



ANGUS GLEN™
SOUTH VILLAGE



ANGUS GLEN™
SOUTH VILLAGE

KYLEMORE®

LIVE. WELLNESS.

LOCATION

**ESTABLISHED
IN MARKHAM.**



CRAFTSMANSHIP

**THE ALLURE OF
CONSIDERED QUALITY.**



COMMUNITY

**AN ELEVATED
COMMUNITY EXPERIENCE.**



WELLNESS

**WELLNESS.
LUXURY REIMAGINED.**



MARKHAM'S AWARD-WINNING COMMUNITY BUILDER.

Since 1997, Kylemore/Angus Glen Developments has established a reputation for being an industry innovator, developer of master-planned communities and builder of superior quality homes.

The company was established to offer homeowners the highest standards in architectural design, craftsmanship and community amenities.

This approach has been developed and sustained for more than 25 years through the vision of its partners and the commitment of a hands-on team.

Headquartered in Markham, where it has established roots, today the Kylemore Team is planning significant new communities, slated to come to fruition in Markham over the next decade.

With Wellness at its core, Kylemore is poised to lead the community and home building industry into the future.



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ESTABLISHED IN MARKHAM

With decades of experience creating master-planned communities in Markham, Kylemore has established a reputation for designing award-winning homes that capture the essence of this vibrant city. These communities integrate seamlessly with the established amenities of the area, ensuring residents enjoy instant and convenient access to the best the city has to offer.

With the next chapter of homes in Angus Glen South Village, purchasers will not only enjoy living in a prime Unionville location but will also receive a **free 3-year Angus Glen Golf Club** family membership. This prestigious and exclusive club has been the host of multiple PGA Tour Events and is considered one of Canada's top courses.





Angus Glen Community



**UNIONVILLE'S MOST DESIRABLE
AWARD-WINNING LIFESTYLE COMMUNITY.**

National, provincial and GTA industry awards have celebrated Angus Glen Community for its overall master plan, architecture, and interior design. The community is designed using New Urbanism planning principles with accessible conveniences, people-centred streetscapes, parks and green space.

Angus Glen South Village will enhance the network of paths linking neighbourhoods and connecting with the parkland that follows natural ravines to Lake Ontario.

At the north end of Angus Glen Community is the spectacular Angus Glen Community Centre. This beacon for fitness, learning and play offers a library branch, two ice pads, gym, courts, swimming pool, and meeting rooms. A park and playground along with a separate tennis centre complete this destination's offerings.



SCHOOLS

1. Unionville Public School
2. Unionville High School
3. Parkview Public School
4. Unionville Montessori Private School
5. Bill Crothers Secondary School
6. Pierre Elliott Trudeau High School
7. All Saints Catholic Elementary School
8. St. John XXIII Catholic Elementary School
9. St. Matthew Catholic Elementary School
10. Stonebridge Public School
11. Beckett Farm Public School
12. Angus Glen Montessori



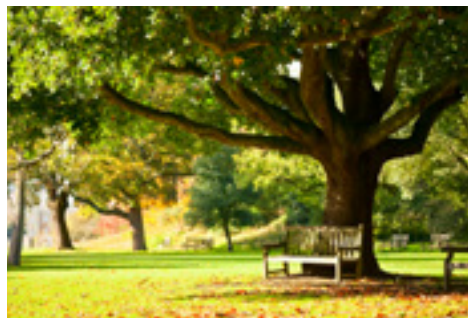
DINING

13. Next Door Restaurant
14. Il Postino Ristorante
15. Jake's On Main
16. Joey Markville
17. Milestones
18. Smash Kitchen and Bar
19. Flavours of Unionville
20. Peter's Fine Dining
21. Phoenix Restaurant
22. Ambiyen Restaurant
23. Zen Japanese
24. Folco's Ristorante
25. Bellaforia Restaurant & Bar
26. Dragon Legend



SHOPPING & GROCERY

27. The Old Firehall Confectionery
28. Whole Foods
29. Langham Square
30. The Village Grocer
31. Markville Mall (Cadillac Fairview)
32. T&T Grocery Store
33. Loblaws
34. Smartcentre Markham Woodside
35. Costco Wholesale
36. Shoppes of Angus Glen
37. Foody Mart



PARKS & RECREATION

38. Toogood Pond Park
39. Crosby Park
40. Angus Glen Golf Club
41. Colty's Park
42. Gordon Stollery Park
43. Upper Unionville Golf Club
44. Bur Oak Park
45. Markham YMCA
46. Milne Dam Conservation Park
47. Markham Pan Am Centre
48. Berczy Square



CULTURE & ENTERTAINMENT

49. Varley Art Gallery
50. Markham Museum
51. Angus Glen Community Centre
52. Unionville Library
53. Markham Downtown
54. Main Street Unionville
55. Old Unionville Community Centre
56. McKay Art Centre
57. Flato Markham Theatre
58. Cineplex Markham & VIP



