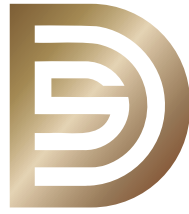


Terra View  
**DESIGNER  
SERIES**



**LOT 7 – 14 NICHOLAS WAY**

THIS HOME IS AVAILABLE AT:

**NIMA**



\*Artist Rendering

The Brooke C | 2847 sq.ft.

**TerraView**  
custom homes

# Designer finishes in **DESIGNER SERIES HOMES** by Terra View.



**TERRA VIEW'S DESIGNER SERIES HOMES** Are move-in ready, quick occupancy, quality family homes offered throughout our communities. Each residence is finished in today's most trending designer finishes both inside and out. Comprised of our most sought-after and in demand floorplans, every Designer Series Home constructed will offer a highly livable layout that has been proven to offer the best in modern living for stylish and sophisticated families of today.

Each home is unique, customized and sure to please even the most discerning buyer. You can rest assured that every home will feature Terra View's same exceptional quality, innovation and attention to detail that have become synonymous with our brand.

Terra View  
**DESIGNER  
SERIES**



IMAGES DO NOT DEPICT ACTUAL MODEL

All photos are of recent Terra View models and showcase the same quality you can expect in your Designer Series Home.

**BENEFITS OF DESIGNER SERIES HOMES:**

- Move-in ready, quick occupancy
- Finishes are selected by professional Interior Designer
- Proven functional designs for modern living

# UPGRADES in THIS DESIGNER SERIES HOME by Terra View.

## EXTERIOR

- One additional coach light at front of home
- One additional coach light at rear of home
- Garage Door Opener, ½ horsepower, belt driven, 2 remotes & Key pad

## BASEMENT

- 2 Additional standard size basement windows
- R.I. for future Basement Apartment in an Unfinished Area
- Two plates added to foundation to allow higher ceiling height in basement
- Includes - ABOVE Basement Apartment Ready in an UNFINISHED AREA includes:

Existing basement windows increased to larger 56x32 with one window being Egress Slider Pane with Window Well. Relay shut off to furnace, Roxul Utility Ceiling, Rough-in Floor drains, Sprinkler Head in Utility and Exhaust for additional laundry & kitchen. Side entrance door (solid) (ceramic landing with Ceramic stair treads to main floor), note\* exterior step and walkways not included. Additional work by Purchaser will be required by City in order to receive municipal approvals.

## MAIN FLOOR

- 6- 4" LED Slim Line Pot Light with white trim in great room
- 74" Dimplex Electric Fireplace in 8' tall box out wall to ceiling with conduit for cable
- Upgraded Hardwood flooring in Hall, Great Room & Main Floor Office
- Upgraded Ceramic flooring in Foyer, Powder Room & Mud Room
- Powder Room sink and faucet upgraded

## KITCHEN/DINING ROOM

- Upgraded Hardwood flooring in Kitchen, Pantry & Dining Room
- Walk in Pantry with upgraded door
- 12 foot Island with quartz countertop with waterfall ends, breakfast bar, tilt out sink tray and microwave shelf
- Upgraded Quartz kitchen countertop
- Three pull out shelves in pantry
- Chimney Hood Fan
- Upgraded kitchen pendants above island
- 9- 4" LED Slim Line Pot Light with white trim
- 36" cabinetry uppers with valance board, upgraded hardware on all kitchen cabinetry
- Deep pots and pans drawers on either side of stove
- Cutlery Tray in drawer
- Built in 15L Garbage Waste Bin
- Deep build out fridge with gable end
- Upgraded Ceramic backsplash
- Upgraded single bowl stainless steel sink
- Kitchen and drinking water faucet upgraded
- Water line for fridge ice-maker
- Upgraded dining room light fixture

## FIRST TO SECOND FLOOR

- Upgraded Hardwood Stairs with wrought iron black pickets

## SECOND FLOOR

- Upgraded Hardwood flooring in Bedroom Hallway
- Upgraded Hardwood flooring in Bonus Room
- Laundry tub and shelving in Laundry Room

## MAIN BATHROOM

- Vanity with Quartz Countertop
- Upgraded undermounted sink and faucets
- Upgraded ceramic tile in tub surround as well a niche for convenient storage of hair & body products
- Built in Shelves beside vanity
- Upgrade light to light/fan combination fixture

