



PHASE 3

STANDARD UNITS

<u>BUILDING</u>	<u>MODEL</u>	<u>SQ.FT.</u>	<u>TYPE</u>	<u>BASE PRICE</u>	<u>LIMITED TIME INCENTIVES</u>
D	TOPAZ	1,225	2-STOREY	\$719,900*	FREE RIGHT TO LEASE** \$0 UTILITY HOOK UP FEES FREE ASSIGNMENT FEE** 5 WHIRLPOOL APPLIANCES \$0 CAPPED DEVELOPMENT CHARGES
	EMERALD	1,415	2-STOREY	\$799,900*	
F & G	RUBY	975	1 LEVEL	\$659,900	2.99% MORTGAGE BUY DOWN RATE OPTION* <i>*Maximum discount of up to 2.7% off purchaser's signed rate. Applicable for 2 years and is finalized at the time of closing with a firm mortgage approval from purchaser's choice of lender. Mortgage rate buy down promotion is in lieu of any other promotion.</i>
	JADE	1,064	2-STOREY	\$669,900	
	OPAL	1,135	1 LEVEL	\$719,900	
	PEARL	1,205	2-STOREY	\$739,900	
	TOPAZ	1,225	2-STOREY	\$719,900	
	EMERALD	1,415	2-STOREY	\$799,900	

10% DEPOSIT STRUCTURE

MAINTENANCE FEE & PARKING

\$15,000 ON FIRMING

1.5% IN 30 DAYS

1.5% IN 60 DAYS

1.5% IN 90 DAYS

1.5% IN 120 DAYS

BALANCE TO 10% ON OCCUPANCY

ALL DEPOSITS TO BE PROVIDED AT SIGNING

MAINTENANCE FEES: \$0.14/SQFT****

**INCLUDES COMMON AREA MAINTENANCE, PARKING MAINTENANCE,
GARBAGE AND SNOW REMOVAL**

PARKING: 1 SURFACE PARKING INCLUDED

CHEQUE PAYABLE TO: ROBSON CARPENTER LLP



Urban Towns Schedule A

Items listed below are included in the purchase price.

Exterior Finishes

- Aluminum eaves, soffits, fascia, and downspouts (As per plan)
- Steel insulated entry doors
- Maintenance-free vinyl windows
- Screens for all operating windows
- All exterior doors, windows, joints, and edges caulked
- Precast header or brick soldier course above windows and doors in masonry cladding (as per elevation)
- Unit Number located above Front Entry Door (as per elevation)
- Exterior balconies on Second & Third Floors with finished surface (as per plan)
- Exterior Columns & Privacy Screens (as per plan)
- Exterior doors and trim painted (as per plan)
- Exterior light fixture (as per plan)
- Doorbell

Interior Features

- 9' Ground Floor ceiling height in Great Room, Kitchen, Bedrooms, Foyer, and Entry (as per plan, bulkheads may exist in these areas). Lower ceilings in Storage, Mechanical Rooms, Laundry, Bathrooms and Hall (as per plan)
- 9' Second Floor ceiling height in Great Room, Kitchen, Foyer (as per plan, bulkheads may exist in these areas), lower ceilings in Storage, Laundry, Bathrooms and Hall (as per plan)
- 8' Third Floor ceiling height (as per plan), lower ceilings in Bathrooms, and Mechanical rooms
- Painted 800 series doors
- All interior walls to receive primer coat and finish coat
- California ceilings throughout (does not include standard closets or linen closets)
- One light fixture in each room, including walk-in closet
- Soft close cabinet doors
- Brushed chrome knob hardware on all interior doors
- Colonial style casing for doors and windows
- 4" baseboards with 2¾" casing throughout
- Deadbolts on exterior swing doors
- Full swing interior doors and bifold doors (as per plan)
- All studio walls capped and painted
- Full jambs on all closets
- Wire shelving in all closets including linen closet
- Space-saving configuration for shelving in walk-in closets

Kitchen

- 40-amp/240-volt stove receptacle
- Double stainless-steel kitchen sink
- Water softener with third line to kitchen sink, and fridge (where applicable)
- Stainless steel rangehood (as per appliance schedule)
- Custom cabinetry including dishwasher opening from builder's samples
- 36" Uppers for Kitchens with 9'-0" ceilings

Flooring

- Ceramic tile in front Foyer, Entry, Kitchen, Laundry, Mechanical Room, and all Baths (as per plan)
- All sub-floors are power nailed, glued, sanded, and screwed
- Carpet in Great Room, Main Hall, Upper Hall, Storage and Bedrooms as per the builder's selection (as per plan)
- Foam under slab to cut cold transfer on Ground Floor finished living spaces (as per plan)
- Carpet stair from Second Floor to Third Floor (as per plan)
- Ceramic steps from Front Entry to Second Floor, on models that do not have any ground floor living space

Bathrooms & Laundry

- Primary Bedroom Ensuite (as per plan)
- High-quality single-level faucets
- Energy efficient bathroom exhaust fans
- Vanity lights in bathrooms
- All taps & toilets are water-saver products c/w insulated tanks
- Dryer Installed
- 30-amp/240-volt dryer receptacle
- Dryer booster fan
- Floor drain, ceramic baseboards, and marble sill for Mechanical & Laundry rooms (as per plan)

Electrical & Technology

- Copper wiring throughout
- 200-amp service with 100-amp breaker panel
- Interconnected smoke detector system wired to home (as per OBC (Ontario Building Code) requirement)
- Carbon monoxide detector
- Telephone rough-in (2 per home)
- Cable rough-in (5 per home)
- Decora light switches and receptacles throughout and countertop level outlets
- Two USB charging ports in the Kitchen and Primary Bedroom (as per plan)
- Gas tankless water heater. The Purchasers acknowledge that the hot water tank is supplied by the local utility company, depending on region, and is a Rental Agreement. The Purchasers agree to execute this agreement with the supplier of the water heater.
- Irrigation system

