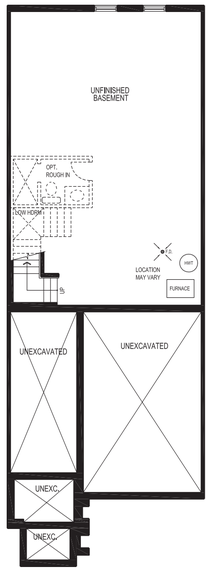
# MULSSANE | 2101 - INTERIOR UNIT

**ELEVATION A** 3054 sq. ft. Includes 23 sq. ft. of open area

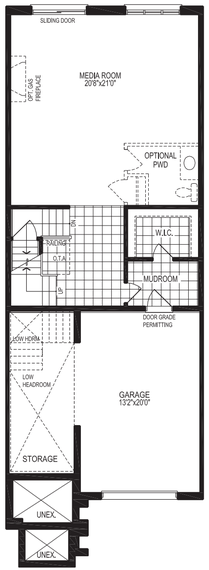
**ELEVATION B** 3060 sq. ft. Includes 23 sq. ft. of open area

2101

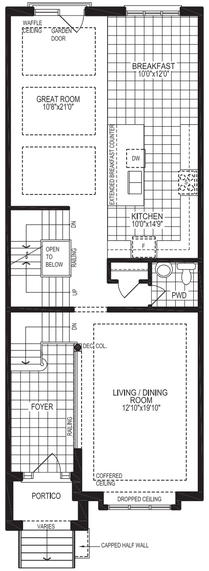
See reference 11 for supporting floor plans.



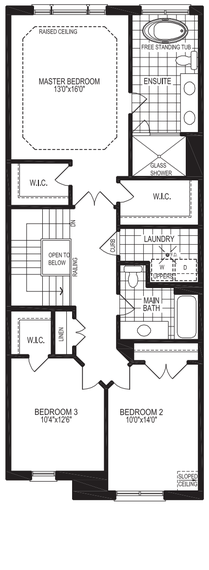

**BASEMENT PLAN** | Elevation A



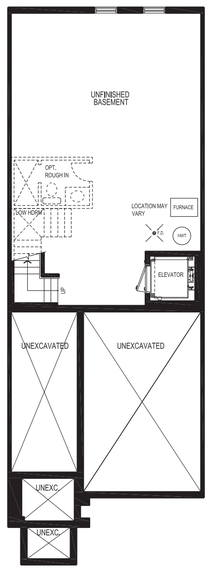

**GROUND FLOOR PLAN** | Elevation A



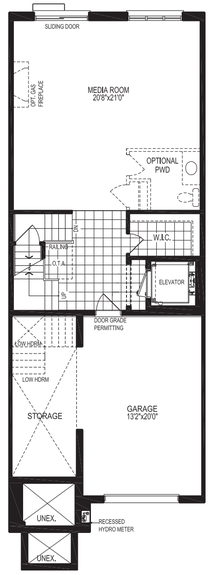

**MAIN FLOOR PLAN** | Elevation A




**UPPER FLOOR PLAN** | Elevation A

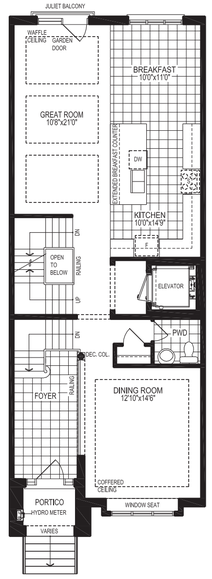



**BASEMENT PLAN WITH ELEVATOR** | Elevation A



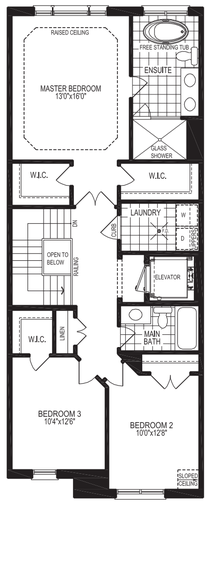

**GROUND FLOOR PLAN WITH ELEVATOR** | Elevation A

(Elevation B Similar)




