

Tow n h o m e s

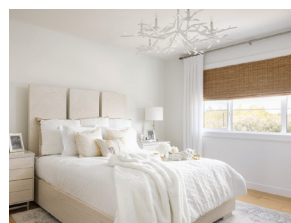
THE MATTAMY WAY QUALITY DETAILS YOU'LL LOVE



At Mount Pleasant North, Our Higher Standards Are Anything but Standard. Your New Home Will Offer Premium Quality Finishes and Smart Home Technologies to Simplify Your Life.

2-STOREY TOWNHOMES

- Receive \$20,000 at the Design Studio
OR \$20,000 off the Purchase Price
- Granite Countertops in Kitchen
- Hardwood on Main Floor as Per Plan
- Elegant Oak Stairs
- Energy Star®
- Air Conditioning
- Ecobee Thermostat
- 3 Stainless Steel Appliances
(Fridge, Stove, Dishwasher)
- Free Rogers Ignite Internet for 1 Year



Features are as per plan and as per schedule A. Subject to change without notice. Images are for marketing purposes only and may not reflect included features and finishes. E.&O.E. March 2023

mattamyhomes.com

2-STOREY TOWNHOMES PRICE LIST



QUICK MOVE-IN CLOSINGS AVAILABLE

Lot #	Model	Sq. ft.	Plan	Elevation	Closing Date	Selling Price*
6013	The Evergreen (GTHA)	1,601	3 Bedroom	Modern	23-Nov-2023	\$1,002,990
INCLUDED UPGRADES: Super Shower, Bath Oasis, Rec. Room Ready Package & Luxury Kitchen Package						
6014	The Forest Grove (GTHB)	1,682	3 Bedroom	Modern	22-Nov-2023	\$1,017,990
INCLUDED UPGRADES: Alternate Ground Floor, Rec. Room Ready Package & Luxury Kitchen Package						
6015	The Forest Grove (GTHB)	1,682	3 Bedroom	Modern	16-Nov-2023	\$1,017,990
INCLUDED UPGRADES: Alternate Ground Floor, Rec. Room Ready Package & Luxury Kitchen Package						
6034	The Forest Grove (GTHB)	1,682	3 Bedroom	Traditional	8-Nov-2023	\$999,990
INCLUDED UPGRADES: Alternate Ground Floor, Rec. Room Ready Package & Luxury Kitchen Package						
6052	The Evergreen (GTHA)	1,601	3 Bedroom	English Manor	22-Nov-2023	\$992,990
INCLUDED UPGRADES: Super Shower, Bath Oasis & Rec. Room Ready Package						
6054	The Forest Grove (GTHB)	1,682	3 Bedroom	English Manor	15-Nov-2023	\$1,007,990
INCLUDED UPGRADES: Alternate Ground Floor & Rec. Room Ready Package						
6072	The Evergreen (GTHA)	1,601	3 Bedroom	Modern	28-Sep-2023	\$1,002,990
INCLUDED UPGRADES: Super Shower in Main Bath, Rec. Room Ready Package & Luxury Kitchen Package						

* Selling price includes purchase price, options and any applicable premiums.

Deposits

\$30,000 with offer
\$25,000 in 30 Days
\$25,000 in 60 Days
\$25,000 in 90 Days

Sales Representatives

Beth Jacovou & Rommel Ancheta
Real Estate Broker:
Norman Hill Realty Inc
Sales Office Tel: (905) 846-3172

Hours of Operation

Monday – Sunday
11:00 a.m. - 6:00 p.m.

Bank Draft and/or Credit Card Payment Required for First Deposit

Contact

sls_mountpleasant@mattamycorp.com

Upgraded values are approximate. Mattamy reserves the right to release further lots without prior notice.

Prices, Incentives, Premiums, Availability, & Plans Are Subject to Change Without Notice.

Strict architectural guidelines must be followed. All measurements are approximate. Note: actual usable floor space may vary from the stated floor area.