Efficiency & Energy Savings Package

- Low E Windows with Argon
- R-27 insulated above-grade 2x6 walls
- R-31 spray foam insulated floor over unheated spaces (as per plan)
- High-efficiency tankless water boiler (rental unit) and heating system
- Energy saving bulbs in interior or exterior fixtures (Some light fixtures may not be able to accommodate these bulbs)
- Energy Recovery Ventilator (E.R.V) system
- Triple Glazed windows

Quality Construction

- Bulkheads framed with metal channels
- Pre-Engineered floor joists
- Pre-Engineered trusses
- Blocking between all floor joists
- Final grading completed in accordance with drainage site plan

Complete selection of colours and materials are from builder's samples. Specification sheet subject to change without notice E. & O.E. Revised: March 14, 2023



Standard Specifications - Limited Time

Upgraded Features & Finishes Specifications

Urban Towns- Schedule A

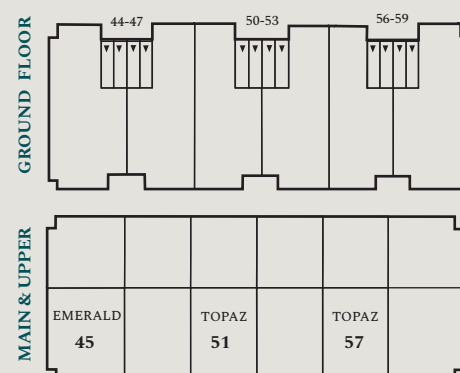
Items listed below are included in the purchase price.

- Black Exterior Railing Package
- Black Exterior Window Package
- Air Conditioner
- Air Handling Unit installed in Mechanical Area (as per plan)
- Ceramic on ceilings in all showers & Tub/Showers
- 5-piece appliance package (supplied and installed, as per appliance schedule)

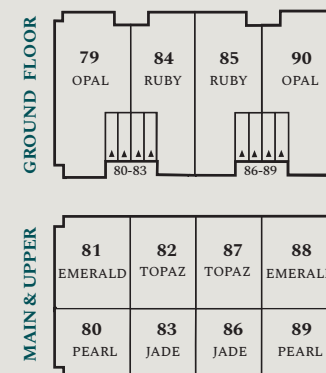
Complete selection of colours and materials are from builder's samples. Specification sheet subject to change without notice E. & O.E. Revised: March 27, 2023



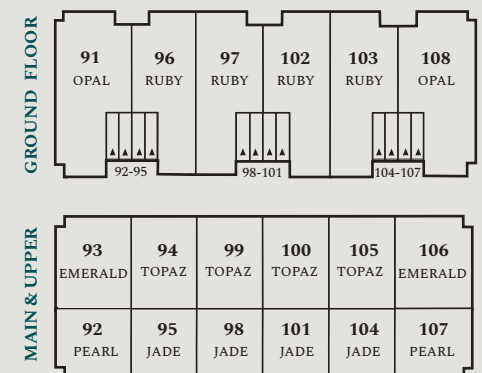
BUILDING D



BUILDING F



BUILDING G



The Ruby

2 Bedroom | 2 Bathroom

975 sq.ft.