**MAIN FLOOR PLAN WITH ELEVATOR** | Elevation A

(Elevation B Similar)




**UPPER FLOOR PLAN WITH ELEVATOR** | Elevation A

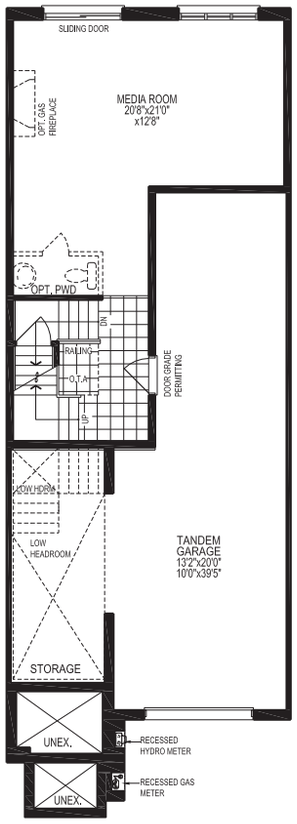
(Elevation B Similar)

## DESIGN WITH OPTIONAL ELEVATOR

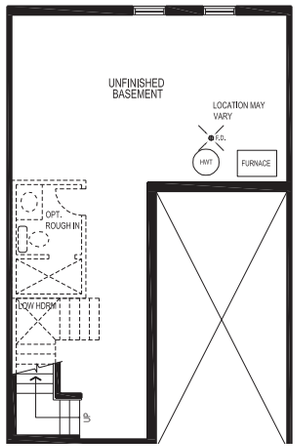
VIMOTO

The floor plans and elevations shown are pre-constructions plans and may be revised or improved as necessitated by the architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARION Warranty Corporation's official method for the calculation of floor area. Actual usable floor space may vary from the stated floor area. Railings on front porch only where required by O. B. C. All images are artist concept only. E & O. E. 4202