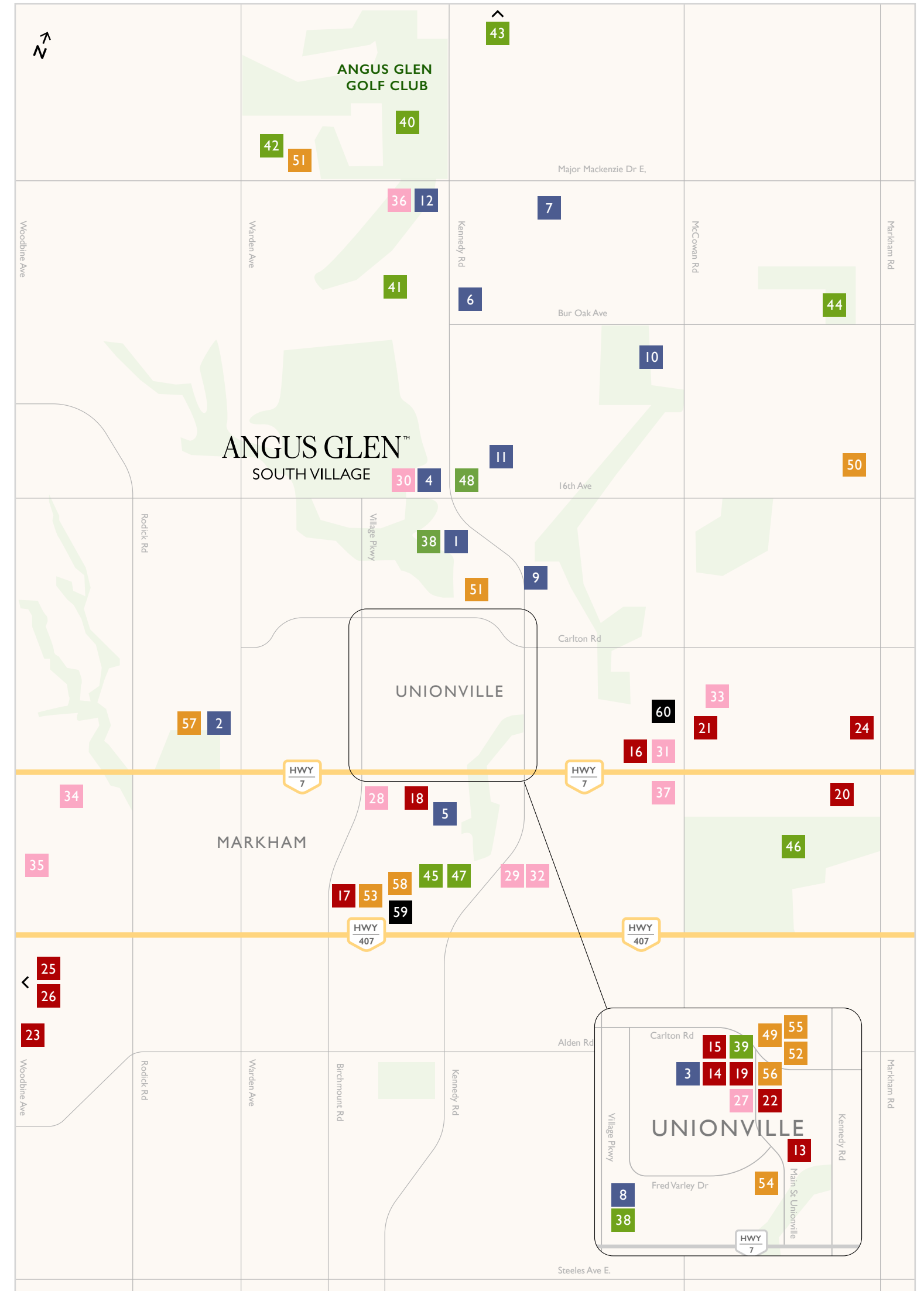
TRANSIT

59. Unionville GO
60. Centennial GO

IN THE NEIGHBOURHOOD

KYLEMORE LIVING

LOCATION





Unionville Main Street

AN ESTABLISHED AND TREASURED NEIGHBOURHOOD

Just a stone's throw from Unionville's historic Main Street, Angus Glen South Village connects you to its unique blend of old-world charm and modern amenities - a destination that has something to offer year-round.

Main Street is a place for boutique shopping, fine dining, cultural experiences and a variety of services. Of note, the Varley Art Gallery provides an ever-changing array of rotating and permanent art exhibitions, while the farmers' market offers a wide selection of fresh and homemade products from local suppliers.





Sweet offerings on Main Street.



Upscale Italian cuisine with indoor and outdoor dining.



Fine dining in historic Unionville.



Find time to reflect near TooGood Pond in Unionville.



CF Markville



Flato Markham Theatre

EXPERIENCE EVERYTHING MARKHAM

Markham's growth and development has attracted a diverse population cultivating a variety of cultural and entertainment offerings. Angus Glen South Village puts you in the heart of these exceptional amenities.

Flato Markham Theatre hosts an annual program of theatrical performances and musical entertainers that rival those in Toronto's top venues. When it comes to shopping, Markham has something for everyone. From the expansive selection of over 160 stores at CF Markville to the bustling Pacific Mall, one of the largest Asian-themed markets in the region, every shopping need is easily met.

The City's most compelling natural feature is undoubtedly Rouge Park. This magnificent "green spine" is a breathtaking natural oasis, providing endless opportunities for outdoor recreation and exploration.



Pan Am Sports Centre

A WORLD-CLASS DESTINATION

Markham is an impressive and thriving high-tech hub with hundreds of corporations headquartered within its borders bringing in new workers every day. With its commuter-friendly environment, this dynamic city offers convenient access to GO Transit and YRT routes, making it easy to get around and explore everything the GTA has to offer.

Markham is also home to the impressive Pan Am Sports Centre, a world-class facility that hosts a variety of large sporting events and activities. And with the exciting addition of York University's Markham campus (Phase 1 scheduled to open in 2024), renowned Business and Technology programs are set to attract over 4,000 new students. An exciting range of opportunities for further growth and development are already taking shape. Markham has a bright future!



GO Transit



York University Markham Campus



SURROUNDED BY ACRES OF GREENERY

Angus Glen South Village is seamlessly connected to ribbons of natural ravines and parkland leading directly into the beautiful Rouge River Valley. At nearby Milne Dam Conservation Park, you'll discover 305 sprawling acres of lush greenery, offering endless opportunities for picnics, birdwatching, hiking and fishing. When winter arrives, take advantage of the outdoor ice-skating rink at Markham's Civic Centre – there's never a dull moment.

With so much natural beauty and excitement just waiting to be discovered, Angus Glen South Village offers the perfect backdrop for a healthy and fulfilling lifestyle. Whether you're an avid outdoor enthusiast or simply seeking a peaceful retreat from the hustle and bustle of daily life, this community has everything you need to live your best life.

KYLEMORE'S MULTIPLE INDUSTRY AWARD WINS AND NOMINATIONS INCLUDE:

- 2023 BILD - FINALIST, BEST MODEL HOME
- 2023 CHBA - FINALIST, BEST INTERIOR DECORATING (MODEL HOME)
- 2022 OHBA - WINNER, BEST MODEL HOME; WINNER, BEST NEW HOME KITCHEN
- 2022 CHBA - WINNER, BEST NEW HOME SPACES - KITCHEN
- 2022 BILD - WINNER, BEST MODEL HOME
- 2022 BILD - FINALIST - PROJECT OF THE YEAR (ANGUS GLEN SOUTH VILLAGE), PEOPLE'S CHOICE AWARD
- 2021 BILD - WINNER, BEST SINGLE DETACHED HOME (SMALL)
- 2021 BILD - FINALIST, BEST SINGLE DETACHED HOME (LARGE), BEST TOWNHOME, PROJECT OF THE YEAR (LOW-RISE)

THE ALLURE OF CONSIDERED QUALITY

Kylemore's focus on superior craftsmanship is critical to securing its reputation for designing and constructing homes of exceptional quality and enduring value. Paying attention to detail including the selection of premium materials and meticulous finishing touches results in the luxury and value purchasers expect.

