

# THE INSPIRE DIFFERENCE

## DARE TO COMPARE

### BACK-TO-BACK TOWNS

## Flooring

- Luxury vinyl plank flooring is a standard feature on the **main floor, inclusive of the living room, dining room, & kitchen.**
- It is also a standard in the **primary bedroom.**

(Vinyl plank flooring is **durable, water-resistant and can withstand scratches**, making it an ideal choice for families or pet lovers.)

## Kitchen

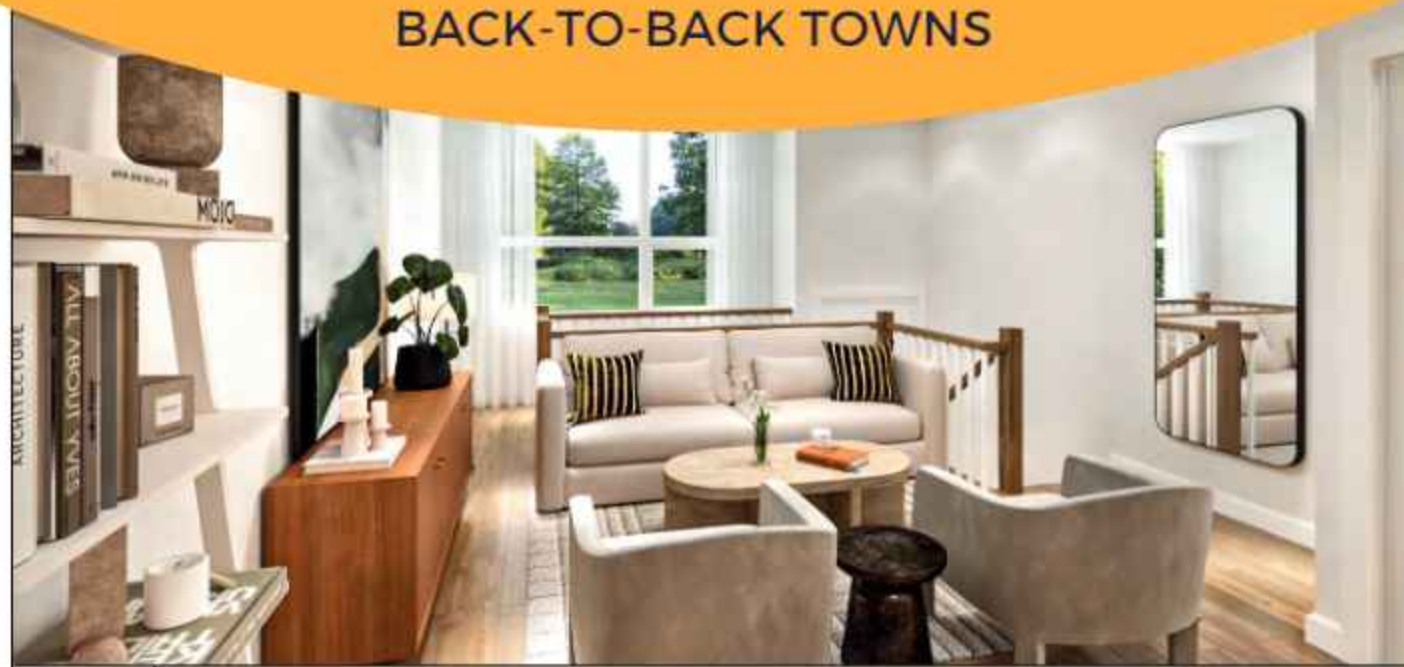
- **Stain resistant** quartz countertops.
- Designer selected **ceramic tile backsplash.**

## Stairs

- **Natural finished oak stairs**, pickets and handrails on all levels excluding lower level floor.

## Primary Retreat

- **Spacious, serene** bedroom layout on it's own floor.
- Den/Office/Nursery options steps away.
- **Generously sized closets** to fit a four season wardrobe.
- Convenient **double vanities** in primary ensuite.
- **Oversized 12"x24"** shower wall tile.



## Laundry

- **Located on bedroom floor** for easy access.

## HVAC

- **Dual zone heating.**
- One thermostat for lower level and first, and a separate for the second and third.
- Providing cost savings, and **comfort on all levels of the home.**

## Roofs

- Rooftop decks with scenic views for the entire family to enjoy.
- **Reduce energy bills and maintenance costs** with a roof covered in a **reflective membrane.**

(A cool roof **reflects more sunlight** than conventional roofs which contributes to **better energy efficiency.**)

## Parking

- **Secure underground parking** with direct access from your parking space into your home.