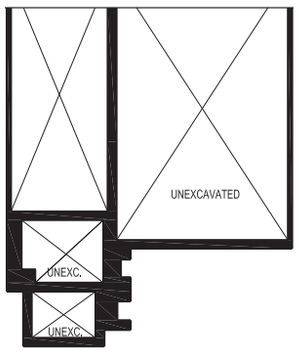
## REFERENCE 11 | 2101



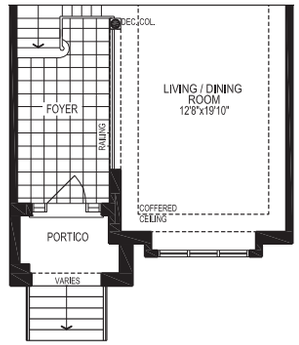

**OPTIONAL TANDEM FLOOR PLAN** | Elevation A
(2853 sq. ft. including 23 sq. ft. of open area)



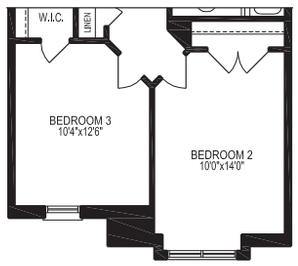

**PART. BASEMENT PLAN FOR OPT. GROUND** | Elevation A



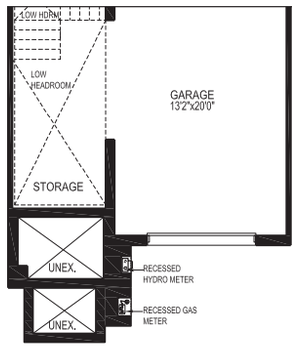

**PARTIAL BASEMENT PLAN** | Elevation B



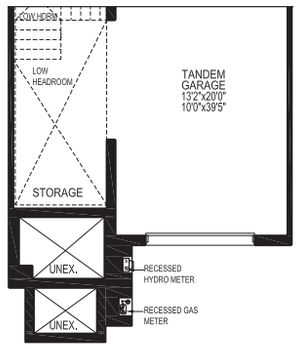

**PART. MAIN FLOOR PLAN** | Elevation B




**PARTIAL UPPER FLOOR PLAN** | Elevation B




**PARTIAL GROUND FLOOR PLAN** | Elevation B




**PART. OPT. GROUND FLOOR PLAN WITH TANDEM GARAGE** | Elevation B
(2859 sq. ft. including 23 sq. ft. of open area)

## REFERENCE 12 | 2102




**PART. UPPER FLOOR PLAN** | Elevation B




**PART. GROUND FLOOR PLAN WITH ELEVATOR** | Elevation A




**PART. MAIN FLOOR PLAN** | Elevation B




**PARTIAL GROUND FLOOR PLAN** | Elevation B




**PARTIAL BASEMENT PLAN** | Elevation B

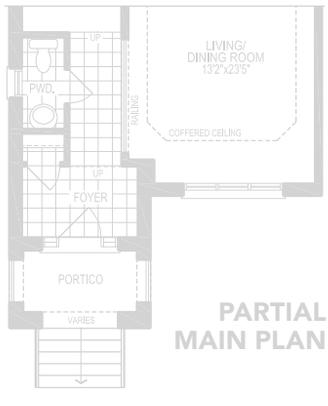
## REFERENCE 13 | 2103




**PARTIAL BASEMENT PLAN** | Elevation B




**PARTIAL GROUND PLAN** | Elevation B




**PARTIAL MAIN PLAN** | Elevation B




**PART. UPPER FLOOR PLAN** | Elevation B

VIAMOTO

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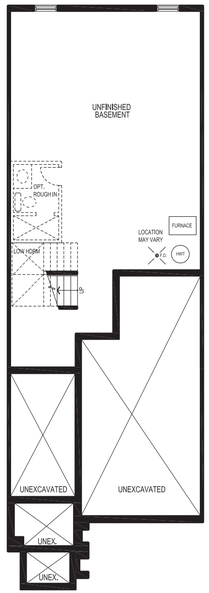
# MULSSANE | 2102 - INTERIOR UNIT

**ELEVATION A** 3220 sq. ft. Includes 34 sq. ft. of open area

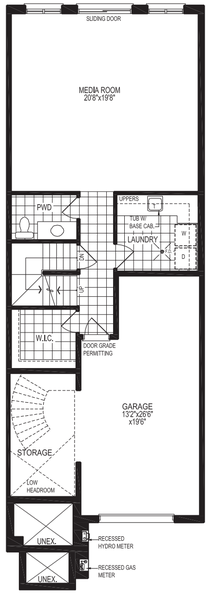
**ELEVATION B** 3229 sq. ft. Includes 34 sq. ft. of open area

2102

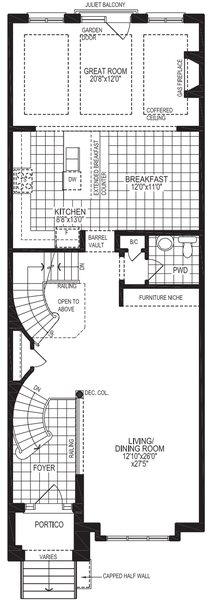
See reference 12 for supporting floor plans.