Kylemore's homes are functional, sustainable and beautiful. We take pride in every home we build, knowing that our commitment to quality ensures that our homeowners will enjoy their new home for many years. When you choose a Kylemore home, you are buying a home that is built to last and crafted with care.





The unparalleled features and location of Angus Glen South Village merit equally distinct architecture. The simplicity of farmhouse architectural styling provided the genesis for a new collection of homes augmented with highly tailored modern details.

E. & O. E. April 2023.

ARCHITECTURAL CONVERGENCE

DESIGNING WITH WELLNESS IN MIND.

Kylemore's in-house architectural and design team curated the guidelines for the selection of three award-winning firms to complete the final designs.

The result is bespoke, yet harmonious groupings of residences. Collaborating firms are: RN Design; Hunt Design Associates; and Guthrie Muskovich Architects.



Natural light pours in from expansive windows and doors, bringing the outdoors within.



Open concept chef's kitchen with large islands for gatherings with family and friends.



KYLEMORE LIVING

CRAFTSMANSHIP

Contemporary details in the primary bedroom ensuite.

ANGUS GLEN™

SOUTH VILLAGE

**A ONCE-IN-A-LIFETIME OPPORTUNITY
TO OWN IN CANADA'S PREMIER
LIFESTYLE COMMUNITY.**

The immediate popularity of Angus Glen South Village has paved the way for the next chapter of these luxury homes. Offering the finest craftsmanship, flexible interiors with opportunities to evolve as a family's needs change, and practical considerations, these captivating homes provide an unparalleled living experience.



KYEMORE COMMUNITIES

Artist concept, not to scale and may vary from finished community. Dimensions, specifications and landscaping are approximate and are subject to change without notice. Lot sizes and descriptions are approximate. Images for mood and impression only. E. & O. E. April 2023.





3100 WELLNESS COLLECTION



▲ 4000 WELLNESS COLLECTION

▼ 5000 WELLNESS COLLECTION



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AN ELEVATED COMMUNITY EXPERIENCE

ELEGANT LIVING IN A NEIGHBOURHOOD SUFFUSED WITH NATURE.

An elevated community experience is more than just beautiful architecture and elegant design; it's about the lifestyle available to residents. Angus Glen South Village offers access to a full complement of established amenities, including top-rated schools, high-end shops and an array of dining options. It is also next to Angus Glen Golf Club, providing opportunities for fitness and social activities.

Within this master-planned community, the streets are specifically designed to be cycling and pedestrian-friendly, ensuring that residents may enjoy their neighbourhood on foot and at their leisure. At Kylemore, we believe that a truly exceptional lifestyle is one that offers connectivity to all that makes a community great.





- 7000 WELLNESS COLLECTION
- 6000 WELLNESS COLLECTION
- 5000 WELLNESS COLLECTION
- 4300 WELLNESS COLLECTION
- 4000 WELLNESS COLLECTION
- 3500 WELLNESS COLLECTION
- 3100 WELLNESS COLLECTION
- 3000 WELLNESS COLLECTION
- 2000 WELLNESS COLLECTION

Artist concept, not to scale and may vary from finished community. Dimensions, specifications and landscaping are approximate and are subject to change without notice. Lot sizes and descriptions are approximate. The vendor reserves the right to alter lot line locations. Images for mood and impression only. E. & O. E. November 2023.

ENJOY A GOLF LIFESTYLE WITH YOUR NEW HOME

With every home purchase, families will receive a free membership for Angus Glen Golf Course. A world-class golf course and community hub right in your backyard!

The 3-year membership is valued at \$3,000 (\$1,000 credit to spend as you like each year for 3 years) and includes benefits such as those listed here.

KYLEMORE LIVING



Golf	15% off posted public tee times for member and spouse 25% off driving range for member and spouse
Merchandise	25% off Pro Shop goods
Food & Beverage	15% discount for up to four people in the Silo Grill
Signature events & Academy	25% off group lessons at the Academy 15% off signature events
Special pricing for personal events	Homeowner access to series of on-demand fitness podcasts, one-on-one personal fitness training, nutrition podcasts, live online classes – yoga, pilates



COMMUNITY

WELLNESS. LUXURY REIMAGINED.

MINDFULLY FOCUSING ON WELLNESS IN THE HOMES AND COMMUNITIES WE SHAPE.

The homes of Angus Glen South Village offer luxurious spaces with intentional design to promote a healthy lifestyle for your family. Fostering connections with the outdoors, these homes encourage the enjoyment of nature and provide an ideal environment for those seeking a balanced and rejuvenating lifestyle. Every detail has been carefully considered to encourage wellness and a sense of calm, from spacious interiors to inviting outdoor spaces. Here, luxury and wellness come together in perfect harmony.





BUILDING FOR WELLNESS.

Now, more than ever, enjoying overall well-being and good health is a focus for all of us. At Kylemore, our goal has always been to offer residents closely knit communities by providing a social framework, as well as better living in a luxury environment. Focusing on wellness enables us to expand on this legacy by ensuring we pay attention to many other aspects of lifestyle that can be enhanced by what we build, how we build and where we build.



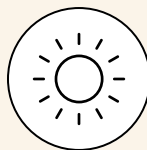
RESILIENCE – PLANNING FOR THE FUTURE

Reducing water consumption through an energy-efficient plumbing system, solar panel ready rough-in and EV charging plug.



LOW VOC MATERIALS

Well-designed ventilation systems promote good indoor air quality.



LIGHT

Generous access to daylight and sunlight and well-designed supplementary LED lighting.



WINDOWS & DOORS

Designs that maximize views to the outdoors, creating sun-filled spaces connecting mind and spirit with nature. Natural ventilation with large windows and opening wall/door systems.



SOUND INSULATION

The combination of thermal triple glazed windows and glass doors promotes a quiet and tranquil indoor home environment.



LIVING SPACE

Stimulating environments for social engagement and play. Self-contained work or learn-from-home rooms. 10-foot main floor, 9-foot upper floors and high basement ceilings equate to luxury when combined with flexible free-flowing design.



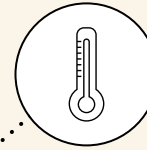
QUIET SPACE

Areas for work, privacy, thinking, relaxation, and reflection. Flexible spaces for use as media rooms, home office, study, meditation, and fitness.



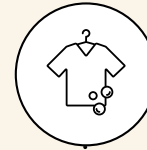
ENVIRONMENT

Parks, green space, trails, and pathways for a healthy, active lifestyle. Neighbourhood community centre, programs, and library. Convenient connection with public transit, and roadway systems for commuting and travel.