Urban
Towns



Front View

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Floorplan

Ground Floor



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12-Unit Block Elevation

Front View

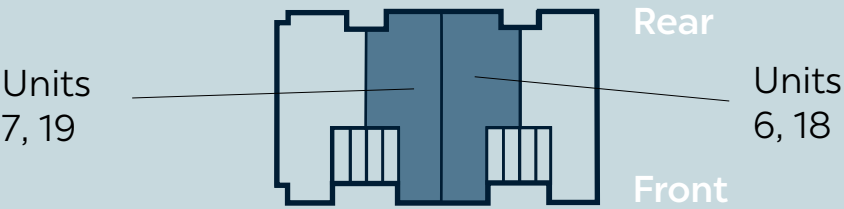


Rear View

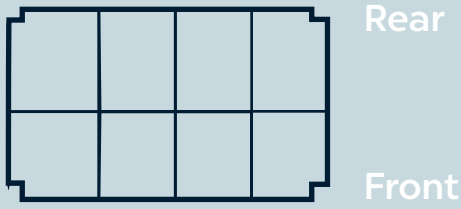


Floorplates

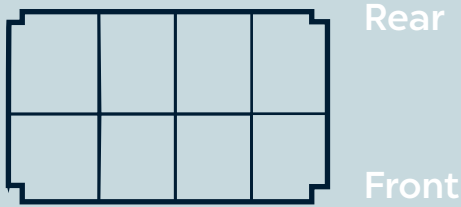
Ground Floor



Main Floor



Upper Floor



18-Unit Block Elevation

Front View

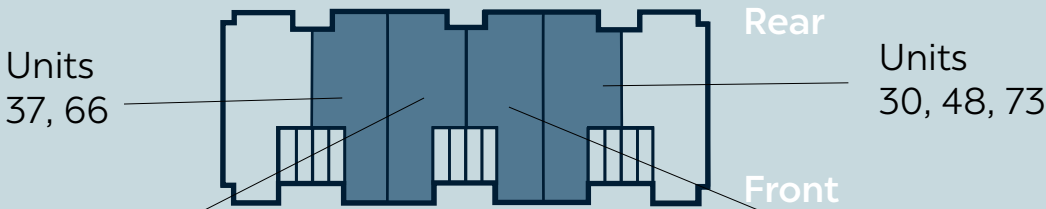


Rear View

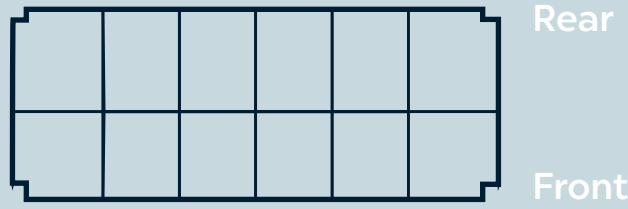


Floorplates

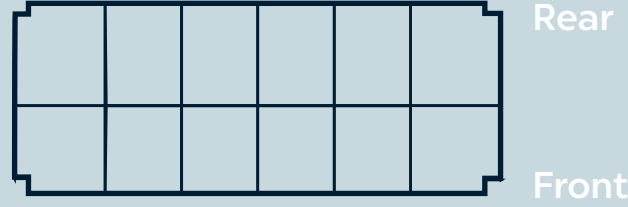
Ground Floor



Main Floor



Upper Floor



The Jade

2 Bedroom | 2.5 Bathroom

1,064 sq.ft.

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Towns



Front View

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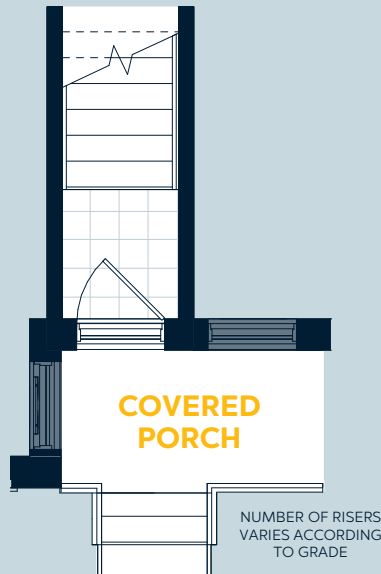
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Floorplans

