



The Willowbrook



The Glenacre



The Cobblestone

Town Hall Collection Pricing

Price includes: detached double car garage unit and standard Signature Specifications including ENERGY STAR®, paved driveway, fridge, stove, and dishwasher

MODEL	SQ. FT.	PRICE
Glenacre	2,080	\$383,600
Willowbrook	2,046	\$387,900
Harvestberry	2,334	\$391,300
Bayberry	2,214	\$396,900
Fieldstone	2,343	\$410,900

Actual usable floor space may vary from stated area. Square footage has been calculated based on usable living space according to the applicable TARIION Bulletin, and does not include garages or basement areas. All HST (including the tax previously described as Goods and Services Tax) is included in the Purchase Price until the price stated is \$368,200, provided the Purchasers qualify for and assign all potentially available rebates of such tax to the builder as set out in more detail in Schedule F of the Agreement of Purchase and Sale. Thereafter Purchasers make a limited contribution to the federal portion of the HST in accordance with Schedule F of the Agreement of Purchase and Sale. Prices, specifications and standard features and extras are subject to change without notice. E. & O.E. Prices DO NOT include location premiums or cost of walk-out if applicable. All drawings are Artist's concepts and may vary slightly from the final August 26, 2010

Optional Garage Pricing

Upgrade Standard Garage Unit to optional main floor plan with optional Studio/Loft above as per marketing plans

Note: This option includes all standard finishes as per the signature spec

Cobblestone: \$77,935 Countrylane: \$86,705

Upgrade Standard Garage Unit to optional main floor plan with optional Apartment above as per marketing plans

Note: This option includes all standard finishes as per the signature spec and also includes a 1.5 Ton A/C unit

Cobblestone: \$91,045 Countrylane: \$97,115

The Cobblestone model is unavailable with the Harvestberry or Bayberry models

**Outstanding
Upgraded Features
included in every
Town Hall home**

- Drainwater Heat Recovery unit (DWHR)
- Lennox High Efficiency Furnace
- Cent-a-Meter Electricity Usage and Greenhouse Gas Emissions Monitor
- Heat Recovery Ventilator unit (HRV)
- 2 x 6 construction on all exterior insulated wall
- Quiet and Insulated Ductboard Ducting



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Town Hall Collection Features

WARRANTY

- All Homes are warranted by Tarion with 7 year coverage against major structural defects *

CONCRETE

- Poured concrete basement walls and floor
- Poured concrete front porch and garage floors (where applicable)
- Pre-cast concrete walk and steps to front entrance

DOORS AND WINDOWS

- **All windows are high efficiency Low E Argon, gas filled maintenance free vinyl**
- **6' sliding, high efficiency Low E Argon glass patio doors as indicated**
- **Fiberglass faux wood, insulated Front Entry Door stained (interior and exterior) from Vendor's colour package**
- Sectional insulated garage door (where applicable), chosen from Vendor's samples & colours
- Screens on all operating windows and patio doors
- Main level patio doors on walkout lots will be blocked to limit travel to 4", unless Purchaser exercises deck option

MECHANICAL

- **ENERGY STAR® qualified furnace vented to exterior**
- **All trunk ducts and take-offs within heated boundary are sealed**
- **Simplified installation Heat Recovery Ventilator**
- **ENERGY STAR® certified programmable thermostat**
- **Main trunk duct in basement will be created using 'ductboard' insulated material**
- Upgraded exhaust fan in kitchen vented to exterior, 2 speed ducted hood fan in kitchen (available in white, black or almond)
- **ENERGY STAR® certified exhaust fans in bathroom(s) vented to exterior**
- Vent to exterior for dryer
- Vent provided for future exhaust fan in rough in basement bathroom

PLUMBING

- ABS drains and vents with quiet, durable and non-toxic Cross-link Polyethylene waterlines
- Rental gas hot water tank. The Purchaser acknowledges that the hot water tank is a rental/finance unit and agrees to execute a rental/finance agreement on or before closing with Union Energy
- Double stainless-steel ledgeback sink in kitchen
- Positemp pressure/temperature control valve in tub/shower units
- Two exterior hose faucets

- Taps for automatic washer
- Single laundry tub
- Neo Round Shower where noted on plans
- One-piece acrylic tub/shower unit complete with cap
- White bathroom fixtures with chrome faucets – Note: Toilet supplied with insulated tank
- Rough-in water softener including pantry faucet at kitchen sink
- Single handle faucets throughout
- Rough-in for future 3 piece bath in basement (waste pipes only as per plan)
- **Drain water heat recovery pipe installed in waste water stack in basement**

ELECTRICAL

- Two exterior waterproof electrical outlets
- **Wireless electricity usage and greenhouse gas emissions monitor**
- **Compact Fluorescent bulbs in all compatible fixtures**
- Quality electrical light fixtures, interior and exterior
- Decora switches and plugs throughout (available in white, almond or ivory)
- Hardwire standard range hood on separate line to panel to accommodate a future OTR microwave (microwave to be supplied and installed by the purchaser after closing)
- Ceiling lights in all bedrooms
- Capped ceiling outlet for future Purchaser sup-

- plied fixture in dining room
- 100 Amp. Electrical service with breaker panel and copper wiring
- Ceiling outlet for garage door opener
- Smoke detector on each level, as per fire code
- CO detector as per building code
- Doorbell
- Heavy duty cable outlet for electric dryer and stove
- Hydro services to be located as per Public Utilities Commission specifications

ROUGH-INS

- Rough-in for category 5E telephone line to maximum of 5 locations (compatible for internet) OnQ panel system installed in basement
- Rough-in for cable television with RG6 coaxial to a maximum of 5 locations (compatible with internet and digital signals) OnQ panel system installed in basement
- Rough-in for central vac with drops terminated in basement
- Rough-in for dishwasher

INSULATION AND DRYWALL

- **Exterior basement wall R-12 full height fiberglass blanket wrap insulation, covered with poly vapour barrier**

continued on back...



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