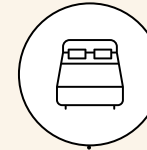
COMFORT

Energy-efficient heating with variable speed motors for quieter start-up, reducing interior noise. Heat recovery ventilation systems maintain fresh air exchanges; insulation assists with internal home comfort when heating and cooling; whole home energy-efficient operation.



LUXURY LAUNDRY ROOMS

Conveniently located on main or second floor with options available for personal preference. These are large, usable, and well ventilated to alleviate moisture, mould, and pollutants from entering the home.



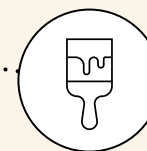
BEDROOMS

Have natural light and large opening windows for ventilation. High ceilings promote better air circulation. Spacious primary bedrooms with ensuite bathroom for privacy and with furnishing flexibility to accommodate personal preferences aiding relaxation. Bedrooms in many layouts include private washroom for privacy and well-being.



FLOURISHING

Designs not only encourage people to be physically and mentally healthy but also provide ways to restore, uplift the spirit and make people happy!



INTERIOR COLOURS

Professional interior design consultations to guide choices with interior finishes packages that promote balance and well-being, supporting relaxation according to personal preference.



SPACIOUS GARAGES

Drywall finished and primed garages with completed wiring and water supply, are sized to include storage options. Secondary entrances into the home's mudroom with a hand washing basin. EV charging plug.



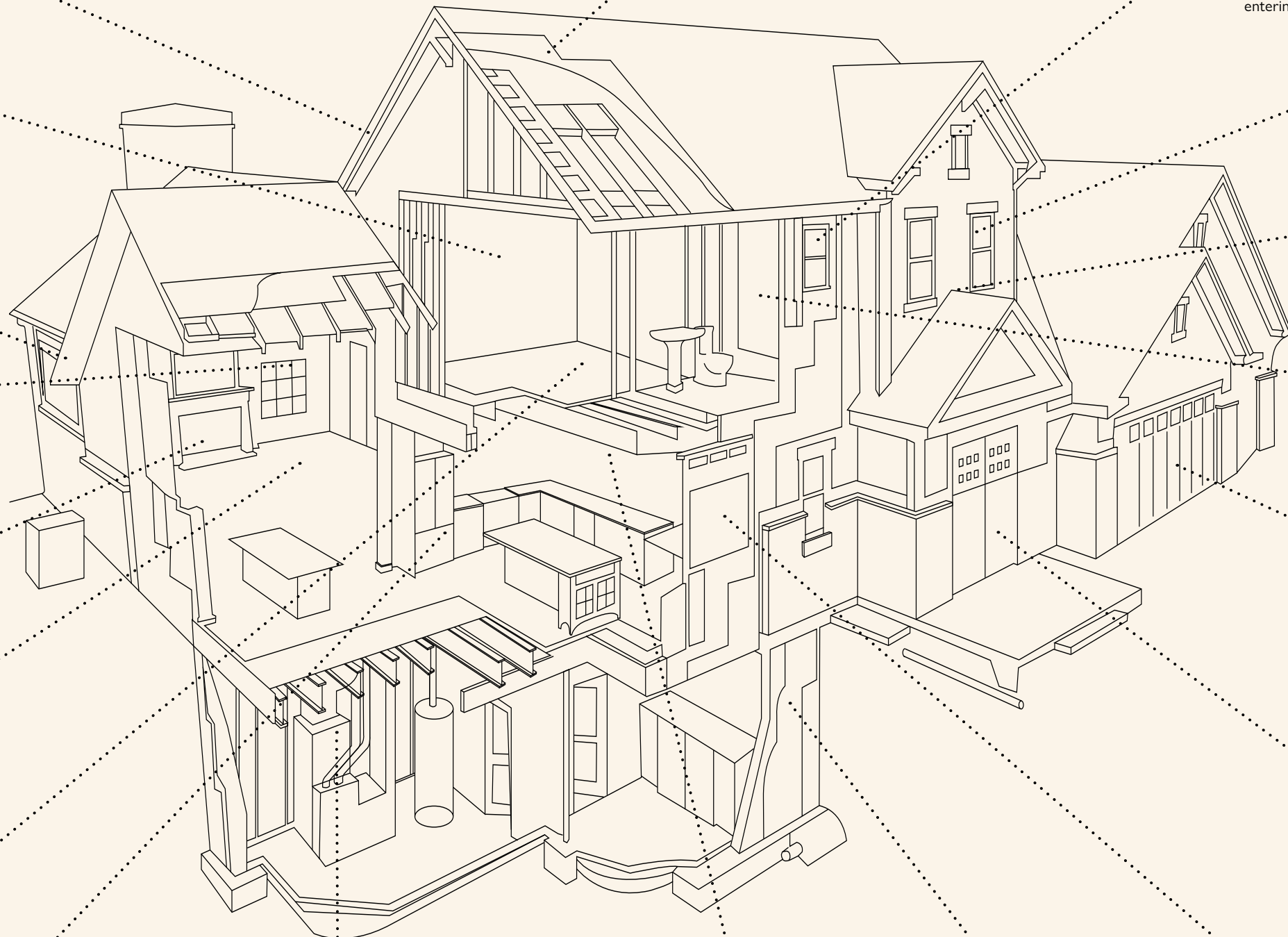
SECURITY

New urbanism design with 'eyes on the street', pedestrian-friendly walkways and rear lane garages for extra privacy, with architectural front porches. Homes have built-in smart home technology for added safety and security.



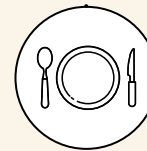
STORAGE SOLUTIONS

Space is maximized to assist with de-cluttering and organization, promoting functional living and helping to reduce stress. Many options to customize with built-ins.



SYSTEMS

Including energy-efficient and low-emission heating, cooling and ventilation systems with simple user-friendly controls integrated into smart home monitoring and technology.



KITCHENS

Open concept kitchens with large islands to enhance family interaction and accommodate friends. Designed with materials to promote healthy cooking and eating, with quartz counters. An optional catering kitchen is available in some layouts.



SENSORS

Continuous monitoring for humidity, security, and heating/cooling through smart home technology for convenient homeowner management.

