO MAKE MODIFICATIONS TO FLOOR PLANS, ELEVATIONS, FEATURES AND/OR FINISHES WITHOUT NOTICE. SIZES ARE BASED ON ARCHITECTURAL MEASUREMENTS E. & O.E. ALL LANDSCAPING ELEMENTS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO PLOT PLAN.

MORNINGSTAR

PARKVIEW



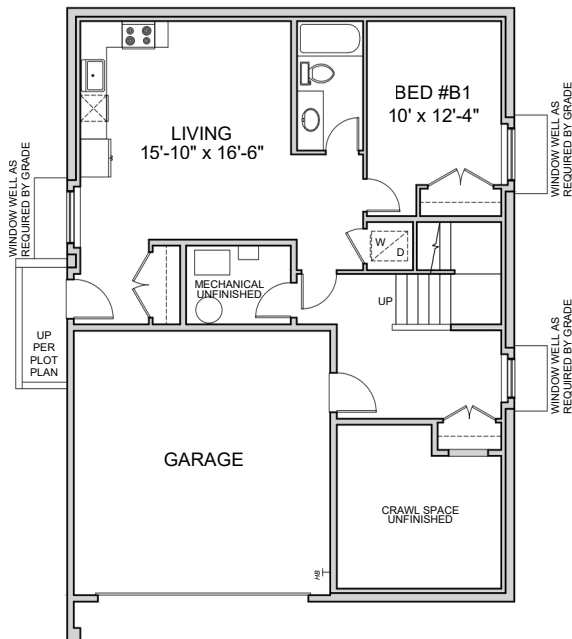
UPPER FLOOR ELEVATION - PRINCETON 'B'



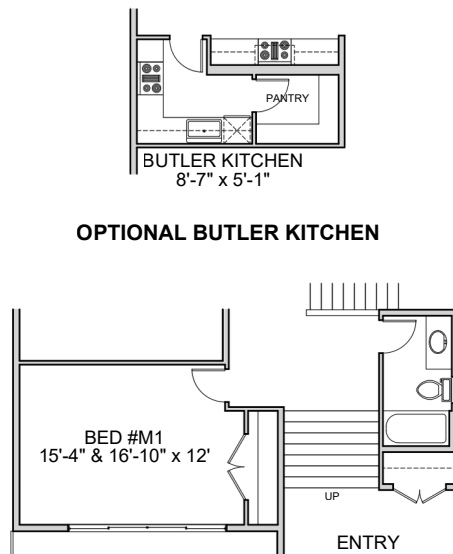
UPPER FLOOR ELEVATION - PRINCETON 'C'

PRINCETON

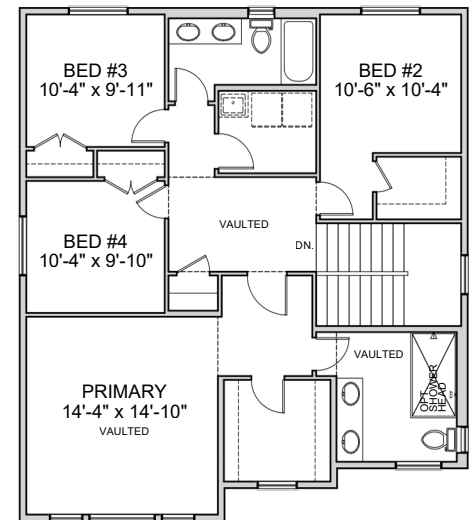
Elevation Changes & Optional Floor Plan Upgrades



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'



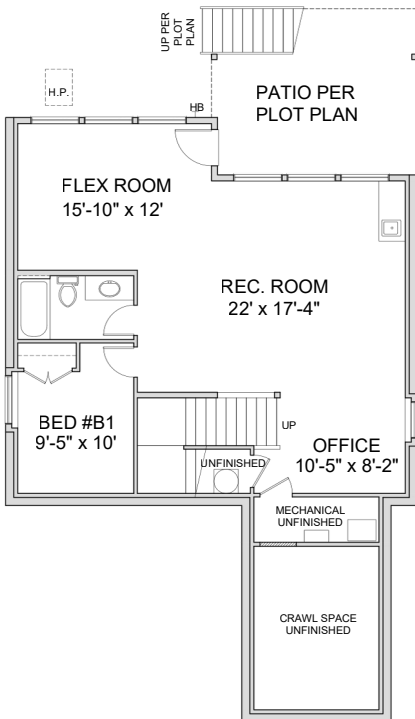
QUEENSTON 'C'