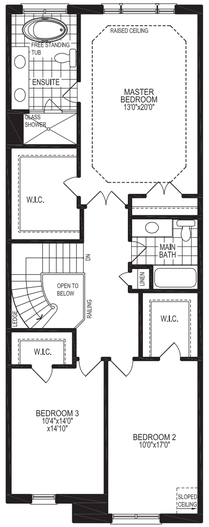

**BASEMENT PLAN** | Elevation A



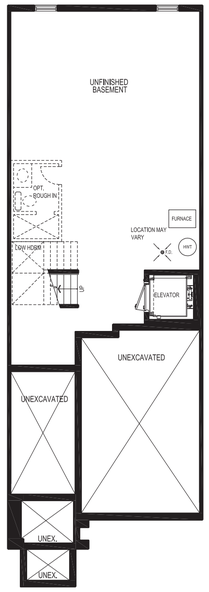

**GROUND FLOOR PLAN** | Elevation A



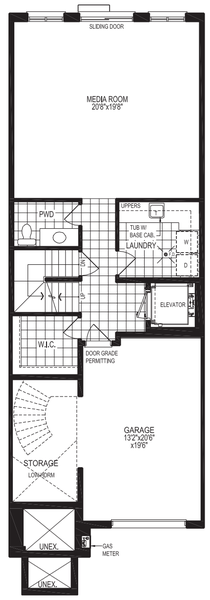

**MAIN FLOOR PLAN** | Elevation A



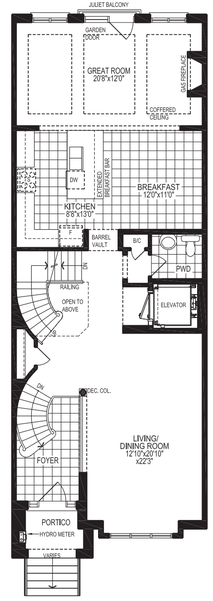

**UPPER FLOOR PLAN** | Elevation A



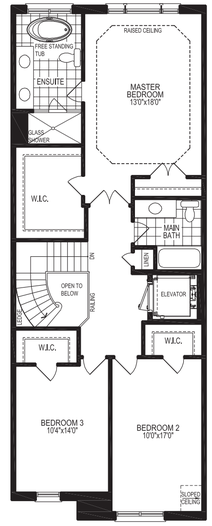

**BASEMENT PLAN WITH ELEVATOR** | Elevation A




**GROUND FLOOR PLAN WITH ELEVATOR** | Elevation A




**MAIN FLOOR PLAN WITH ELEVATOR** | Elevation A




**UPPER FLOOR PLAN WITH ELEVATOR** | Elevation A

DESIGN WITH OPTIONAL ELEVATOR

VAMOTO

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## REFERENCE 11 | 2101




**OPTIONAL TANDEM FLOOR PLAN** | Elevation A
(2853 sq. ft. including 23 sq. ft. of open area)




**PART. BASEMENT PLAN FOR OPT. GROUND** | Elevation A




**PARTIAL UPPER FLOOR PLAN** | Elevation B




**PARTIAL BASEMENT PLAN** | Elevation B




**PARTIAL GROUND FLOOR PLAN** | Elevation B

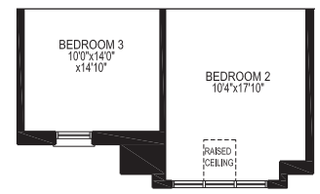



**PART. MAIN FLOOR PLAN** | Elevation B

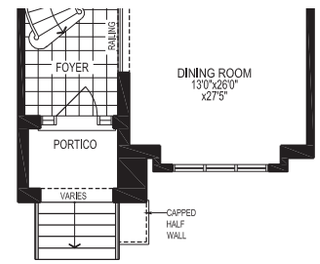