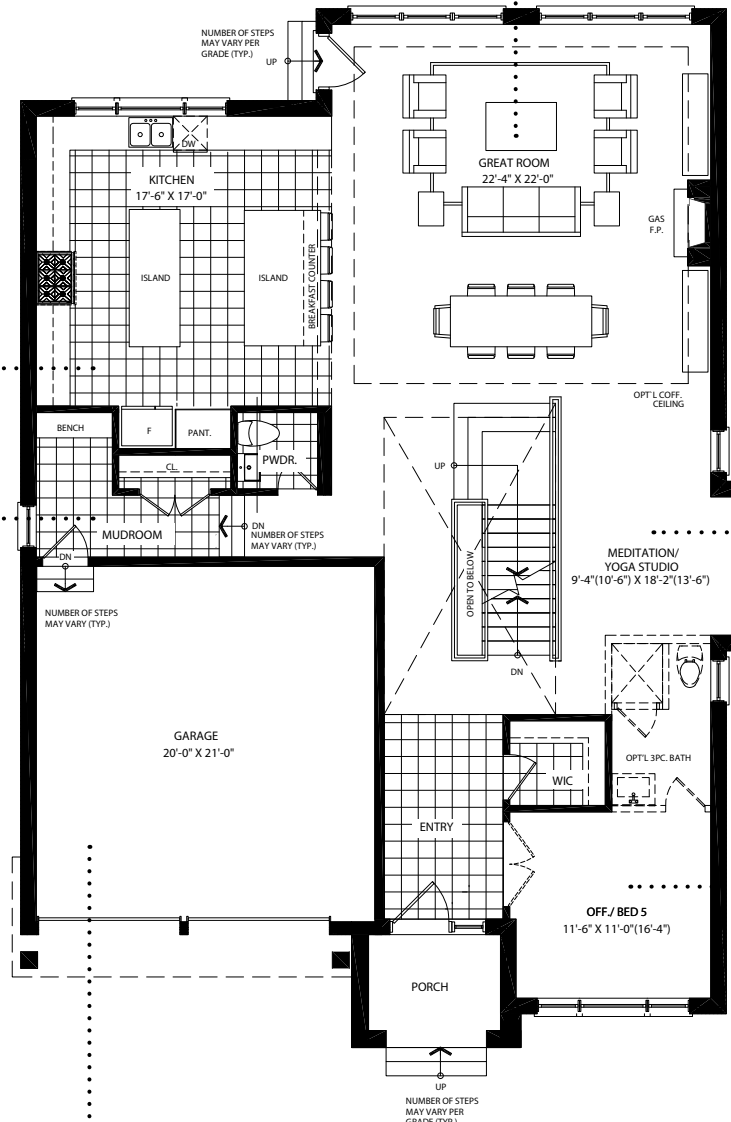
THE KYLEMORE DIFFERENCE IS A WELLNESS HOME

DESIGN FEATURES



KITCHEN

Among the many benefits of having dual islands (as per plan) in the kitchen is the additional counter and storage space provided. One island can serve for prepping, baking and cooking while the other is a convenient stay-at-home work, homework, and entertaining zone with seating!



MUDROOM

A place for everything. Connected to the garage, this mudroom entry has a built-in bench and closet as per plan to hold coats and outdoor gear.



GARAGE

Your large garage provides ample storage space and the ability to park multiple vehicles. It also comes with a convenient Electric Vehicle charging station - making it easier and more cost-effective to own and operate an electric car.

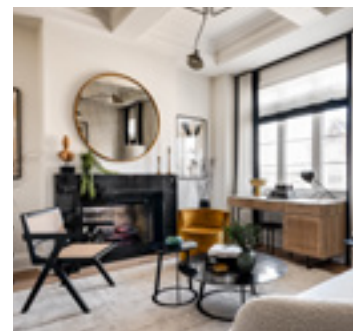
OPEN CONCEPT SPACE

This spacious, inviting atmosphere is perfect for entertaining guests or spending quality time with family. The open layout creates a better flow between areas while maximizing natural light. Adding a coffered ceiling elevates this space.



YOGA STUDIO

Fall in love with the convenience of practicing yoga and meditation whenever you want without leaving your home. Set apart from the heart of the home this area is yours to personalize.



FLEXIBLE SPACE

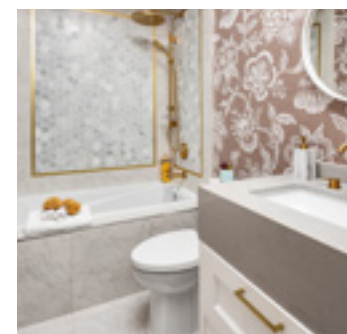
With the option to include an ensuite bathroom, this space can be used as a private guest room or as a comfortable and functional home office, providing versatility and flexibility to accommodate your changing needs.

All dimensions, materials, specifications and drawings are approximate. Plans & Elevations may be mirror image. Window sizes may vary. Actual usable floor space may vary from the stated floor area square footage includes open to above area. Exterior elevations are an artist concept, not to scale and may vary from finished community. Furniture placement is intended as a guide and not included as part of the purchase. Features, finishes and designs illustrated on certain floor plans may not be applicable on other model types. Figures, materials and terms subject to change at any time with the sole discretion of the Vendor. E. & O. E. April 2023.



PRIMARY ENSUITE

The primary ensuite makes morning and evening routines more enjoyable. Twin sinks with storage below, a private water closet, plus an oversized shower. The free standing tub is an invitation to indulge and relax after a long day!



SHARED ENSUITE

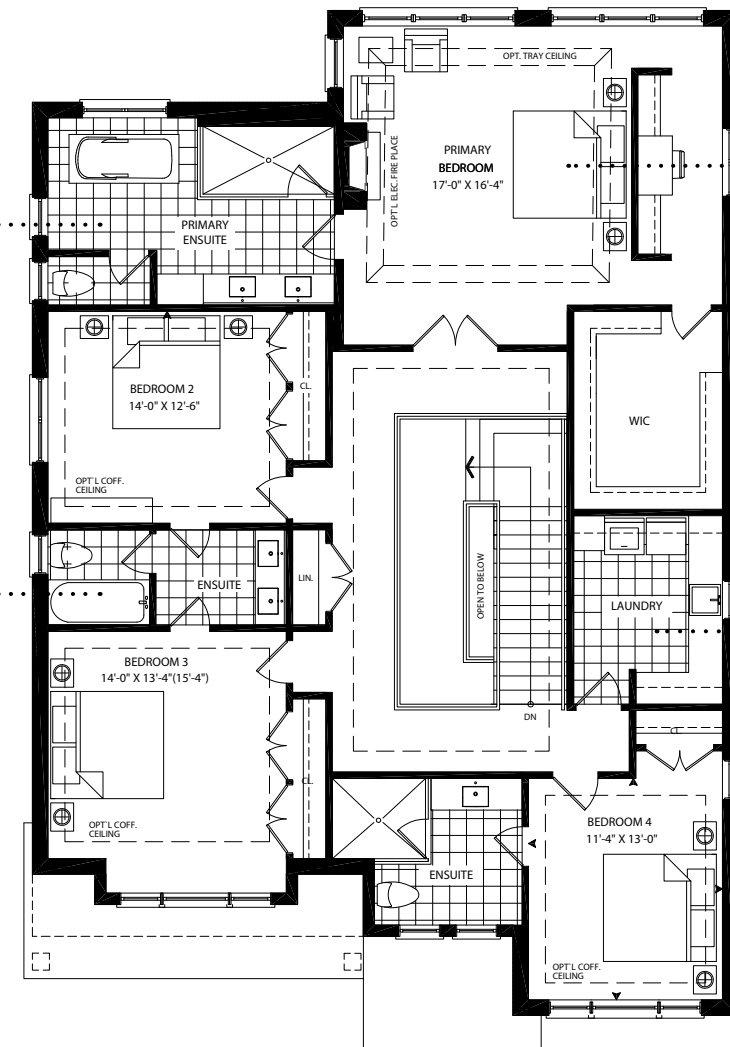
This Jack and Jill bathroom is shared between two bedrooms. Roomy enough for two to use the dual sinks while a sibling has privacy in the water closet. An efficient and space saving solution for family life.