## PRIMARY BEDROOM

- Coffered ceiling
- Upgraded Hardwood flooring

## ENSUITE WASHROOM

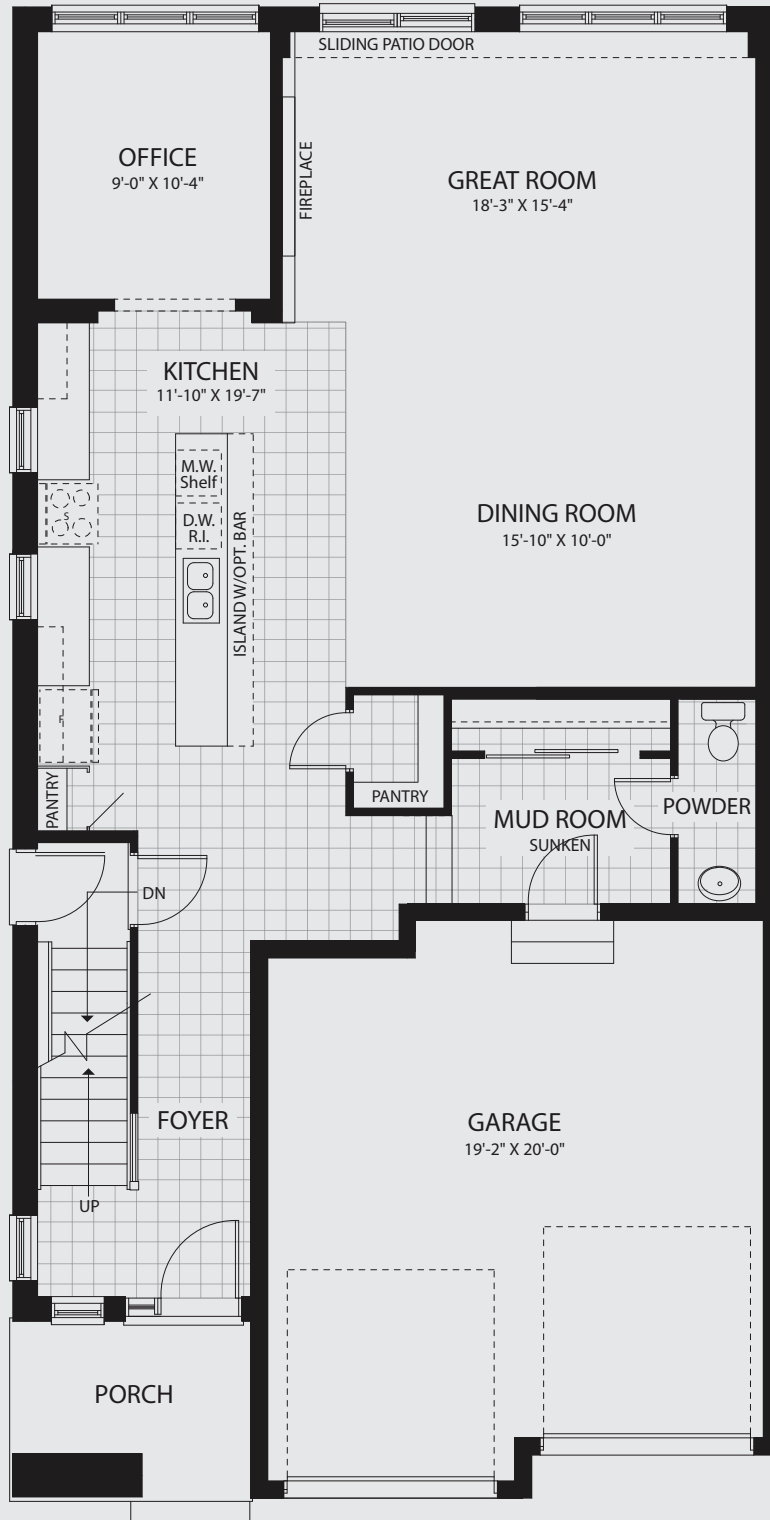
- Shower with upgraded tile on shower walls, shower niche recess, upgraded faucet, brushed nickel door hardware and pot light
- Upgraded double undermount sinks with upgraded faucets in extended vanity with centre bank of drawers and upgraded quartz countertop
- Light fixture above freestanding bathtub
- Upgraded ceramic flooring