**PART. OPT. GROUND FLOOR PLAN WITH TANDEM GARAGE** | Elevation B
(2859 sq. ft. including 23 sq. ft. of open area)

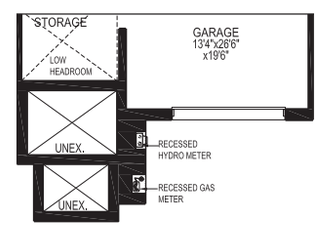
## REFERENCE 12 | 2102



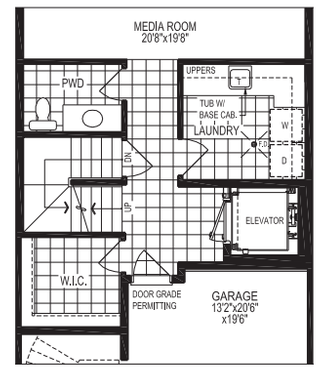

**PART. UPPER FLOOR PLAN** | Elevation B



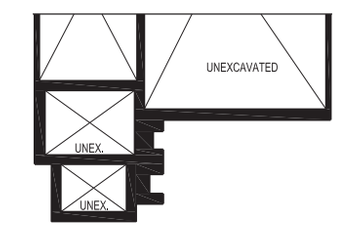

**PART. MAIN FLOOR PLAN** | Elevation B




**PARTIAL GROUND FLOOR PLAN** | Elevation B




**PART. GROUND FLOOR PLAN WITH ELEVATOR** | Elevation A




**PARTIAL BASEMENT PLAN** | Elevation B

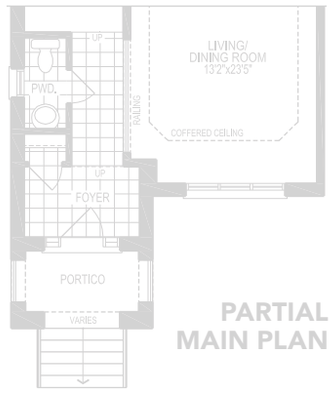
## REFERENCE 13 | 2103




**PARTIAL BASEMENT PLAN** | Elevation B




**PARTIAL GROUND PLAN** | Elevation B




**PARTIAL MAIN PLAN** | Elevation B




**PART. UPPER FLOOR PLAN** | Elevation B

VIAMOTO

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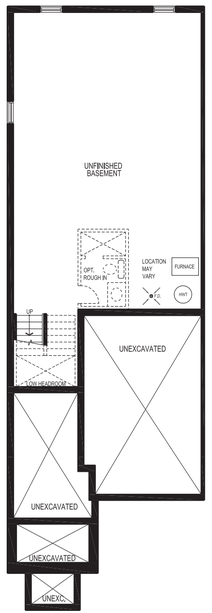
# MULSSANE | 2103 - END UNIT

**ELEVATION A** 3297 sq. ft.

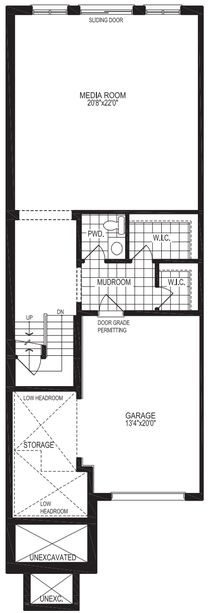
2103

**ELEVATION B** 3317 sq. ft.

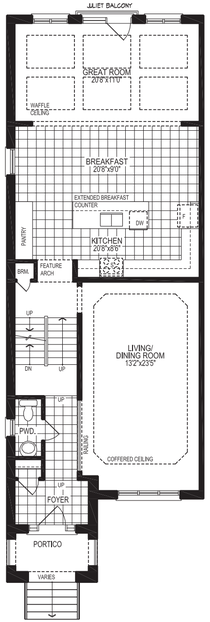
See reference 13 for supporting floor plans.