QUEENSTON

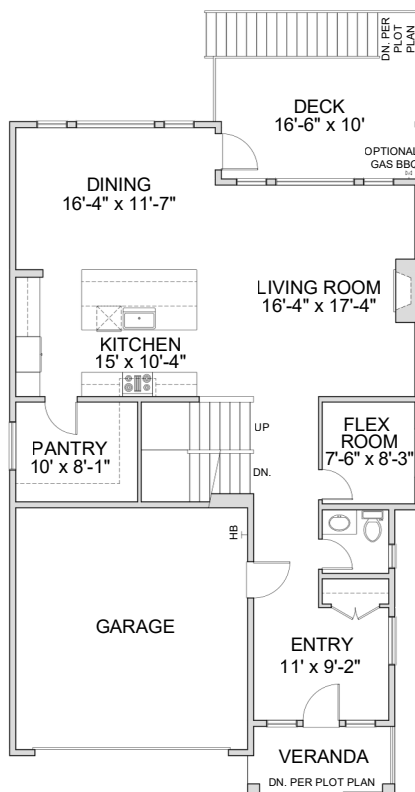
3,567 SF (Including Finished Basement)

Based on Queenston 'A'

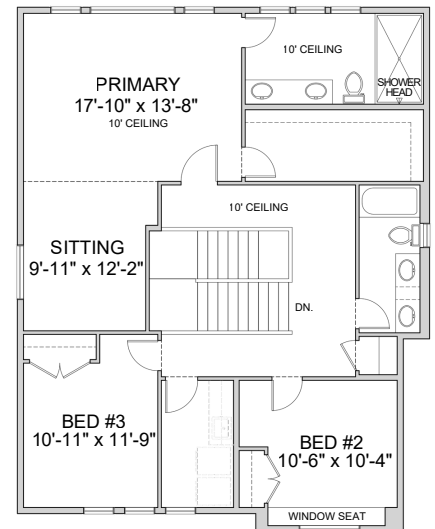
Preliminary Floor Plan



BASEMENT
1,050 SF



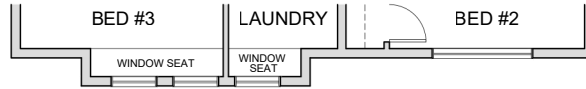
MAIN FLOOR
1,225 SF



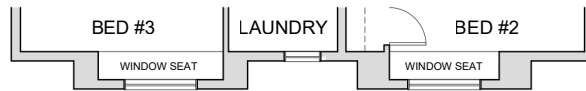
UPPER FLOOR - SITTING ROOM
1,292 SF



PARKVIEW



UPPER FLOOR - QUEENSTON 'B'

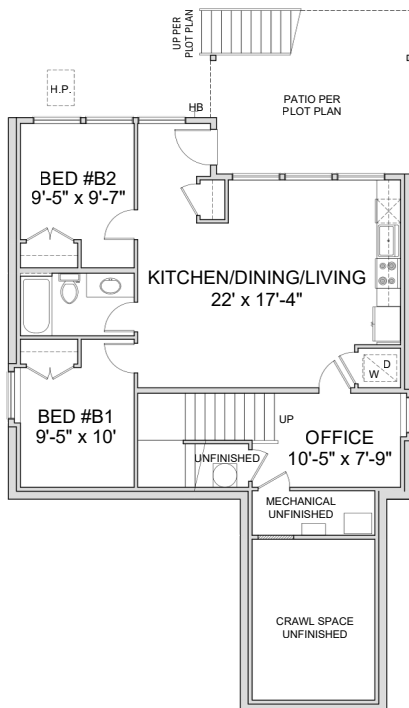


UPPER FLOOR - QUEENSTON 'C'