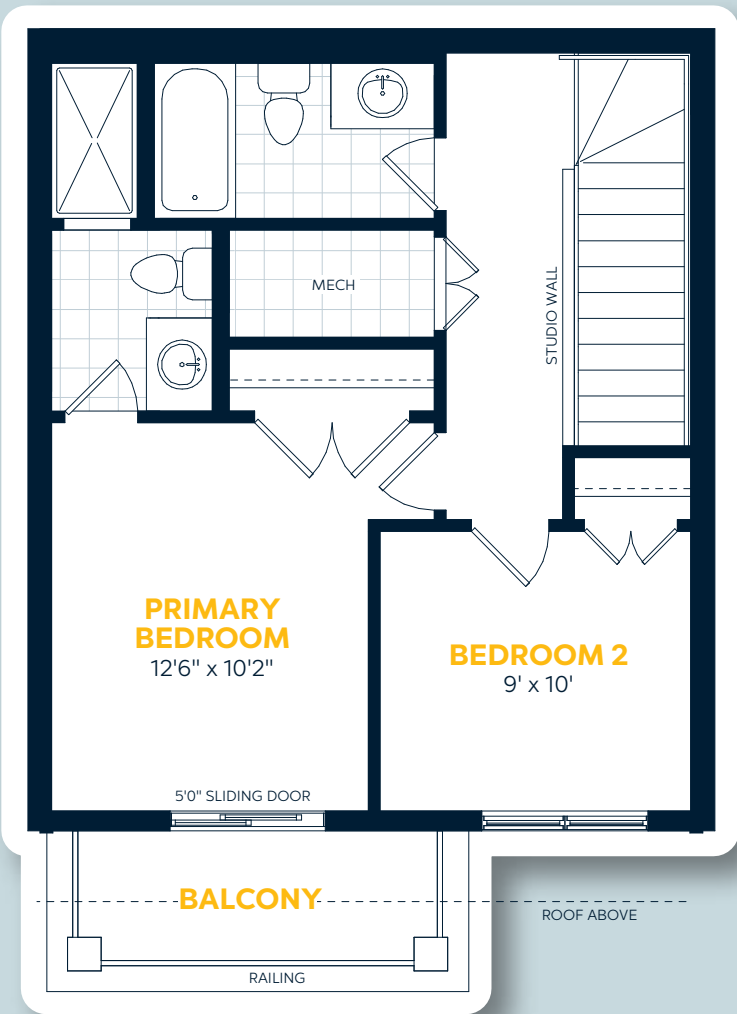
Main Floor



Ground Floor



Upper Floor



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12-Unit Block Elevation

Front View

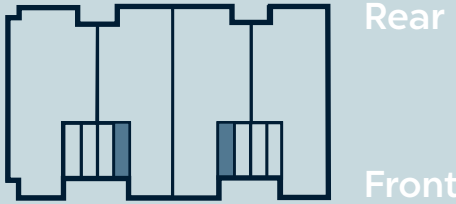


Rear View

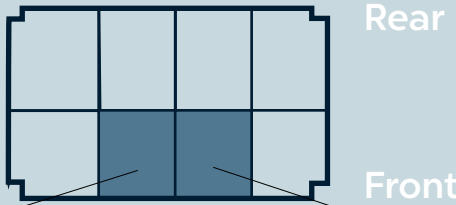


Floorplates

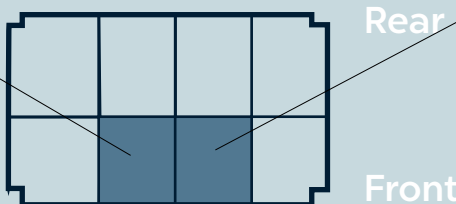
Ground Floor



Main Floor



Upper Floor



Units
8, 20

Units
5, 17

18-Unit Block Elevation

Front View

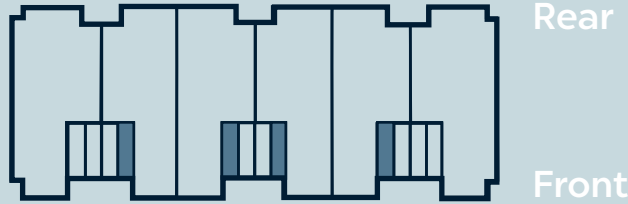


Rear View

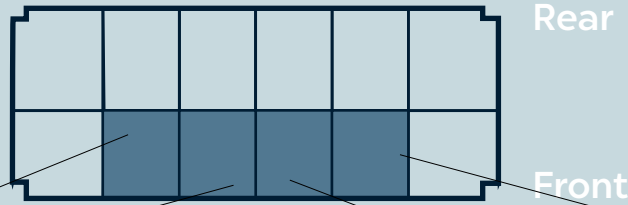


Floorplates

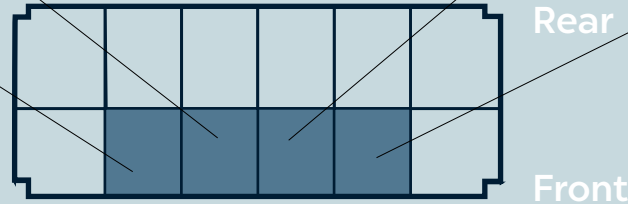
Ground Floor



Main Floor



Upper Floor



Units
38, 65

Units
35, 68

Units
32, 50, 71

Units
29, 47, 74

The Opal

3 Bedroom | 2 Bathroom

1,135 sq.ft.

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Front View

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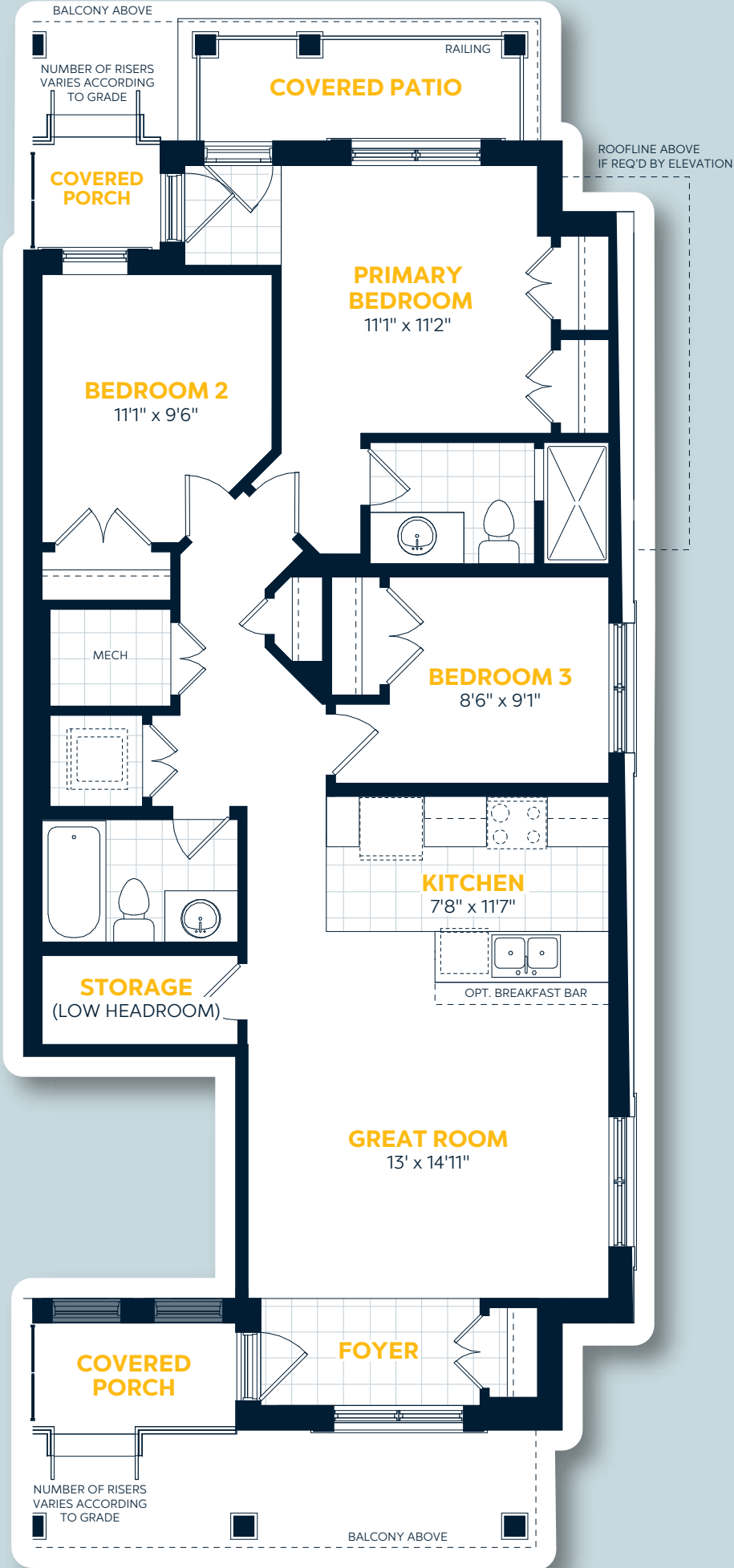
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Floorplan