Broker protected. Prices & features subject to change without notice. E.&O.E. March 28, 2023

Schedule A (Home Features)

Mount Pleasant North, Phase 16

Townhomes

EXTERIOR

1. MATTAMY'S Mount Pleasant North Phase 16 is a new home community inspired by the sense of neighbourhood. House sitings and exterior colours will be architecturally co-ordinated.
2. Elevations include Clay Brick and maintenance free Vinyl/Steel Siding, veneer stone with Architectural features in other materials, as per elevation.
3. Entry-resistant framing on all perimeter doors (excluding patio doors).
4. Aluminum maintenance-free soffit, downspouts, fascia and eavestrough.
5. Self-sealing shingles (30-year manufacturer's limited warranty).
6. Steel clad insulated entry and exterior door(s) with weather-stripping and deadbolt lock (excluding patio doors and door from garage to exterior if applicable).
7. All vinyl casement windows or simulated single-hung casement windows, or fixed windows all around. All windows as per vendor's specifications and caulked on exterior.
8. Sliding patio door or garden door(s), as per plan.
9. All windows including basement and patio doors to have Low E and Argon Gas, excluding entry door glazing.
10. Glazed panel in front entry door or side light(s) as per elevation.
11. All opening windows and sliding patio doors are complete with screens.
12. Steel insulated door from house to garage, if grade permits, with safety door closer and keyless entry hardware, as per plan. (where optional, additional charge will apply)
13. Moulded steel panel insulated sectional roll-up garage doors equipped with heavy duty springs and long-life, rust-resistant door hardware, as per elevation.
14. Entire lot sodded except paved areas (common side yard 6' or less may be finished with granular material).
15. Pre-cast concrete slab walkway to front door entry, pre-cast step(s) at front and/or rear door as required.
16. **2 Storey Towns** and **3 Storey Towns** have one exterior water tap at the front (or garage) of home and one exterior Hose Bib at the rear.
17. **Village Towns** have one exterior Hose Bib at the front (or garage).
18. Exterior weatherproof electrical outlet with ground fault interrupter, at exterior entries.
19. Satin Nickel finish front door entry set, Plaque-style house number, black front coach light(s) on front, as per elevation.

KITCHEN

1. Purchaser's choice of cabinets from vendor's standard selection.
2. Taller Upper Cabinets included from vendor's standard selection.
3. Purchaser's choice of Granite Countertops from vendor's standard selection.
4. Stainless steel undermount double bowl compartment kitchen sink. Includes single lever pull out faucet, as per vendor's standard specifications. Shut-off valve to the kitchen sink.
5. Stainless Steel kitchen exhaust fan with 6" duct vented to exterior.
6. Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
7. Split receptacle(s) at counter level for future small appliances.
8. Dishwasher space provided in kitchen cabinets with rough-in wiring and drains. (Wire will not be connected to electrical panel and no cabinet supplied)

BATHS

1. Separate showers to receive water resistant gypsum board to approximately 60" high.
2. Purchaser's choice of cabinets and Granite Countertops from vendor's standard selection **in primary ensuite.**
3. Purchaser's choice of cabinets and laminate countertops in all bathroom(s). (Excluding powder room). All choices from vendor's standard selection.
4. Water efficient shower head and toilet tank.
5. Decorative lighting in all bathrooms and powder room.
6. Beveled edge mirrors 42" high to all bathroom(s).
7. Bathroom fixtures from vendor's standard selection.
8. White bathtubs in all bathrooms from vendor's standard selection.
9. Electrical outlets for future small appliances beside all vanities and pedestal sink include ground fault interrupter as per plan.
10. Exhaust fans vented to exterior in all bathroom(s) and powder room.
11. Privacy locks on all bathroom and powder room doors.
12. Moen chrome washer-less faucets with pop up drains in all bathroom and powder room sinks.
13. Pedestal sink in powder room, as per plan.
14. 8" x 10" ceramic wall tile for tub/shower enclosure(s) up to the ceiling and separate shower stalls including ceiling, from vendors' standard selection.
15. 13" x 13" ceramic tile for ensuite soaker tub deck, skirt and splash from vendor's standard selection where applicable, as per plan.
16. Moen Bathroom and Powder room accessories to include towel bar and toilet tissue holder.
17. Moen pressure balance/scald preventing valves to all shower stalls and tub/showers as per plan.
18. Shut off valves for all bathroom and powder room sinks.