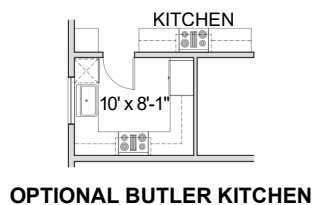
QUEENSTON

Elevation Changes & Optional Floor Plan Upgrades

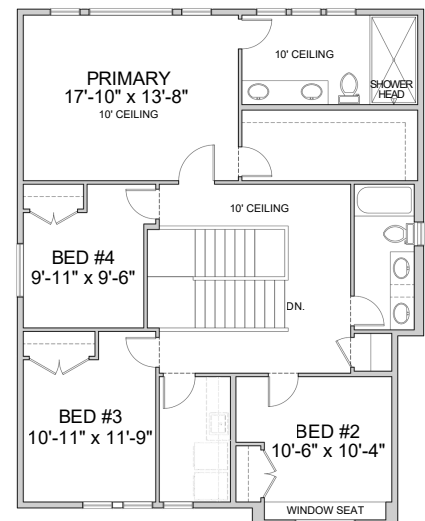
Preliminary Floor Plan



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'



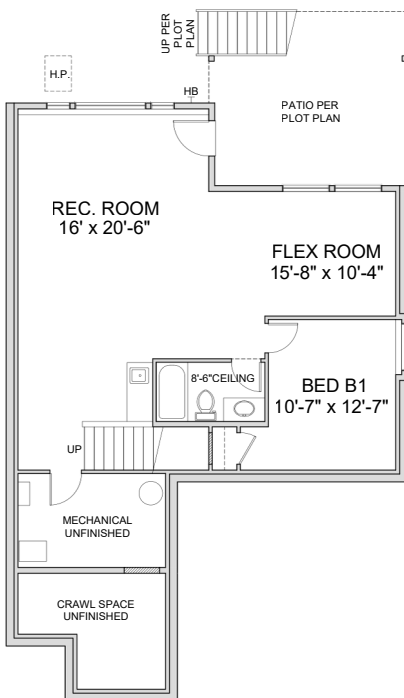
VICTORIA 'C'

VICTORIA

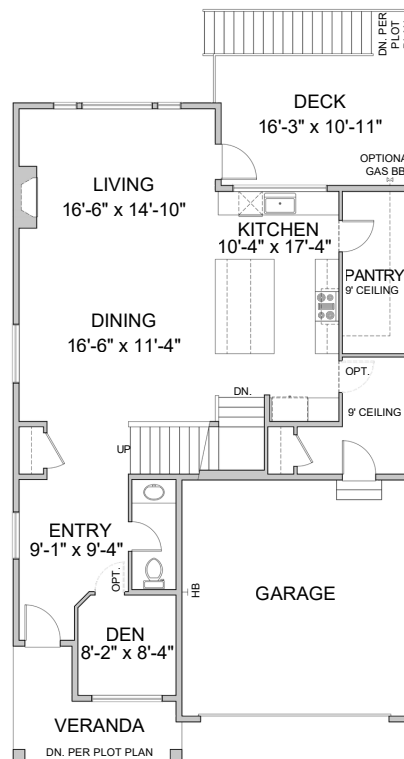
3,600 SF (Including Finished Basement)

Based on Victoria 'A'

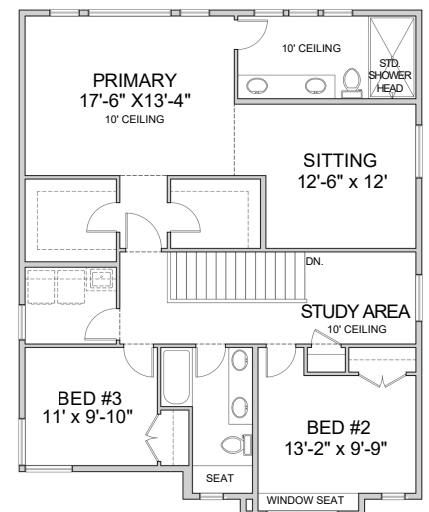
Preliminary Floor Plan



BASEMENT
1,080 SF

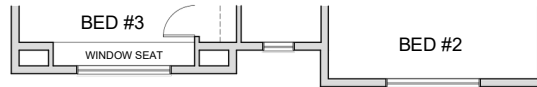


MAIN FLOOR
1,195 SF



UPPER FLOOR - SITTING ROOM
1,325 SF

PARKVIEW



UPPER FLOOR - VICTORIA 'B'