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PRIMARY BEDROOM

The primary bedroom is the perfect retreat, balancing comfort with convenience. There's ample space for furniture, while the walk-through closet behind the bed features a window for natural light, vanity or desk, and more storage on top of the adjacent walk-in closet.



LAUNDRY ROOM

No more carrying heavy baskets up and down stairs, with your second-storey laundry room as per plan. The laundry tub provides added functionality for soaking or hand-washing items, while the ceramic flooring is durable, easy to clean and adds a touch of elegance.

CONSIDERED QUALITY STARTS WITH FUNCTIONAL DESIGN

ANGUS GLEN™

SOUTH VILLAGE

MINDFULLY FOCUSING ON WELLNESS IN THE HOMES AND COMMUNITIES WE SHAPE.

Wellness is the new luxury that encompasses more than just the bricks and mortar of a new home. It is also dependent on the location of the community, its ambience, and equally important – the builder’s intention. Kylemore creates neighbourhoods and builds homes that prioritize the well-being of the families who will live in them.





SINGLES

BUILDING FEATURES THAT SUPPORT A WELLNESS HOME

EXTERIOR AND CONSTRUCTION FEATURES

- Architecturally Designed brick, stone, stucco, and/or siding exteriors with unique masonry and stucco detailing, all as per plan.
- All elevations, exterior colours and materials are architecturally controlled.
- Superior engineered wood flooring system including ¾" subfloor.
- All subfloors to be ¾" tongue and groove and are glued, screwed and sanded.
- Decorative architectural columns, low maintenance pickets and railings, as per applicable plan.
- Steep roof pitches to enhance elevations.
- Premium quality sectional roll-up garage door, as per plan.
- Self-sealing high-grade asphalt roof shingles, with a limited lifetime manufacturer warranty.
- Poured concrete front porches and stairs.
- Poured concrete foundation wrapped with a superior drainage membrane to protect from water penetration.
- Poured concrete basement level with floor drain.
- Poured 10" thick reinforced concrete 9-foot high foundations
- Superior 2" x 6" exterior walls for strength and stability with exterior insulated sheathing.
- 3/8" plywood roof sheathing.
- Aluminum soffits, fascia, eaves troughs and downspouts.
- Superior maintenance-free vinyl Energy Star Triple Pane Low E casement windows throughout, as per plan. All operating windows have screens.
- All windows are foam insulated for additional draft protection.
- Energy Star maintenance-free vinyl sliding patio door or insulated centre-hinge garden door with glass insert and screen, as per applicable plan.
- Upgraded 8-foot high painted fiberglass front entry door with sidelights and transom window above, weather stripping and Smart deadbolt lock (as per applicable plan).
- Black or antique bronze-finish grip set and deadbolt.
- Basement windows to be maintenance-free structural vinyl.
- All building envelope perforations including doors and windows to be fully caulked.
- Fully sodded front and rear yards with upgraded front yard landscape package, as per plan.
- Two (2) exterior hose bibs, one at front and rear of house, as per plan.
- Decorative front house number.

SPECTACULAR INTERIOR FINISHES

- Grand 10-foot main level ceilings and 9-foot second level ceilings
- Oak railing, pickets, and stairs on staircases in finished areas with complimenting stain, from builder's standard samples, as per plan
- Choice of 12" x 24", 12" x 12" or 13" x 13" imported ceramic or porcelain tile flooring throughout foyer, main hallway, kitchen, powder room, ensuite, bathrooms and laundry room in finished areas, where applicable as per plan from builder's standard samples.
- Pre-finished Engineered hardwood flooring throughout ground level and second level ¾" x 4 ¼" from builder's standard stained colors, as per plan.
- Premium quality 40 oz. carpeting with 3/8" underpad in non-tiled areas throughout. Purchaser to have choice of two colour selections, from builder's standard samples.
- Purchaser's choice of 2 colors from Kylemore's samples of quality Low VOC paint on interior walls. Trim to be white semi-gloss paint.
- Smooth finish ceilings throughout main, second level and third level (if applicable). Plaster moulding in main level hallway and front entry.
- Interior doors and woodwork trim to be finished with white semi-gloss paint.

- Transitional style 5" baseboard and 8-foot safe and sound doors on main level; 5" baseboard with 7-foot doors on other levels. 3" upgraded backband casing for doors and windows throughout, all from builder's standard samples.
- Black or brushed nickel interior hardware and lever door handles.
- 8-foot main level and 7-foot second level Series 800 doors throughout from builder's standard samples, as per plan.

GOURMET KITCHEN APPOINTMENTS

- Purchaser's choice of deluxe cabinetry in kitchen including stacked uppers, crown moulding and valance moulding with quartz or granite countertop, from builder's standard samples and layouts.
- Breakfast bar in kitchen with flush counter, as per applicable plan.
- Double stainless-steel undermount kitchen sink in kitchen with single lever pull out faucet.
- Exhaust hood fan over stove area, vented to exterior.
- Stainless steel-finish appliance package included from builders' standard samples.
- Dedicated electrical outlet for refrigerator, as per plan.
- Split electrical outlets at counter level for small appliances.
- Butler's pantry and/or server, as per applicable plan. Upgraded lighting in kitchen over island and rough-in provided for future valance lights.