INTERIOR TRIM

1. Oak Stairs with choice of stained or clear finish from vendor's standard colour selection (Ground to Second, Second to Third as per plan).
2. Moulded panel interior passage doors throughout finished areas (purchaser's choice from vendor's standard selection of one style throughout), excluding sliding closet doors and cold cellar doors if applicable.
3. Colonial 3 7/8" baseboard throughout with 3/8" profiled door stop trim in all tiled areas.
4. Colonial 2 1/4" trim casing on all swing doors, flat archways up to 12" deep, windows throughout in all finished areas, foyer and linen closets where applicable as per plan. (Excluding bedroom closets with sliding doors).
5. All drywall applied with screws using a minimum number of nails.
6. Satin Nickel finish lever handles and hinges (unpainted) on all interior doors in finished areas, as per plan.
7. Wire shelving installed in all closets.

LAUNDRY

1. Laundry tub with chrome finish dual knob faucet installed in finished laundry room, unfinished basement, or unfinished storage / utility room, as per plan. Shut-off valves in finished laundry room.
2. Heavy duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.

ELECTRICAL

1. Décora style switches and receptacles throughout finished areas
2. 100 Amp service with circuit breaker type panel.
3. All wiring in accordance with Ontario Hydro standards.
4. One electrical outlet under electrical panel if located in unfinished area.
5. Electrical outlet(s) in all bathroom(s) and powder room include ground fault interrupter.
6. One electrical outlet in garage for each parking space. One ceiling outlet in garage for each garage door for future garage door opener.
7. Seasonal duplex receptacle located under front porch soffit with interior switch near front door or in main hall closet.

8. Ceiling mounted light fixture(s) in kitchen/breakfast area, den, halls, finished laundry room, family room / great room, dining room and all bedrooms where applicable, as per plan. (Rooms having sloped or ceiling heights over 10' that span the entire room are to have switch-controlled receptacle).
9. Smoke Detector installed as per Ontario Building Code.
10. Carbon Monoxide Detector on all floors where a finished bedroom is located.
11. Electronic door chime at front door.
12. (1) finished outlets (cat6) data line centrally located as per plan to accommodate cable, telephone, and internet connections.
13. Deeper electrical boxes for future smart switches (smart switches not included)
14. One (1) brushed nickel finished smart door lock
15. One (1) smart light switch for front entry light

PAINTING

1. Washable low VOC latex paint on interior walls throughout finished areas. (one colour throughout, from vendor's standard selection).
2. Interior trim and doors to be painted white.
3. **2 Storey Towns:** Sprayed stipple ceilings with 4" smooth borders on bedroom level excluding bathrooms and laundry which have smooth painted ceilings. All closets to have sprayed stipple ceilings only.
4. **3 Storey Towns and Village Towns:** Sprayed stipple ceilings with 4" smooth borders on ground floor and bedroom level, excluding bathrooms and finished laundry room, which have smooth painted ceilings. All closets to have sprayed stipple ceilings only.

FLOORING

1. Choice of 13" x 13" ceramic floor tile in foyer, kitchen, breakfast area, powder room, bathroom(s) and finished laundry room where applicable, as per plan from vendors standard selection.
2. **2 Storey Towns:** Hardwood flooring from vendor's standard selection on Ground Floor (excluding tiled areas). Choice of colour from vendor's standard selection
3. **3 Storey Towns and Village Towns:** SPC (Stone Product Composite) flooring, approx. 5.83" wide, from vendor's standard selection on Second Floor (excluding tiled areas). Choice of colour from vendor's standard selection.
4. 35oz broadloom in all finished areas on Ground & 3rd floor with 4lb. chip foam underpad from vendor's standard selection. (Excluding tiled areas).
5. Tongue and groove-oriented strand board subflooring throughout screwed and glued on engineered floor joist system.