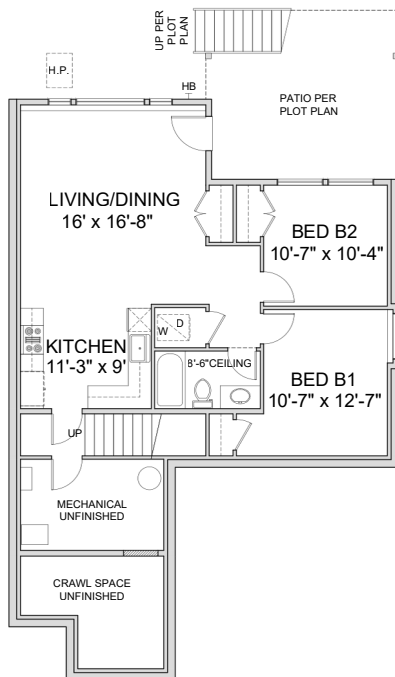


UPPER FLOOR - VICTORIA 'C'

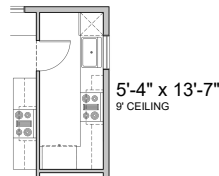
VICTORIA

Elevation Changes & Optional Floor Plan Upgrades

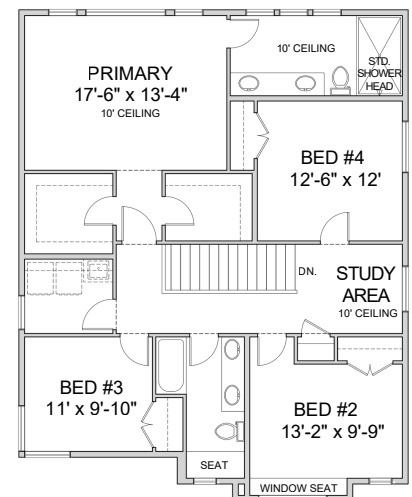
Preliminary Floor Plan



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)

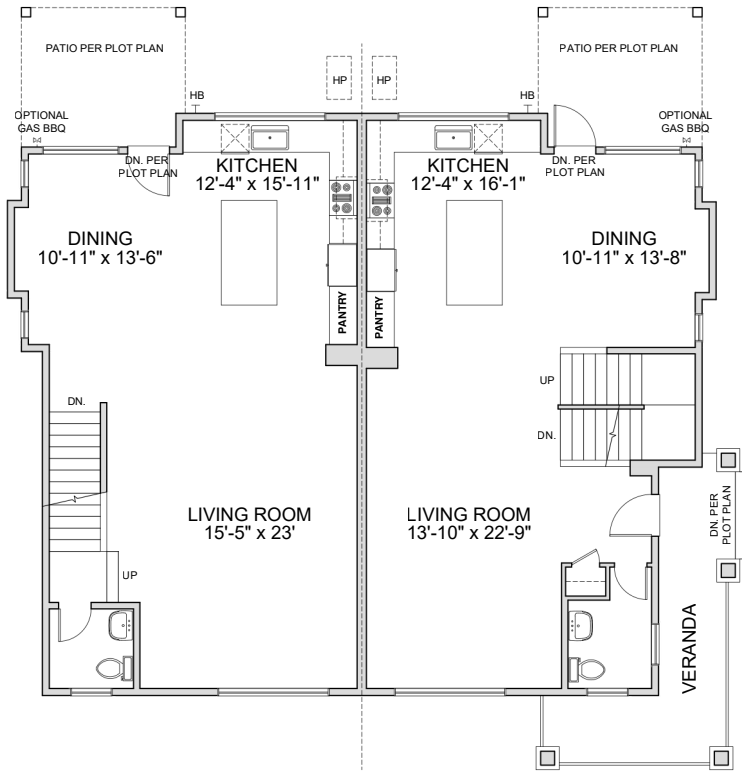
UNIT B - 2,095 SF (Including Finished Basement)