## THROUGHOUT HOME

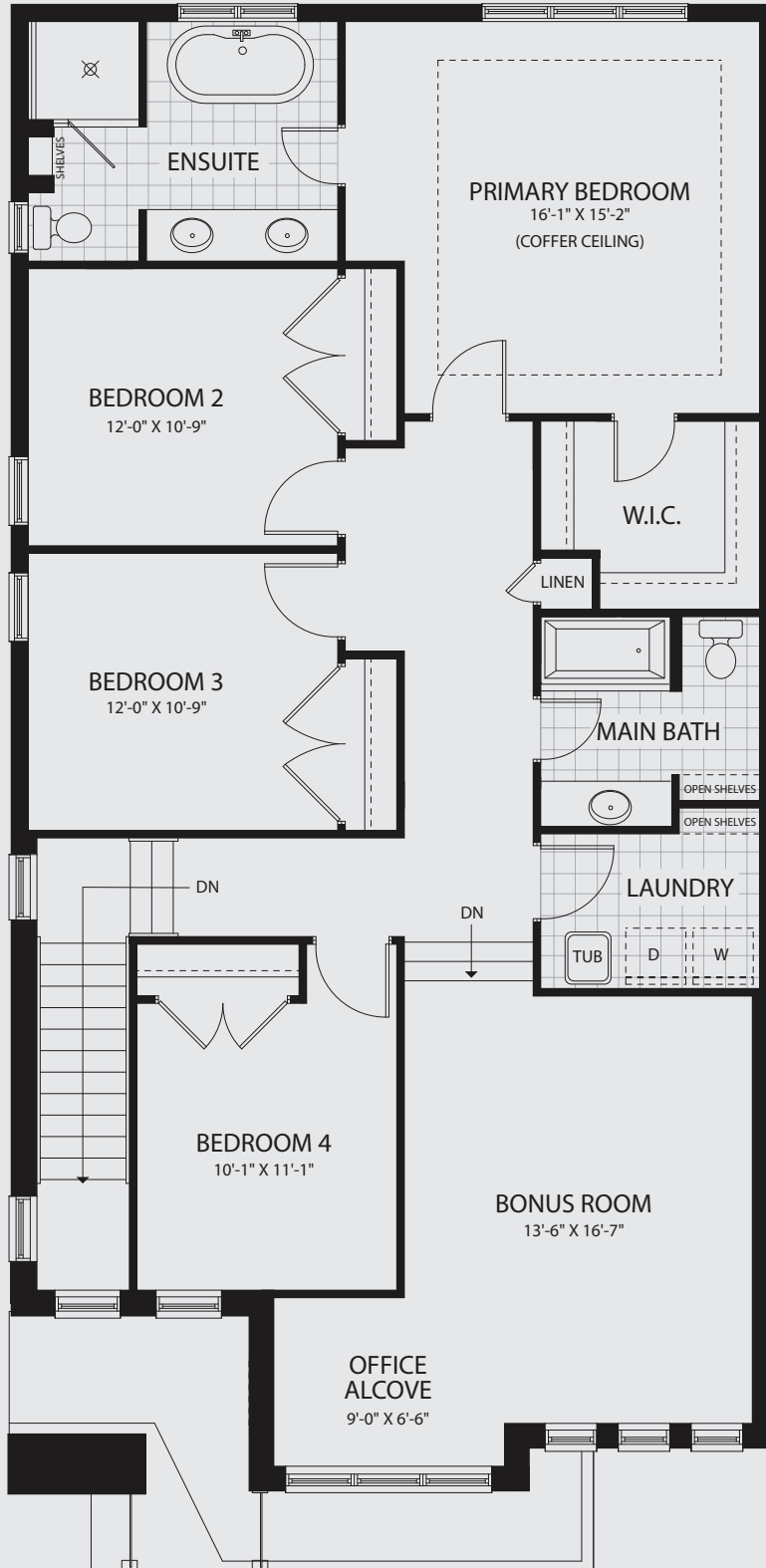
- Light fixtures upgraded
- Upgraded to Lincoln interior doors
- Upgraded interior door hardware
- Upgraded 5 ½" Baseboard and 3 ½" Casing
- Third Line R.I. (soft throughout home w/ separate line to kitchen sink c/w drinking faucet & hard ext taps)
- Upgraded folding window Hardware on first and second floor windows