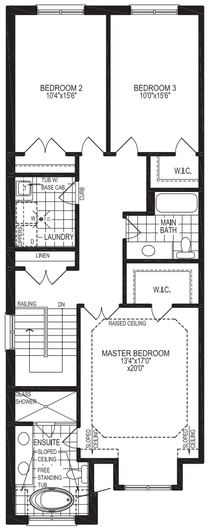

**BASEMENT PLAN |** Elevation A



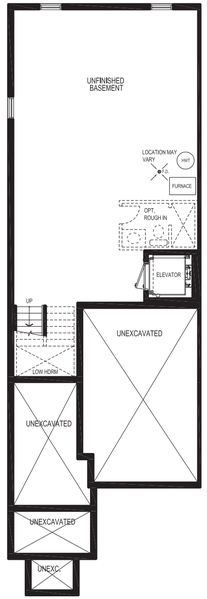

**GROUND FLOOR PLAN |** Elevation A




**MAIN FLOOR PLAN |** Elevation A

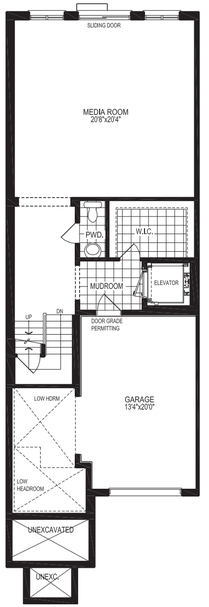



**UPPER FLOOR PLAN |** Elevation A



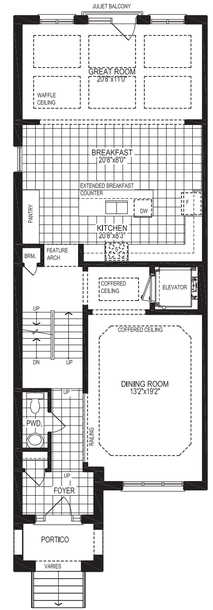

**BASEMENT PLAN WITH ELEVATOR** | Elevation A

(Elevation B Similar)



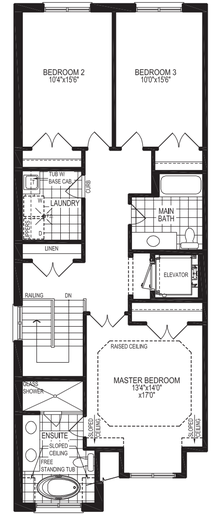

**GROUND FLOOR PLAN WITH ELEVATOR** | Elevation A

(Elevation B Similar)




**MAIN FLOOR PLAN WITH ELEVATOR** | Elevation A

(Elevation B Similar)




**UPPER FLOOR PLAN WITH ELEVATOR** | Elevation A

(Elevation B Similar)