Ground Floor



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12-Unit Block Elevation

Front View



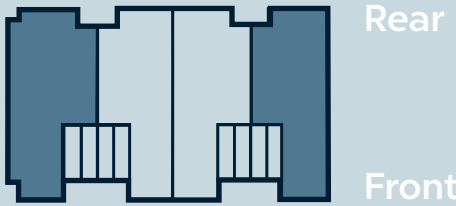
Rear View



Floorplates

Ground Floor

Units
12, 24

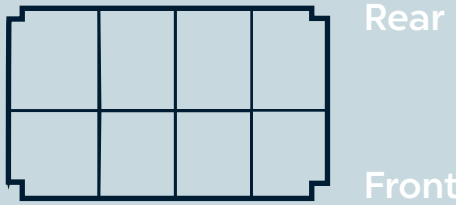


Rear

Front

Units
1, 13

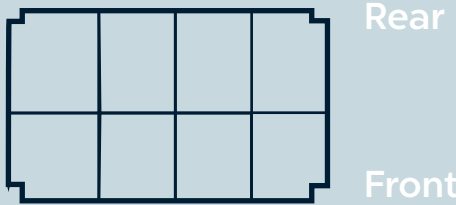
Main Floor



Rear

Front

Upper Floor



Rear

Front

18-Unit Block Elevation

Front View



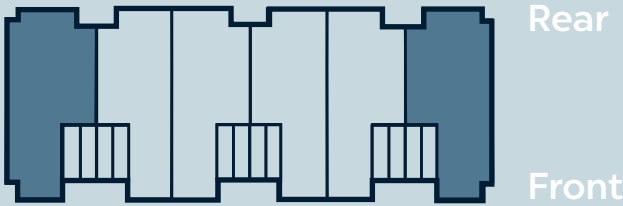
Rear View



Floorplates

Ground Floor

Units
42, 61

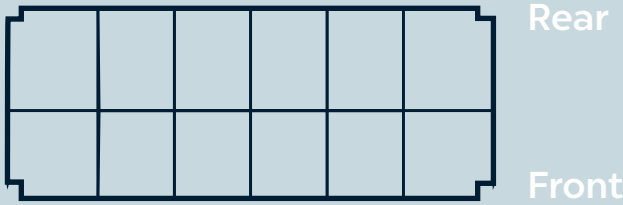


Rear

Front

Units
25, 43, 78

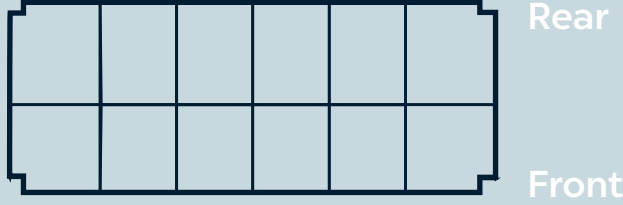
Main Floor



Rear

Front

Upper Floor



Rear

Front

The Pearl

2 Bedroom | 2.5 Bathroom

1,205 sq.ft.

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Towns



Front View

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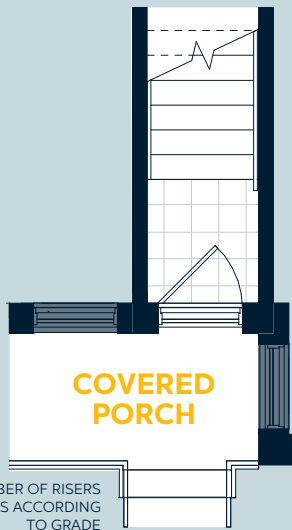
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Floorplans