The Developer reserves the right to substitute materials of equal or better quality without notice subject to availability at time of construction. Specifications subject to change without notice. All illustrations, maps and photos are artist's concepts. E.&O.E. April, 2024



# FEATURES & FINISHES

## BACK-TO-BACK TOWNS

### MODERN EXTERIORS

- Elevations include sleek and contemporary brick.
- Architecturally influenced striking bay element provides a unique identity to the development.
- Large bay windows also bring in an abundance of natural light throughout the home.
- Maintenance-free, low E-ARGON vinyl casement windows.
- Maintenance-free soffits, fascia, eavestroughs and downspouts; all colour-coordinated to complement exterior façade, as per plan.
- Cool roofs are clad in heat-reflective membrane contributing to energy-efficient performance.
- Modern insulated front doors with sleek satin nickel grip and deadbolt set.
- Designer selected municipal numbers.
- Landscaped front area.
- Elegant wall sconce included on rooftop deck & terrace, and integrated soffit lighting at the front entry.
- Spacious rooftop decks finished with maintenance free floor decking.
- Hose bib on rooftop decks.

### INSPIRED INTERIORS

#### CEILINGS

- 9 ft. ceilings throughout the main living floor.\*\*
- 8 ft. ceilings for remaining levels.\*\*
- Smooth ceilings throughout main living floor.

#### FLOORING

- Prefinished hardwood-inspired luxury vinyl plank flooring throughout main floor and primary bedroom.
- 35 oz. broadloom in hallways, secondary bedrooms, and den/office.
- Natural finished oak stairs, pickets and handrails.
- Carpeted stairs from entry landing to underground parking.
- 12"x12" imported quality floor tile at underground garage entryway.\*\*

#### FINISHES

- Upgraded interior trim with modern profile and extra-high 4" baseboard and 2-1/2" casing.
- 2-panel smooth interior doors.
- Designer-selected satin nickel lever handles for interior doors.
- Melamine shelving in closets.
- Ceiling-mounted light fixtures in all bedrooms, hallways, foyer, living room, dining room, and laundry closet.
- White 'Decora style' receptacles and switches throughout.
- One-colour off-white quality paint on interior walls.

### GOURMET KITCHEN

- Fully integrated cabinetry with extended uppers, from finishes curated by Insoho's interior designer.
- Valance cabinet trim at counter.
- Kitchen faucet with a retractable hose for added convenience.
- Ceiling light fixture.
- Purchaser's choice of quartz countertops options curated by designer.
- Luxury ceramic kitchen backsplash.

### SERENE PRIMARY ENSUITES

- Double vanities complete with double sinks and laminate countertop.
- Full vanity-width mirror with overhead lighting.
- Walk-in shower with framed-glass shower stall.
- Custom-styled bathroom cabinetry.
- Classic white bathroom fixtures.
- 12"x24" imported quality wall tile in shower stall.\*\*
- 2"x2" mosaic shower floor tile.\*\*
- Ceiling mounted light fixture in shower stall.
- Chrome faucets for sinks and shower.
- Pressure-balanced valve in the shower stall.
- Exhaust fan vented to the exterior.

### TRANQUIL SECONDARY BATHROOMS

- Secondary bathroom vanities complete with sink and laminate countertop.
- Full vanity-width mirror with overhead lighting.
- 12"x12" or 13"x13" porcelain floor tile.\*\*
- Tiled bathtub surrounds.
- Pressure-balanced valve in the bathtub.
- Chrome faucets for sinks and tubs.
- Exhaust fan vented to the exterior.

### CLEAN & TIDY LAUNDRY ROOMS

- Conveniently located laundry closets
- All required plumbing, electrical, and venting rough-ins for future washer and dryer.
- 12"x12" porcelain floor tile.\*\*

### TECHNICAL & MECHANICAL

- 100 AMP electrical service.
- Upgraded dual zoned, high efficiency, high-velocity, forced-air heating system.
- Pre-wired CAT6 outlet, location to be selected at time of décor
- Electronic smoke and carbon monoxide detectors as per code.
- Tankless hot water heater on a rental basis.
- Energy Star rated bathroom fans.
- Energy Star rated LED bulbs.
- Energy Star rated appliances.

### THE GUARANTEE

- One Year Guarantee on the workmanship and materials of your new home, a guarantee backed by Tarion (Ontario New Home Warranty Program).\*\*\*
- Full 2 year's coverage backed by Tarion electrical, plumbing, heat delivery & distribution system.\*\*\*
- The Full Tarion Ontario New Home Warranty Program 7 Year Structural Guarantee on major structural components of your new home.\*\*\*
- The individual guarantees provided by the quality brand- name suppliers of the many components that go into your new home.

\*As per plan.

\*\*Sizes provided are nominal and may vary slightly per builder's standard sample(s). Room dimensions, window configurations and overall floor specifications may vary with final construction documents. Duct work may reduce ceiling heights. All specifications and materials are subject to change without notice. The Developer reserves the right to substitute materials of equal or better quality without notice subject to availability at time of construction. E.&O.E. April, 2024.

\*\*\*See Tarion (Ontario New Home Warranty Program) for full warranty details.

**INSPIRE**  
MODERN TOWNS