EAST ELEVATION - UNIT B ENTRY

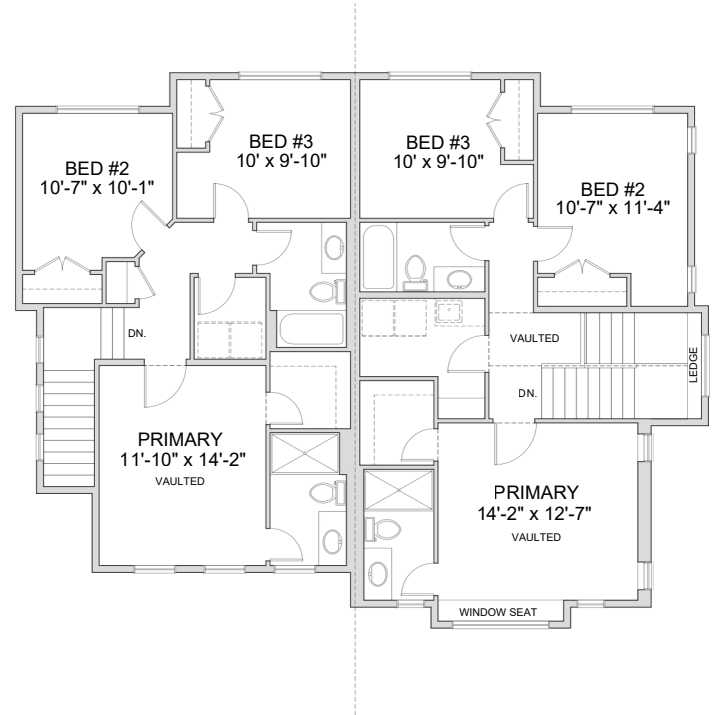


PARKVIEW



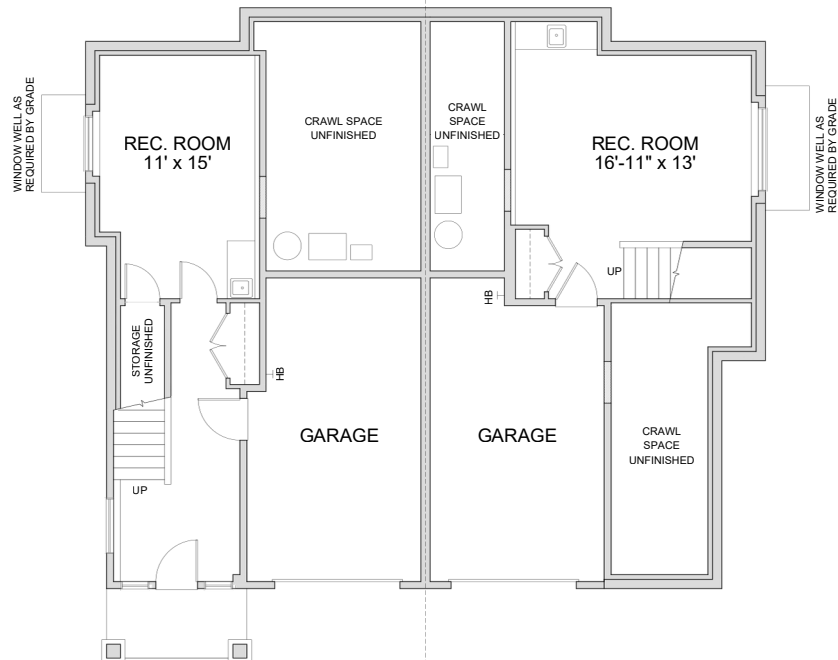
MAIN FLOOR
UNIT A: 960 SF

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)

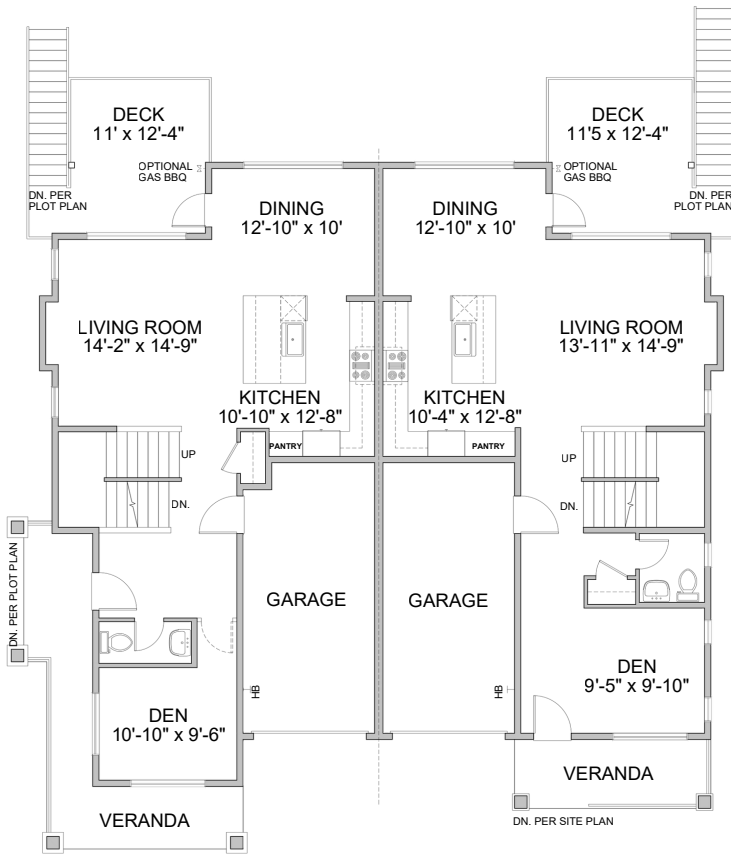
UNIT B - 2,116 SF (Including Finished Basement)