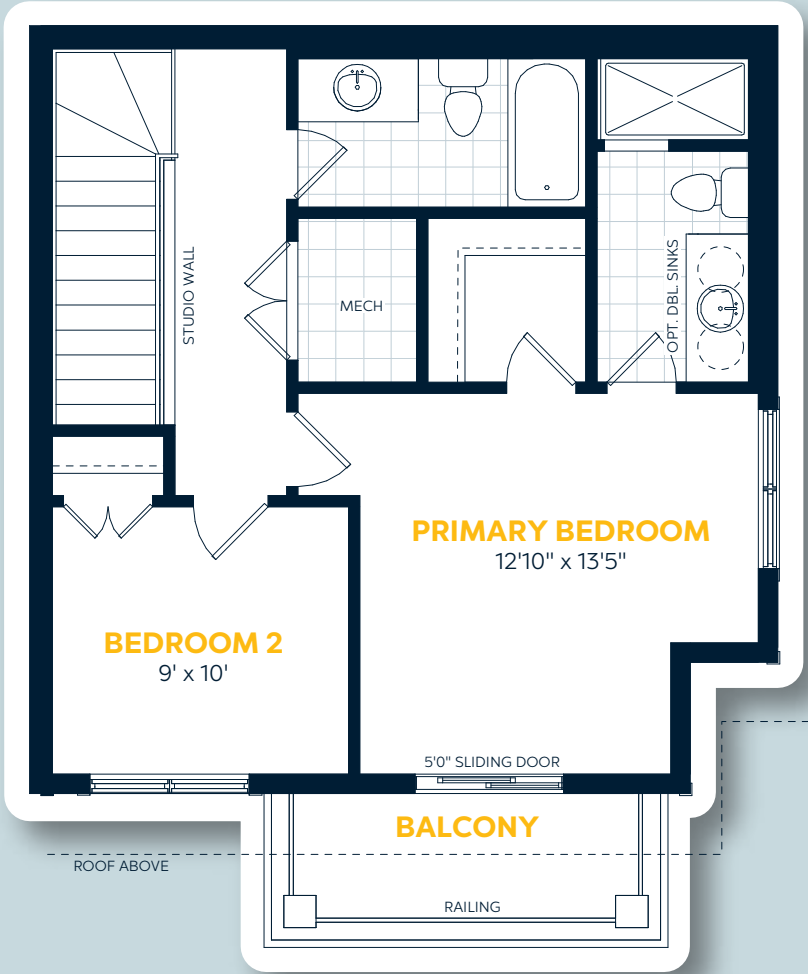
Main Floor



Ground Floor



Upper Floor



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12-Unit Block Elevation

Front View

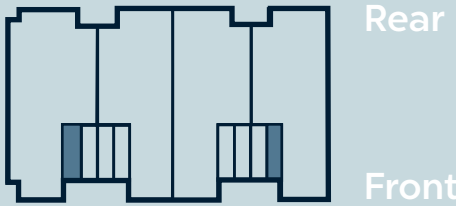


Rear View

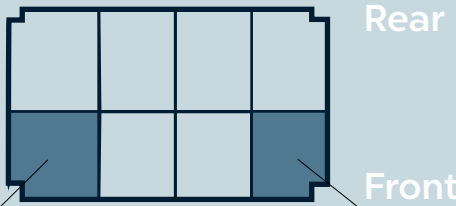


Floorplates

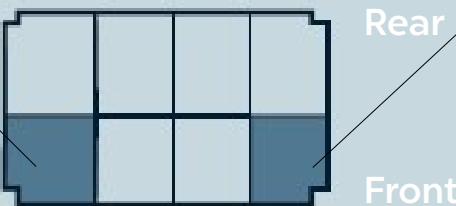
Ground Floor



Main Floor



Upper Floor



Units
11, 23

Units
2, 14

18-Unit Block Elevation

Front View

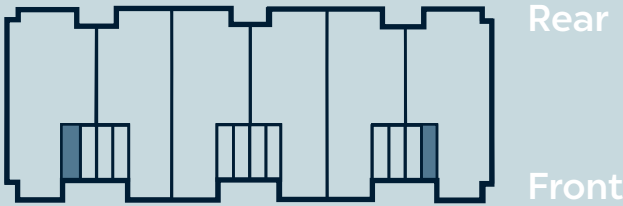


Rear View

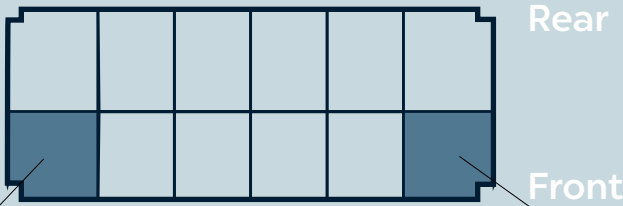


Floorplates

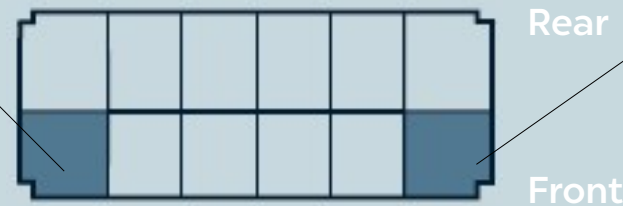
Ground Floor



Main Floor



Upper Floor



Units
41, 62

Units
26, 44, 77

The Topaz

2 Bedroom | 2.5 Bathroom

1,225 sq.ft.

Urban
Towns



Front View

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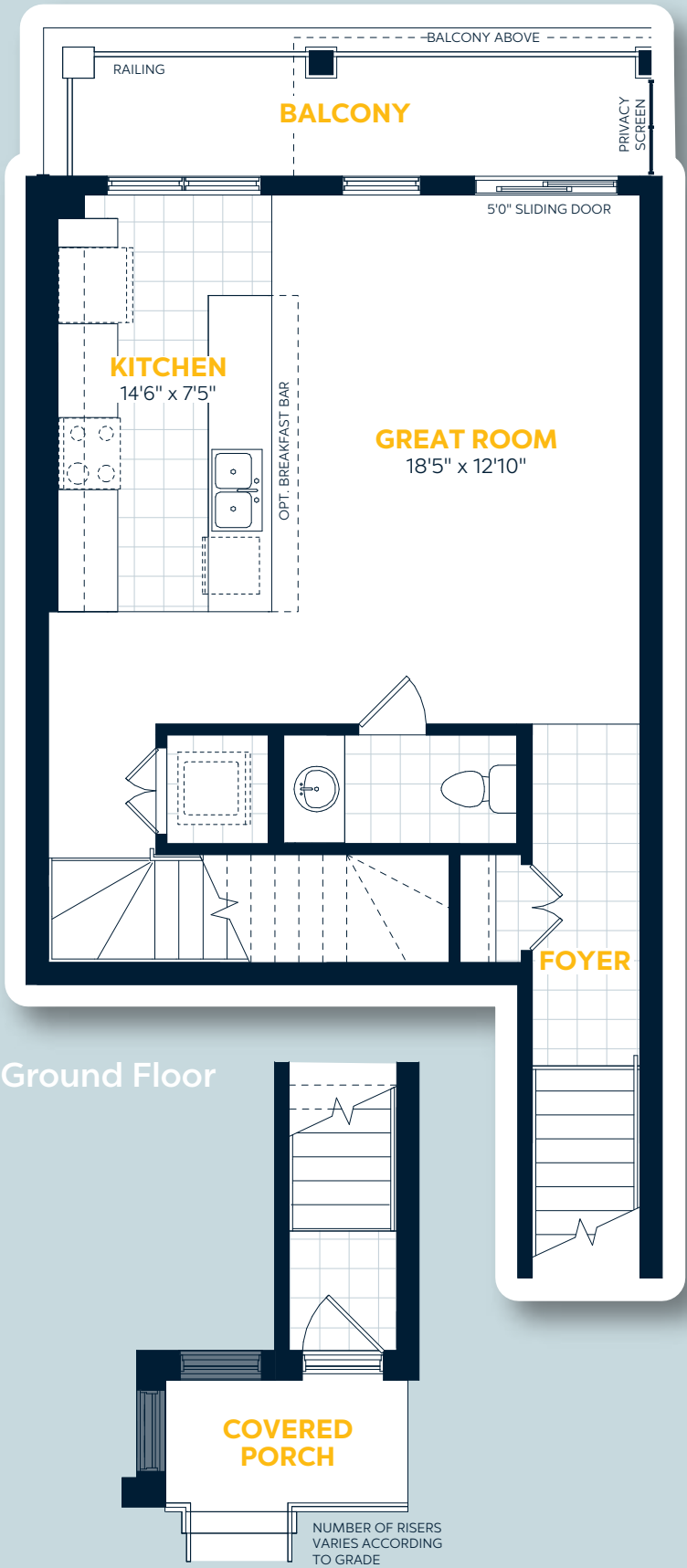
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Floorplans

