



# PRICE LIST

MODEL	PRICE/SQ. FT.	TOTAL UNIT AREA	PRICE INCLUDING PARKING
<b>The Astoria</b> Includes 315 Sq. Ft. OUTDOOR TERRACE	\$906 SQ. FT.	2,024 SQ. FT.	<b>\$1,548,880</b>
<b>The Soho</b> Includes 321 Sq. Ft. OUTDOOR TERRACE (Corner)	\$929 SQ. FT.	2,084 SQ. FT.	<b>\$1,638,880</b>
<b>The Tribeca</b> Includes 323 Sq. Ft. OUTDOOR TERRACE (Corner)	\$916 SQ. FT.	2,123 SQ. FT.	<b>\$1,648,880</b>
<b>The Kensington</b> Includes 488 Sq. Ft. OUTDOOR TERRACE	\$890 SQ. FT.	2,509 SQ. FT.	<b>\$1,798,880</b>
<b>The Chelsea</b> Includes 490 Sq. Ft. OUTDOOR TERRACE	\$888 SQ. FT.	2,514 SQ. FT.	<b>\$1,798,880</b>

**PRICE INCLUDES ONE PARKING SPACE AND A LOCKER**

Additional parking is available for purchase at **\$40,000**  
Storage locker: **\$5,000** | Combined parking and locker: **\$47,000**

HST is included in the purchase price. Some premiums may apply, ask Sales Representative for details. Pricing is for Principal residents only. Plans and specifications are approximate and are subject to change without notice. Actual useable floor space may vary from stated floor area. Prices and terms are subject to change without notice. E. & O.E. November 19, 2020

**DEPOSIT STRUCTURE:** \$20,000 WITH OFFER, BALANCE TO 5% IN 30 DAYS, 2.5% IN 120 DAYS, 2.5% IN 150 DAYS, 5% IN 365 DAYS AND 5% DUE AT OCCUPANCY

**TENTATIVE OCCUPANCY:** OCTOBER 2022

**MAINTENANCE:** APPROX. \$0.25/INTERIOR SQ FT INCLUDES COMMON AREA MAINTENANCE, EXCLUSIVE USE OF AMENITIES AND PARKLANDS, RESERVE FUND CONTRIBUTION, LANDSCAPING, GARBAGE REMOVAL & SNOW REMOVAL.  
PARKING: \$58.88. STORAGE LOCKER: \$18.88.

**TAXES:** APPROX. 0.614% (2019)



# FEATURES & FINISHES

## Distinguished Exterior Features

- Distinctive elevations harmoniously blending clay brick, stone, aluminum, and other unique materials with classic detailing\*
- Oversized 8 ft. high main entry door, some with sidelights\*
- Luxury black front door grip set and deadbolt\*
- Maintenance-free, low E Argon vinyl casement windows throughout main and second floors, some with fixed glass \*
- Superior 2" x 6" exterior wall construction
- Two (2) exterior waterproof electrical outlets with ground fault interceptors: 1 at entrance, and 1 on terrace

## Private Terrace Features

- Luxurious weatherproof rooftop decking on outdoor Terrace space
- Terrace to include gas BBQ rough-in on terrace with quick connect and shut-off valve
- Glass Guard Rail\*
- Privacy Screens\*
- One exterior frost-free water tap connection
- One exterior waterproof electrical outlet with ground fault interceptor

## Home Comfort Features

- Electric Fireplace in Living Room\*
- Leading Edge combination heating and domestic hot water system providing on demand hot water for endless comfort
- Efficient central heating (boiler and air handler rental)
- Two zone heating and cooling
- Central Air conditioning
- (HRV) Heat Recovery Ventilator
- Smart thermostat

## Gourmet Kitchen Features

- Custom-designed kitchen cabinetry with extra height uppers in a choice of styles and colours\*\*
- Deep uppers over fridge
- Soft-close doors and drawers in kitchen and pantry\*
- Pendant lighting over kitchen island \*\*
- Upper panel including crown moulding
- Luxury countertops with flush or extended breakfast bar with square-edged granite or quartz\*\*
- Premium Designer MIELE Appliance Package

- KOHLER Under-mount single stainless-steel sink\*\*
- Premium BRIZO single-lever kitchen faucet\*\*
- Luxurious tiled or slab backsplash\*\*
- Upgraded stainless steel canopy hood fan over stove\*\*