DESIGN WITH OPTIONAL ELEVATOR

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VIMOTO

TH | MULSSANE

## REFERENCE 11 | 2101




**OPTIONAL TANDEM FLOOR PLAN** | Elevation A (2853 sq. ft. including 23 sq. ft. of open area)




**PART. BASEMENT PLAN FOR OPT. GROUND** | Elevation A




**PARTIAL UPPER FLOOR PLAN** | Elevation B




**PARTIAL BASEMENT PLAN** | Elevation B




**PARTIAL GROUND FLOOR PLAN** | Elevation B




**PART. MAIN FLOOR PLAN** | Elevation B




**PART. OPT. GROUND FLOOR PLAN WITH TANDEM GARAGE** | Elevation B (2859 sq. ft. including 23 sq. ft. of open area)

## REFERENCE 12 | 2102




**PART. UPPER FLOOR PLAN** | Elevation B




**PART. GROUND FLOOR PLAN WITH ELEVATOR** | Elevation A




**PART. MAIN FLOOR PLAN** | Elevation B

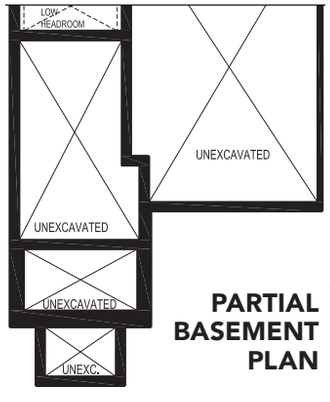



**PARTIAL GROUND FLOOR PLAN** | Elevation B

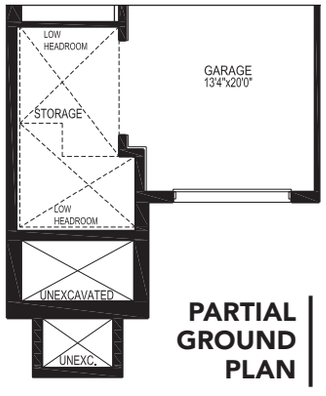



**PARTIAL BASEMENT PLAN** | Elevation B

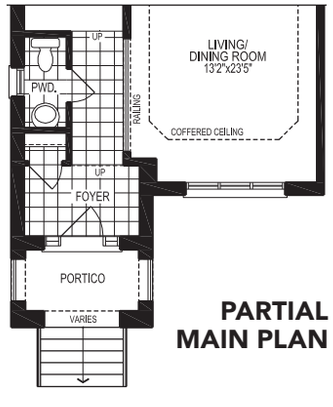
## REFERENCE 13 | 2103



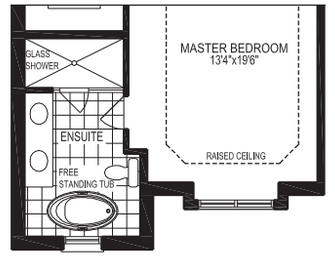

**PARTIAL BASEMENT PLAN** | Elevation B




**PARTIAL GROUND PLAN** | Elevation B



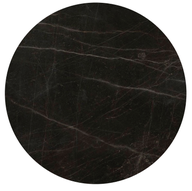

**PARTIAL MAIN PLAN** | Elevation B




**PART. UPPER FLOOR PLAN** | Elevation B

VIAMOTO

The floor plans and elevations shown are pre-constructions plans and may be revised or improved as necessitated by the architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARION Warranty Corporation's official method for the calculation of floor area. Actual usable floor space may vary from the stated floor area. Railings on front porch only where required by O. B. C. All images are artist concept only. E & O. E. 4202



# TOWNHOMES
# STANDARD APPOINTMENTS

## EXQUISITE FEATURES

- 9ft ceiling height for ground, main and upper floors (excluding areas due to mechanical systems and/or structural requirements)
- 8ft ceiling height in basement (excluding areas due to mechanical systems and/or structural requirements)
- Cold cellar as per plan
- Coffered and waffle ceilings as per plan
- Engineered floors
- 8ft high (approx. height) insulated fiberglass wood grain look front entry door(s) (as per plan)
- Casement windows included (Low E Argon)
- Garage man door where grade permits
- French/garden doors (exterior) as per plan
- Stone/stucco/brick as per plan
- Direct vent natural gas fireplace with precast look mantle for all standard fireplace locations (as per plan)
- Self-sealing laminate shingles with limited lifetime manufacturer's warranty
- Rough-in gas for future bbq
- Heat Recovery Ventilation unit
- Upgraded high efficiency furnace
- Upgraded tankless hot water heater (rental)
- Taped ducts in basement
- Duct cleaning
- 200 amp service
- Decora plugs and switches
- Valance and valance lights, tall uppers, upper crown on kitchen cupboards
- Laundry uppers, base as per plan
- Rough in: cable, telephone, security, central vacuum to garage
- Smooth ceilings, painted (finished areas)
- 7 ¼" base/ 3 ½" case with backband (finished areas)
- Palazzo interior doors
- Levers instead of knobs for interior doors
- Steeple hinges for interior doors
- Closet shelving to be wire (white)
- Glass shower enclosures with frameless door (As per plan, standard height, where applicable)
- White trim/doors
- Granite kitchen countertop with undermount sink
- Marble bathroom countertop
- Upgraded 3 ¼" x ¾" stained oak hardwood main floor (non tiled areas) and upper hall, bedrooms to be berber carpet
- Stained oak stairs
- 1 ¾" oak or 1/2" iron pickets with collar or birds nest
- Programmable thermostat
- Garages insulated, drywalled and primed

### EXTERIOR
- Genuine clay brick and coordinating colour mortar (as per elevation) with stucco, moulding, stone, precast, stone sills and wood accents as per elevation
- Entry resistant framing on all exterior doors
- Porches with reinforced poured concrete as per plans
- Professionally graded and sodded area in front, side yard and rear
- Paved Driveway
- Prefinished aluminum soffits, fascia, eaves troughs, down spouts, shutters as per elevation
- Decorative columns and trim as per elevation
- Self sealing laminate shingles with limited lifetime manufacturer's warranty
- Vinyl casement windows (with Low E Argon) fixed and operating
- Maintenance free vinyl sliders (with Low E Argon) basement windows as per plans
- Fibreglass clad insulated front entry door(s) with sidelite(s), transom, finished door hardware and deadbolt lock, as per elevation.
- Steel insulated sectional roll up garage doors with heavy duty springs, rust resistant door hardware and window sections as per elevation
- Precast concrete slab walkways to front door entry
- Poured concrete basement floor and reinforced garage floor with grade beams