Main Floor



Upper Floor



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12-Unit Block Elevation

Front View

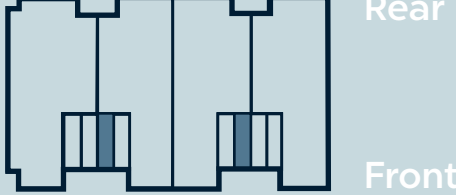


Rear View

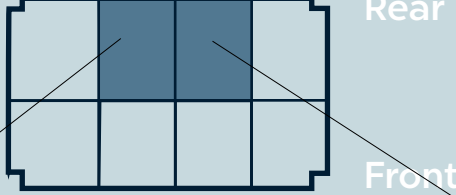


Floorplates

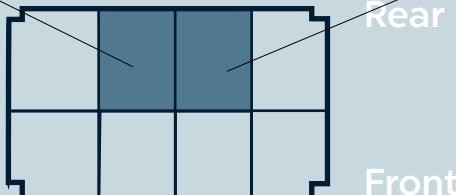
Ground Floor



Main Floor



Upper Floor



Units 21

Units 16

18-Unit Block Elevation

Front View

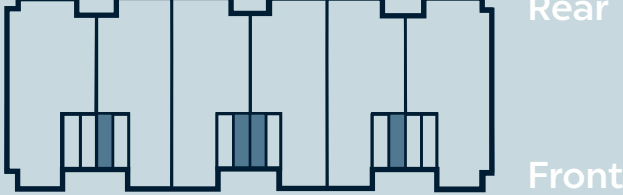


Rear View

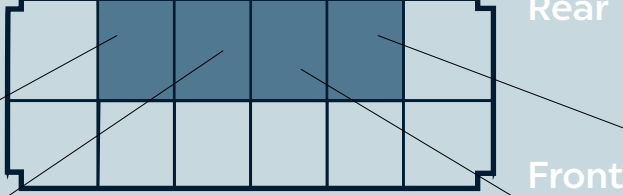


Floorplates

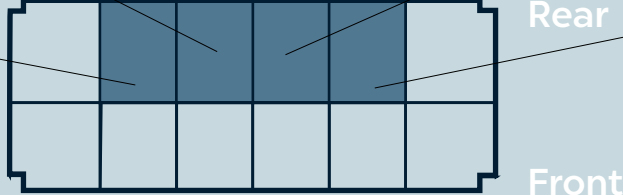
Ground Floor



Main Floor



Upper Floor



Units 39, 57, 64

Units 34, 52, 69

Units 33, 51, 70

Units 28, 46, 75

The Emerald

3 Bedroom | 2.5 Bathroom

1,415 sq.ft.