LUXURIOUS BATHROOMS

- Purchaser's choice of deluxe cabinetry in bathroom with quartz or granite countertop with undermount sink(s), from builder's standard samples, as per plan.
- Spa-inspired master ensuite with acrylic oval tub or luxurious freestanding tub, as per plan, with deck mounted faucet(s).
- Separate shower(s), where applicable, with marble jamb, porcelain or ceramic tiles and frameless glass shower enclosure on half walls, as per plan. All showers to have waterproof pot light.
- Single lever faucets in all bathrooms with mechanical pop up drain.
- Privacy locks on all bathroom doors.
- Quality white bathroom fixtures including elongated bowl toilets. Energy-efficient water saving toilet tanks.
- Main bathroom to have tub enclosure with porcelain tile (12"x12") up to and including ceiling, from builder's standard samples.
- Mirror in all bathrooms and powder room over vanities.
- Upgraded pedestal sink with 8" on centre faucet in powder room, as per plan.
- Water-saving single lever faucets, shower heads and pressure balanced temperature-controlled shower valves included.
- Complimenting towel bars and shower accessories, from builder's standard samples.

LAUNDRY AREA

- Ceramic tiles in laundry room/mudroom, as per plan. Laundry cabinet with quartz or granite, including undermount sink as per plan with pullout faucet, and upper cabinetry, as per plan. Hot and cold laundry taps for washer; and heavy duty wiring for dryer.
- Exterior exhaust for dryer.
- Second level laundry room to have ceramic tile flooring, from builder's standard samples, and drain, as per plan.

COLOUR SELECTIONS AND FINISHINGS

- All colour and finishing selections are to be made at Kylemore Décor Studio and from builder's standard samples and Custom Designer Packages. Kylemore provides the services of a decorator to assist purchasers in the completion of their interior colour selections and the selections of upgrades.

ELECTRICAL AND PLUMBING

- 200 AMP electrical service with circuit breakers.
- Heavy duty cable included for stove and dryer.
- Two weatherproof exterior electrical outlets, one each at front and rear of home, plus two electrical outlets in garage. Front plug to be switched for Holiday lights. All as per plan.
- Garage door ceiling outlet(s), as per plan, for future garage door opener(s). Including electric car charger plug.
- White "Decora" switches and receptacles throughout.
- Energy-saving LED lightbulbs installed throughout.
- Ceiling outlets with builder-supplied upgraded light fixtures installed in foyer, hallways, kitchen, breakfast, and all bedrooms, as per plan. Dining room ceiling outlet to be capped.
- 20 interior LED pot lights and 4 exterior pot lights, location to be determined at décor appointment.
- Pre-wired cable for future television in 3 locations: kitchen, master bedroom and family room/great room, as per plan.
- Pre-wired for future telephone in 3 locations: family room/great room, kitchen and master bedroom, as per plan. Includes additional wires for future use.
- Data pre-wire (Cat5) in up to 4 locations for future home computer network. Future conduit to attic.
- Enercare Smarter Home Hub System included with smarter home HVAC performance monitoring, leak sensor, smart home door lock, video doorbell, with rough-in security wiring for exterior main level door contacts, interior keypad(s) and motion sensors, as per plan.
- Smoke detectors with electrical connection on each floor, including basement. Includes CO2 detectors.
- Rough-in provided for future central vacuum system, at least one outlet per floor. All pipes drop to basement.
- Copper wiring throughout.
- Forced air, high-efficiency gas furnace, HRV, humidifier and media filter for comfortable quality indoor air. Ductwork sized for future air-conditioning.
- Gas BBQ rough-in included, as per plan.
- Gas fired hot water heater, on rental basis.

TARION NEW HOME WARRANTY PROGRAM COVERAGE

- 7-years major structural defects.
- 2-years plumbing, heating and electrical systems and building envelope.
- 1-year all other items.
- Backed by Tarion Warranty Program.

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TOWNHOMES

BUILDING FEATURES THAT SUPPORT A WELLNESS HOME

EXTERIOR AND CONSTRUCTION FEATURES

- Architecturally designed brick, stone, stucco, and/or siding exteriors with unique masonry and stucco detailing, all as per plan.
- All elevations, exterior colours and materials are architecturally controlled.
- Superior engineered wood flooring system including ¾" subfloor. All subfloors to be ¾" tongue and groove and are glued, screwed and sanded.
- Architectural columns, low maintenance pickets and railings, as per applicable plan.
- Steep roof pitches to enhance elevations.
- Premium quality sectional roll-up garage door, as per plan.
- Self-sealing high-grade asphalt roof shingles, with a limited lifetime manufacturer warranty.
- Poured concrete front porches and stairs.
- Poured concrete foundation wrapped with a superior drainage membrane to protect from water penetration.
- Poured concrete basement level with floor drain.
- Superior 2" x 6" exterior walls for strength and stability, with exterior insulated sheathing.
- 3/8" plywood roof sheathing.
- Aluminum soffits, fascia, eaves troughs and downspouts.
- Superior, maintenance-free vinyl Energy Star Triple Pane Low E casement windows throughout, as per plan. All operating windows have screens.
- All windows are foam insulated for additional draft protection.
- Energy Star maintenance-free vinyl sliding patio door or insulated centre-hinge garden door with glass insert and screen, as per applicable plan.
- Upgraded 8-foot high painted fiberglass front entry door with sidelights and transom window above, weather stripping and smart deadbolt lock (as per applicable plan).
- Black or antique bronze-finish grip set and deadbolt.
- Basement windows to be maintenance-free structural vinyl.
- All building envelope perforations, including doors and windows, to be fully caulked.
- Fully sodded front yard with upgraded front yard landscape package, as per plan.
- Two (2) exterior hose bibs, one at front and rear of house, as per plan.
- Decorative front house number.

SPECTACULAR INTERIOR FINISHES

- Grand 9-foot ceilings for ground level, 10-foot second level ceilings and 9-foot third level ceilings.
- Oak railing, pickets, and stairs on staircases in finished areas with complimenting stain, from builder's standard samples, as per plan.
- 12" x 24", 12" x 12" or 13" x 13" imported ceramic or porcelain tile flooring throughout foyer, main hallway, kitchen, powder room, ensuite, bathrooms and laundry room in finished areas, where applicable per plan, from builder's standard samples.
- Pre-finished engineered hardwood flooring throughout ground level, main level and second hallway ¾" x 4 ¼", from builder's standard stained colours.
- Purchasers have the option to install premium waterproof laminate in kitchen area and all other areas in lieu of pre-finished hardwood, from builder standard samples, subject to availability.
- Premium quality 40 oz. carpeting with 3/8" underpad in non-tiled areas throughout. Purchaser to have choice of two colour selections, from builder's standard samples.
- Purchaser's choice of 2 colours from Kylemore's samples of quality Low VOC paint on interior walls. Trim to be white semi-gloss paint.
- Smooth finish ceilings throughout ground, second level and third level (if applicable). Plaster moulding in ground level hallway and front entry.