ADDITIONAL FEATURES

1. **2 Storey Towns:** 9' high ceilings on Ground, 8' high ceilings on Second floors except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered.
2. **3 Storey Towns and Village Towns:** 9' high ceilings on Ground and Second floors, 8' high ceilings on Third Floor except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered.
3. 2"x 6" exterior wall construction
4. Mortgage survey provided with closing documents at no additional cost.
5. Garage floor and driveway sloped for drainage.
6. Concrete garage floor where applicable with re-enforced grade beams.
7. All windows installed with expandable foam to minimize air leakage.
8. Poured concrete foundation walls with drainage membrane and weeping tile.
9. Poured concrete front porch as per plan.
10. Architecturally pre-determined sitings and exterior colours in conformance with applicable zoning and architectural control guidelines.
11. Ducts Professionally Cleaned.
12. Receptacle with USB port placed at Stop and Drop if applicable or in the Kitchen.
13. Central Air Conditioning
14. **3 Storey Towns and Village Towns:** Mirrored Sliders as per plan

ENERGY STAR PROGRAM

1. All Windows with insulated spacers. Windows installed with expandable foam at perimeter and caulked on the exterior.
2. Insulation to exterior walls R22 + R5, attic space R60.
3. Spray foam insulation in garage ceiling below livable space in addition to cantilevered areas with living space above. (R31).
4. Exposed main ductwork to be sealed with foil tape or mastic sealant.
5. High efficiency gas fired heating system.
6. Hot water heating system for domestic Hot Water on lease with designated supplier. Purchaser to execute agreement with designated supplier.
7. Energy Star certified Ecobee Smart Thermostat with built-in Amazon Alexa voice services, centrally located on main floor.
8. Heat Recovery Ventilator (HRV) installed and interlocked with furnace. (Simplified system)
9. LED lighting in all standard interior light fixtures, excluding fixtures on dimmer switches, optional pot lights, all walk-in closets and finished laundry rooms as per plan.
10. Energy Star qualified exhaust fans in all bathrooms including powder room (where applicable).
11. Air tightness test and independent third party certification.

WARRANTY

Mattamy Warranty backed by TARION "Excellent Service Rating" includes that the home is free from defects in workmanship and materials for One (1) Year.

Two Year Warranty Protection:

The home is free from defects in workmanship and materials including caulking, windows and doors so that the building prevents water penetration. Defects in workmanship and materials in the electrical, plumbing, heating delivery and distribution systems – Defects in workmanship and materials which result in the detachment, displacement or deterioration of exterior cladding, leaving to detachment or serious deterioration.

Violations of the Ontario Building Code's Health and Safety provisions.

Seven Year Warranty Protection (Major Structural Defects):

A major structural defect is defined by TARION as; - a defect in workmanship and materials that results in the failure of the load-bearing part of the homes structure, or
- Any defect in workmanship or materials that adversely affects your use of the building as a home. Specifications and Terms subject to change, E. & O.E., (June 1, 2022)

Initials...../.....

Purchaser shall have the right to select floor coverings, cabinets and countertops, bathroom fixtures and purchase upgrades from the Vendor's samples subject to their timely availability from the Vendor's normal supplier and provided that the same have not already been ordered for the Purchaser's house. Variations from the Vendor's samples may include but not be limited to variations in bricks, finishing materials, kitchen and vanity cabinets, and floor and wall finishes due to normal production process. The Purchaser is hereby notified that the laundry room may be lowered to accommodate side yard drainage, and in extraordinary cases, door(s) from laundry room will be eliminated at Vendor's discretion. Steps, where applicable, may vary at any exterior or interior entranceway due to grading variance. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and improve the elevations of the house exposed to the street. The Purchaser accepts these changes as necessary. When the Purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The house erected or to be erected on the applicable lot shall contain the features listed above. The floor plan shall be the plan illustrated that is illustrated in the Vendor's latest sales display or in any electronic or digital brochure for the model type purchased. The Purchaser acknowledges that the Vendor's model homes have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. All electrical services included in the basic model type are illustrated on architectural plans or digital renderings that are available at the Vendor's sales office. Most additional features on display in the model homes are available as extras. Front elevations are modified where alternate floor plans selected. The Purchaser is notified due to siting, grading, and paving conditions, roof lines may vary due to structural roof framing conditions, and may not be exactly as shown. Due to conditions, risers may be necessary at the front entry. The Purchaser is notified that all lots have Architectural Control applied to them and that exterior architectural features may be added or altered at the Vendor's discretion to comply with Architectural Control Guidelines. The Vendor reserves the right to use visual representations of the home, taken both during construction and after occupancy, for the purposes of Public Relations and Advertising, and the undersigned hereby consents to the same.