EAST ELEVATION - UNIT A ENTRY

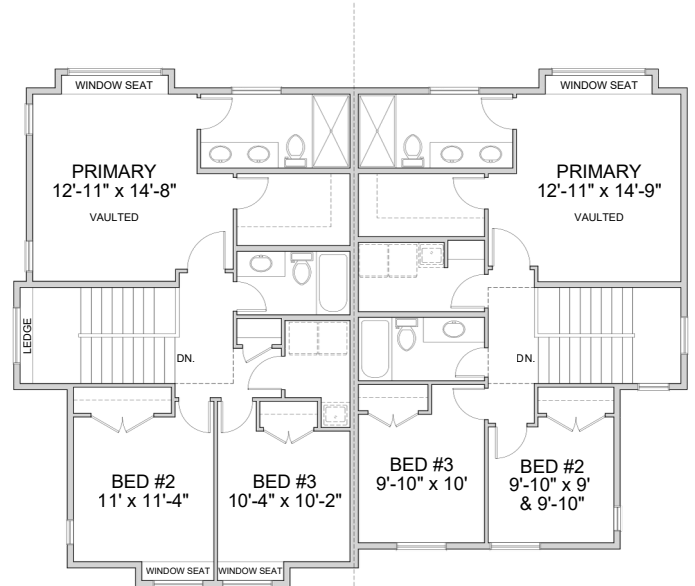


PARKVIEW



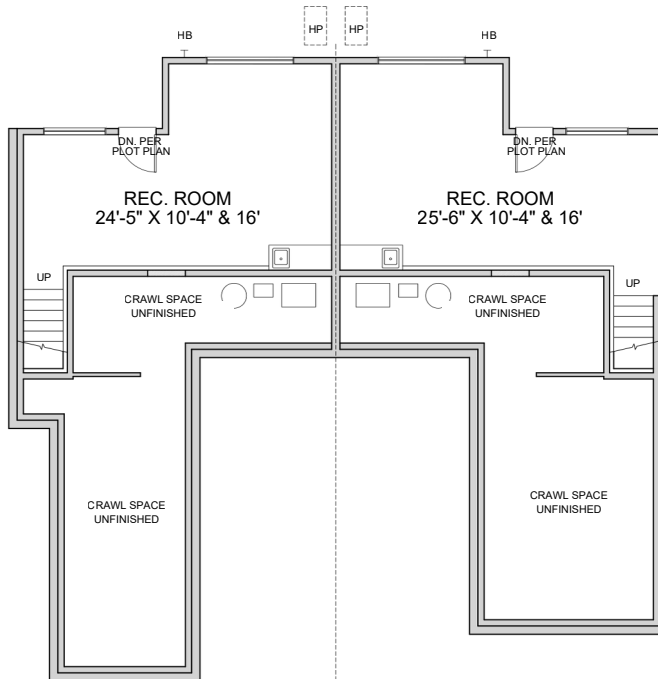
MAIN FLOOR
UNIT A: 877 SF

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)