### FRAMING
- 2 x 6 exterior wall construction with R22 insulation with R60 in attic space, R20 on basement walls, as per Ontario Building Code requirements
- Cathedral ceiling(s) as per plans
- Pre-primed steel beams and posts
- Poured concrete basement walls with heavy damp-proofing and weeping tile. Pre-formed drainage membrane to all exterior walls excluding garage
- Screw down and joints sanded on 5/8" tongue and groove plywood subflooring
- Engineered floor systems

### INTERIOR
- Plastic coated white wire shelving in closets
- Interior door levers with privacy lock sets on bathrooms
- Stained finish oak railing and pickets with oak stairs on main staircase as per plan
- Casing on windows, doors and main floor archways in all finished areas
- Baseboard throughout finished areas
- Decorative wood columns as per plans
- Decorative niche as per plans
- Door from garage to house where grade permits
- Gas fireplace as per plan
- Cold cellar, as per plan

### KITCHEN
- Purchaser's choice of deluxe cabinetry with lower valance, crown, granite countertops from vendor's standard samples
- Extended height upper cabinetry
- Rough-in plumbing and electrical with cabinet space for future dishwasher
- Quality double stainless steel sink with single lever faucet and pull out vegetable spray
- Kitchen range hood fan vented (6") to exterior
- Heavy duty stove receptacle
- Dedicated electrical outlet for future refrigerator
- Split electrical outlet at counter level for small appliances

### PAINTING
- Doors and trim painted white semi-gloss
- Interior walls to be painted with high quality latex paint. Kitchen, Laundry and Bathroom walls and trim to be semi-gloss
- Purchaser choice of wall colours from vendor's samples (one)
- Smooth drywall ceilings finished areas (white)

### BATHROOMS
- Ceramic wall tile (two tiles high for drop-in tub) as per vendor's samples
- Ceramic shower stall with light and glass door as per plan
- White bathroom plumbing fixtures as per vendor's standard
- Pressure balance, temperature control water saving valves to all showers
- Purchaser's choice of cabinets and marble countertops from Vendor's standard sample
- Energy efficient toilet tanks
- Strip lighting in all bathrooms
- Mirrors with decorative beveled edge in bathrooms.
- Powder rooms to have decorative oval mirror
- Elegant bath and separate showers as indicated on plans in master ensuite
- G.F.I. electrical outlets for small appliances beside all bathroom vanities
- Privacy locks on all bathroom doors
- 3 pc washroom rough-in in basement

### FLOORING
- Imported quality ceramic or porcelain tile flooring (standard 12" x 12" or 13" x 13") in foyer, kitchen, breakfast, powder room, laundry room and all bathrooms as per plan
- Shower stalls include 8" x 10" wall tiles, marble sills and 2" x 2" mosaic floor tile
- Quality Berber broadloom with under pad throughout bedrooms
- 3 ¼ " x ¾ " Oak hardwood (non tiled areas) main floor and upper hall
- Floor and wall finishings from vendor;s samples

### HEATING
- Forced air high efficiency gas furnace with electronic ignition, power vented to exterior
- High efficiency gas hot water rental unit
- Ducting sized for future air conditioning
- Centrally located thermostat

### ELECTRICAL
- Combination CO2 and smoke detector on each floor (as per Ontario Building Code)
- One electrical weatherproof exterior outlet at rear and two electrical outletsin garage
- Rough-in cable TV (family room and all bedrooms)
- Rough-in telephone (master bedroom and kitchen)
- 200 amp electrical service with circuit breakers
- Decora white plugs and switches throughout
- Electrical outlet for future garage door opener
- Heavy duty cable for dryer and stove
- Rough-in for central vacuum systems to garage
- Ground fault interrupter outlets in all bathrooms and powder room
- All wiring in accordance with Ontario Hydro Standard
- Electrical door chime
- Seasonal duplex receptacle included
- Rough-in security