- Interior doors, woodwork trim to be finished with white semi-gloss paint.
- Transitional style 5" baseboard and 8-foot safe and sound doors on main level; 5" baseboard with 7-foot doors on other levels. 3" upgraded Backband casing for doors and windows throughout, all from builder's standard samples.
- Black or brushed nickel interior hardware and lever door handles.
- 8-foot main level and 7-foot second level Series 800 doors throughout, from builder's standard samples, as per plan.

GOURMET KITCHEN APPOINTMENTS

- Purchaser's choice of deluxe cabinetry in kitchen including stacked uppers, crown moulding and valance moulding with quartz or granite countertop, from builder's standard samples and layouts.
- Breakfast bar in kitchen with flush counter, as per applicable plan.
- Double stainless-steel undermount kitchen sink in kitchen with single lever pull-out faucet.
- Exhaust hood fan over stove area, vented to exterior.
- Stainless steel-finish appliances included from builder's standard samples.
- Dedicated electrical outlet for refrigerator.
- Split electrical outlets at counter level for small appliances.
- Butler's pantry and/or servery, as per applicable plan. Upgraded lighting in kitchen over island and rough-in provided for future valance lights.

LUXURIOUS BATHROOMS

- Purchaser's choice of deluxe cabinetry in bathroom(s) with quartz or granite countertop with undermount sinks, from builder's standard samples, as per plan.
- Spa-inspired master ensuite with acrylic oval tub or luxurious freestanding tub, as per plan, with deck mounted faucet(s).
- Separate shower(s), where applicable, with marble jamb(s), porcelain or ceramic tiles and frameless glass shower enclosure on half walls, as per plan. All showers to have waterproof pot light.
- Single lever faucet(s) in all bathrooms with mechanical pop up drain.
- Privacy locks on all bathroom doors.
- Quality white bathroom fixtures including elongated bowl toilets. Energy efficient water saving toilet tanks.
- Main bathroom to have tub enclosure with porcelain tile (12"x12") up to and including ceiling, from builder's standard samples.
- Mirror in all bathrooms and powder room over vanities.
- Upgraded pedestal sink with 8" on centre faucet in powder room, as per plan.
- Water-saving single lever faucets, shower heads and pressure balanced temperature-controlled shower valves included.
- Complimenting towel bars and shower accessories, from builder's standard samples.

LAUNDRY AREA

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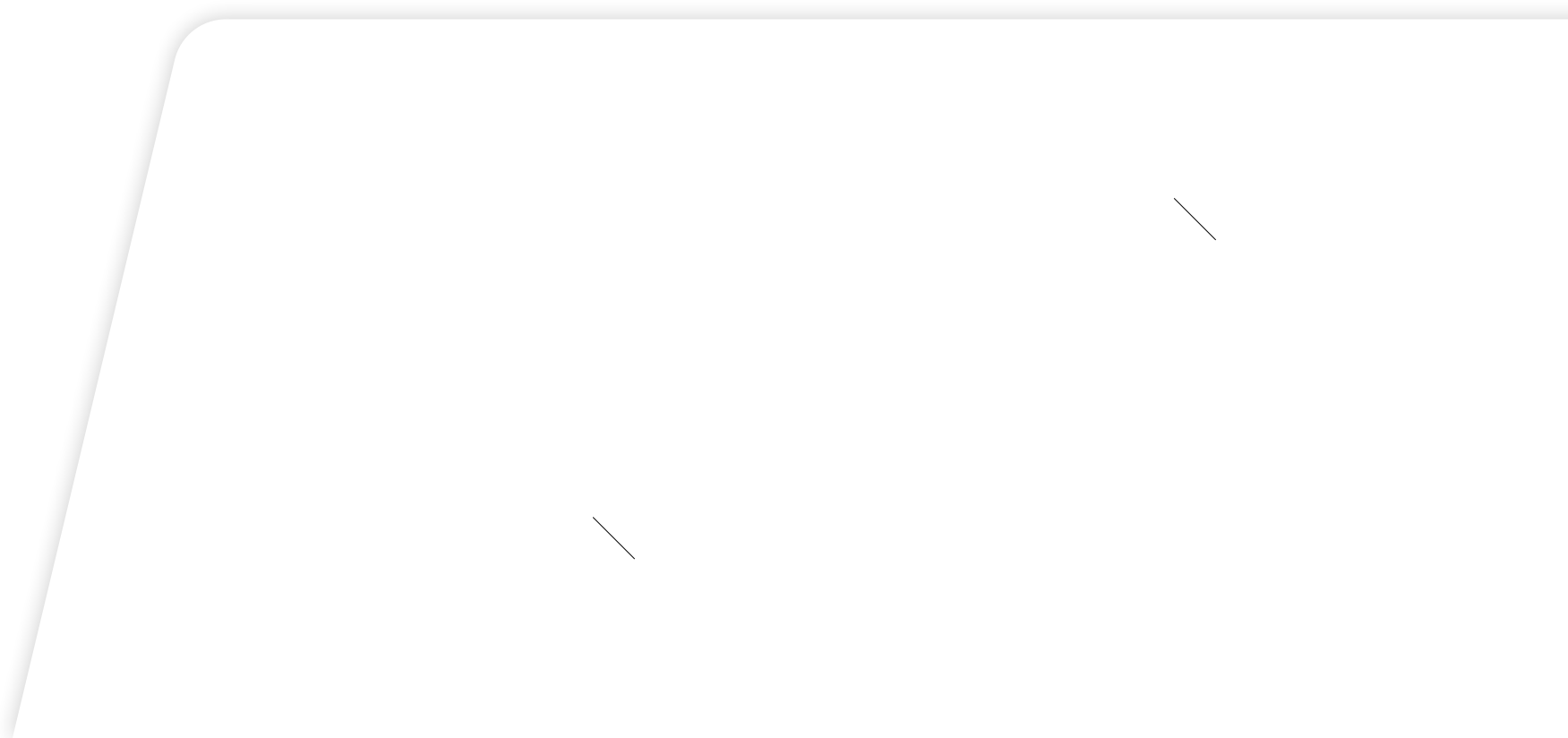
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