## Luxury Bathroom Features

- Freestanding soaker tub in Master Ensuite\*
- Frameless glass shower with door in Master Ensuite\*
- Wall mounted rain head fixture with an additional handheld shower attachment in Master Ensuite. \*\*
- Frameless glass shower enclosures with door in all other bathrooms with separate showers\*
- Pressure balance controls in all showers
- Imported ceramic or porcelain tile flooring in ensuite, powder room and all other bathrooms\*\*
- Imported ceramic or porcelain full-height wall tiles in bathtub enclosure\*\*
- Water-saving dual flush toilets
- Upgraded bathroom vanities with soft-close and drawers, and custom lighting over mirror
- Double under-mount sinks in Master Ensuite
- Under-mount sinks in all Bathrooms
- Shampoo niche in Master Ensuite shower. \*\*
- Vanity cabinetry in all bathrooms with granite or quartz countertops with 4" counter backsplash\*\*
- Mirror over all bathroom vanities
- All sinks and toilets with shut-off valves
- Upgraded exhaust fans in all bathrooms
- Designer furniture-style vanity in Ensuite and main bath
- Luxury furniture style vanity in powder room\*\*
- Designer-selected backlit LED mirror in powder room
- Premium single-lever taps on all sinks\*\*
- Heated floors in all bathrooms

## Superior Interior Features

- Hardwood flooring throughout in choice of colours, 5" pre-finished (except tiled areas) \*\*
- Oak stairs from main to 3rd level in choice of finish\*\*
- Upgraded metal pickets and oak handrail in choice of stain finish\*\*
- Oak nosing where pickets meet floors
- Imported ceramic or porcelain tile flooring in foyer



- 9 ft. ceilings on main, 2nd and 3rd levels\*
- 7" baseboards and 3" casings throughout finished areas\*
- Easy-maintenance smooth ceilings throughout\*
- All closets in bedrooms with full swing doors\*
- Space-saving closet configuration with wire shelving system
- 2-panel style 8 ft. high "safe and sound" swing entry doors throughout finished areas\*
- Black finish lever passage and privacy sets
- All interior walls painted in choice of colour\*\*
- Modern baseboard and trim to be painted white including passage doors.
- Kitchen, laundry room, all bathroom and washroom walls to be semi-gloss paint finish
- 3 Rough-ins for cable television outlets\*
- All sub-floors to be glued and screwed, with joints sanded

#### Electrical Features

- 20 LED pot lights on main or second level
- Light fixtures provided throughout
- Light in all separate shower stalls\*
- Pendant lighting over kitchen island \*\*
- Decora light switches and plugs throughout
- Automatic light in foyer closet\*
- One light fixture in each bedroom and walk-in closet\*
- Conveniently located switched plug in living room
- USB outlet in kitchen, living room and all bedrooms

- Telephone outlets roughed in, as located by builder
- 200-amp electrical service, breaker panel, and all-copper wiring throughout
- Electric smoke detector on each level and bedrooms
- Carbon monoxide detector on each level
- Alarm system (monitoring by purchaser)
- Central vacuum system installed
- Builder will provide a one-on-one appointment with our qualified technical supplier to explain and co-ordinate any additional requirements desired
- Heathwood Smart Home Package including Home Hub, Video Doorbell, Smart Thermostat, water leak sensor and Smart Door Lock

#### Laundry Features

- Imported ceramic or porcelain tile flooring in finished laundry rooms\*
- Stackable front-loading washer and dryer
- Taps and separate drain for automatic washer
- Heavy-duty wiring and outlet for dryer

#### Green Home Features

- Fully insulated exterior walls R27
- Low E argon-filled windows
- Heat Recovery Ventilator (HRV)
- Low VOC wall paints used throughout
- Water-saving dual flush toilets
- Water-saving aerators on taps and showerheads
- Energy-efficient LED light bulbs throughout

#### TARION WARRANTY CORPORATION

Heathwood Homes, in accordance with the TARION Warranty Corporation, warrants your new home against defects in materials and workmanship in different categories over 1, 2 and 7 years. See your sales representative for details.

Heathwood Homes is pleased to provide a comprehensive Décor Program to assist Purchasers in the selection of interior finishes and extra features which will be available for additional cost at the time of colour selection. All selections, including upgrades, are to be made from builder samples.

Materials and specifications may vary due to site or supply issues. Substitutions will be made at the discretion of the builder, with materials, products and specifications of equal or greater value. See Agreement of Purchase & Sale for details on features included in purchase price. E. & O.E. November 19, 2020

\*As per plan \*\*From Vendor's standard samples