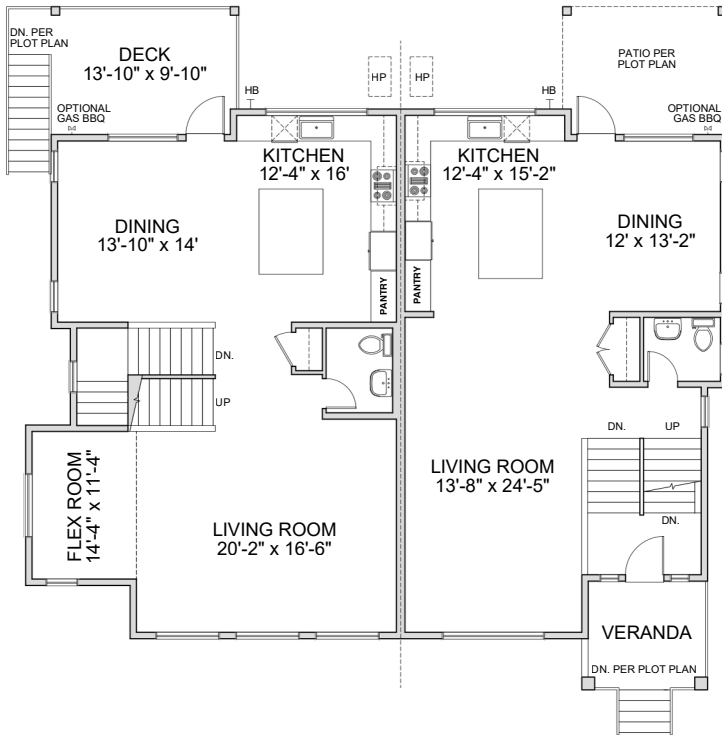
UNIT B - 2,033 SF (Including Finished Basement)



WEST ELEVATION - UNIT A ENTRY

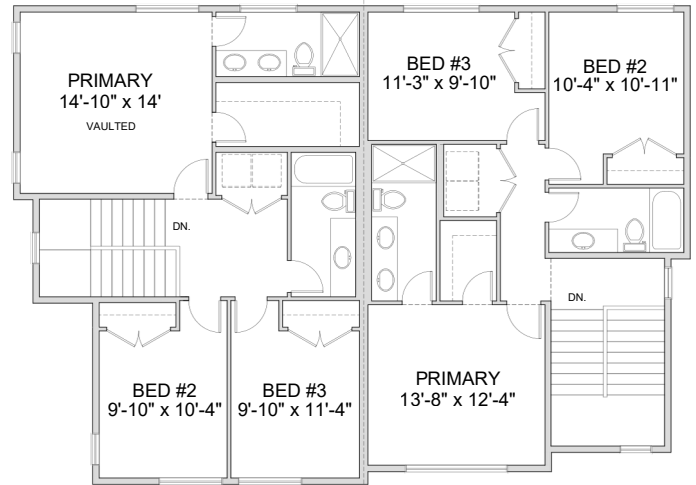


PARKVIEW



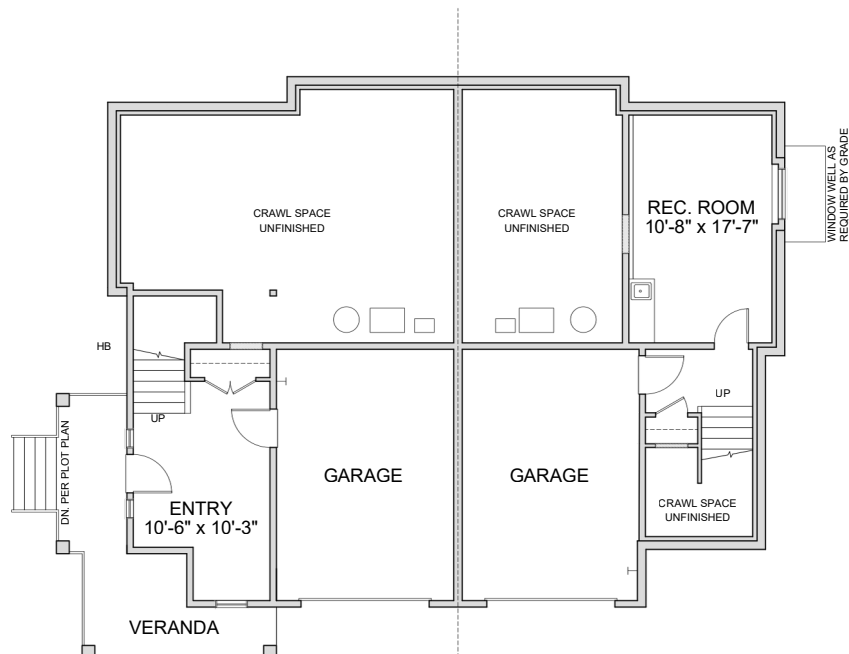
MAIN FLOOR
UNIT A: 1,090 SF

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