Urban
Towns



Front View

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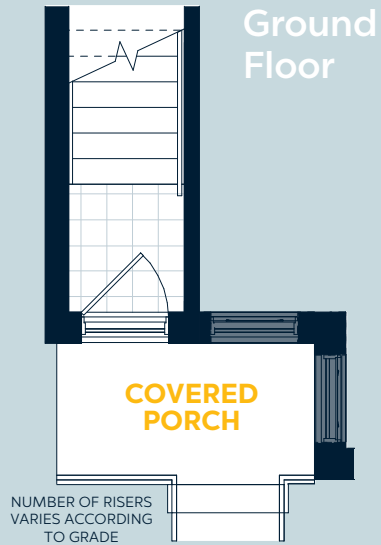
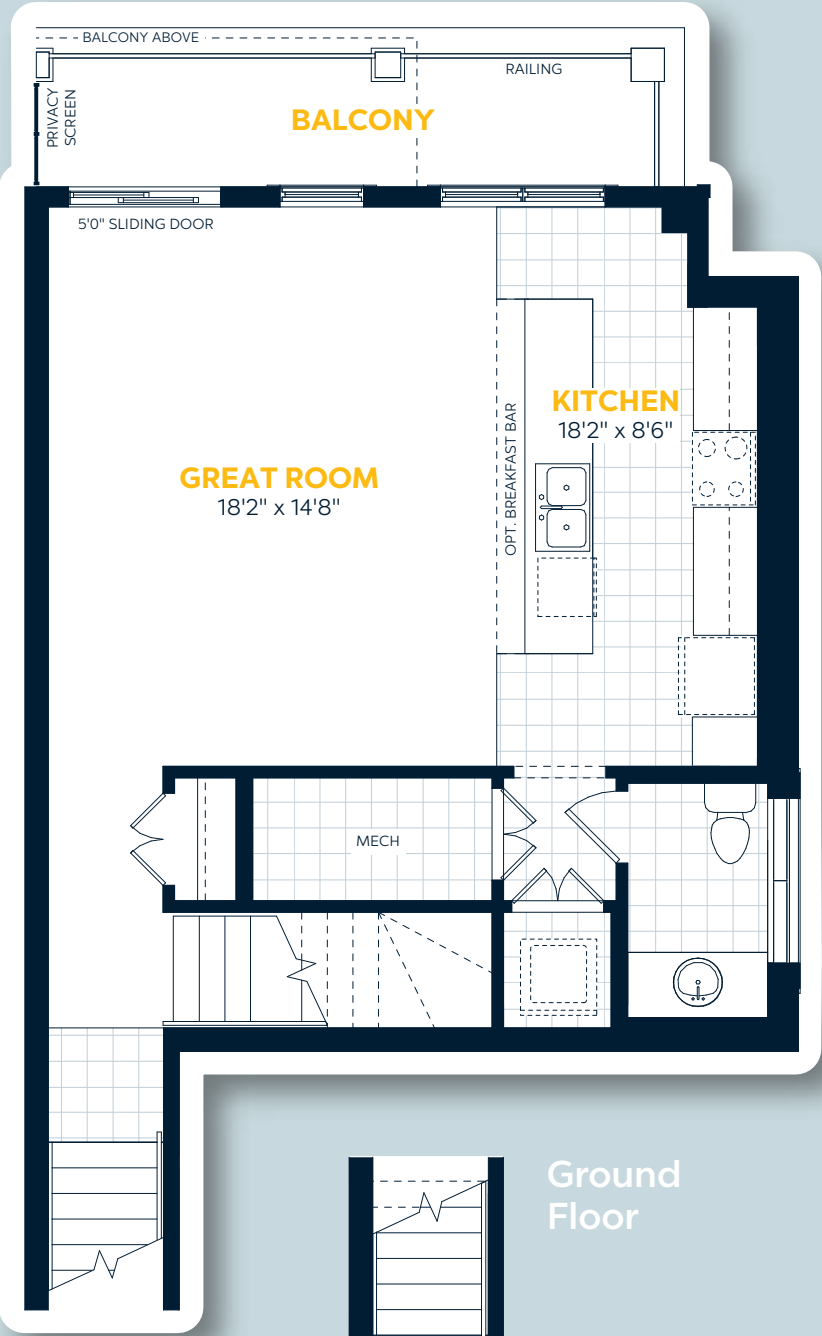
Noble Collection | Wallaceton

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Floorplans

Main Floor



Upper Floor



12-Unit Block Elevation

Front View



Rear View



18-Unit Block Elevation

Front View

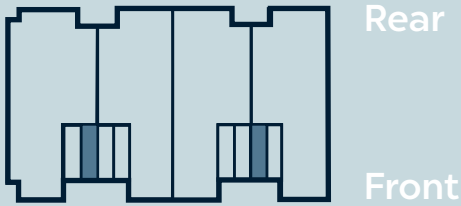


Rear View

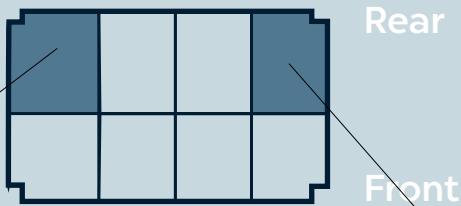


Floorplates

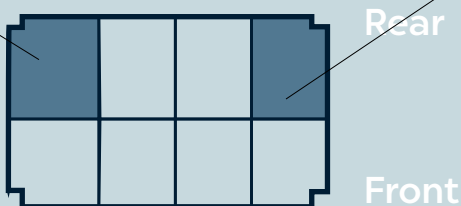
Ground Floor



Main Floor



Upper Floor

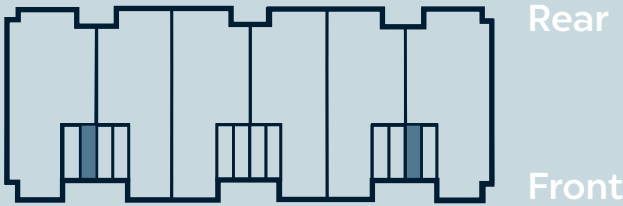


Units
10, 22

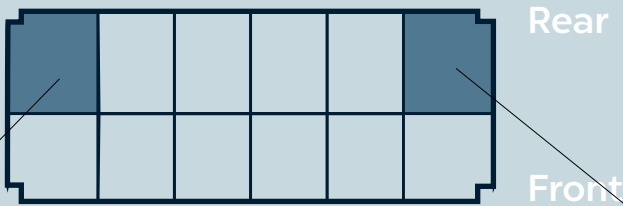
Units
3, 15

Floorplates

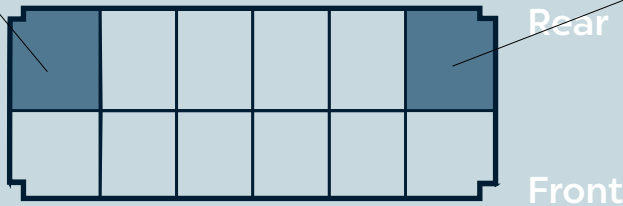
Ground Floor



Main Floor



Upper Floor



Units
40, 63

Units
27, 45, 76

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