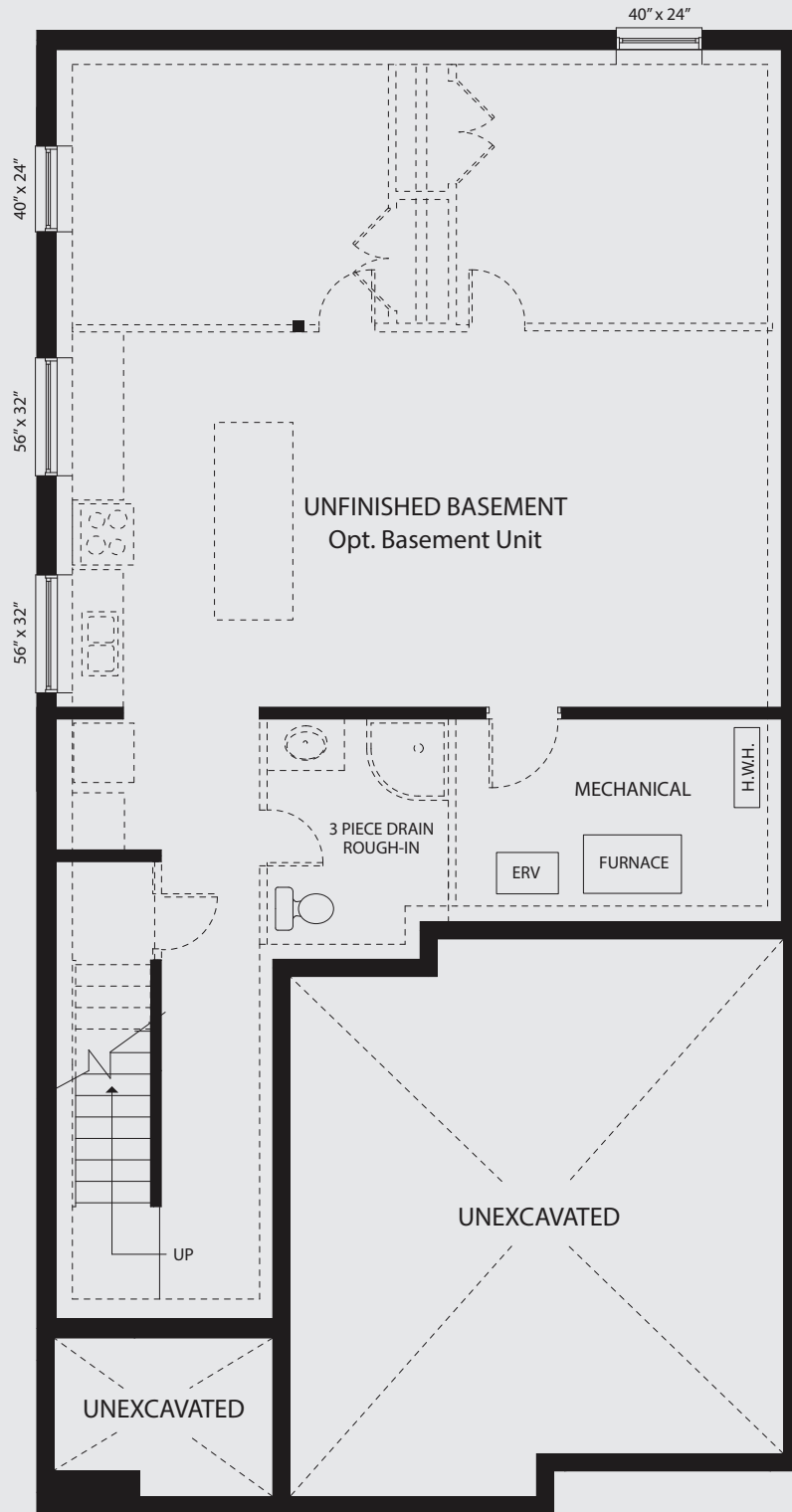
# | The Brooke C | Main Floor



 | The Brooke C | Second Floor



 | The Brooke C | Basement



# STANDARDS in EVERY DESIGNER SERIES HOME by Terra View.

## QUALITY CONSTRUCTION

- 9' ceiling height on main floor and 8' ceiling on second floor.
- Moisture resistant high density 3/4" tongue and groove engineered subfloors are nailed, screwed & glued to prevent squeaks.
- Basement sealed with 2 lb spray foam to protect against potential soil gases.
- Basement concrete slab insulated to R10 with spray foam.
- Basement wrapped in superior foundation membrane with weeping tile. In addition, the entire basement walls are tarred for additional moisture protection.
- Reinforced poured concrete foundations.
- Control joints cut or placed in concrete slabs to help control cracking.
- All exterior walls sheathed with a R10 superior insulation panel system to reduce heating costs and thermal bridging.
- Insulation far in excess of Ontario Building Code Requirements.
- Exterior walls insulated to R 32, perimeter basement walls insulated to R 28 to floor and studded, extra heavy R 60 insulation in all flat ceilings, all floors over garage spaces insulated to min. R 41 with 2 lb closed cell urethane foam.

## EXTERIOR FINISHING DETAILS

- Architecturally distinctive exterior finishes consisting of a wide variety of brick, stone, vinyl shake, PVC detailing, stucco, and maintenance free high gauge horizontal vinyl siding.\*
- Architectural roof shingles with limited lifetime warranty.
- Maintenance free high gauge aluminum fascia, soffit, 5" seamless eaves trough and downspouts.
- Poured 32 Mpa reinforced concrete front porches with pre-finished aluminum

white railings as per plan and grading requirements.

- Poured concrete steps & front walk (#of risers subject to grade.)
- All building penetrations including doors and windows are sealed with urethane foam and fully caulked to prevent drafts and improve window performance
- Exterior coach lamps or pot lights as per plan.
- All homes include hand crafted Indiana address stone or stainless house number as per plan.
- Brick or Stone soldier coursing, keystones, lintels and detailing over all doors and windows as per applicable plan.
- Low Maintenance detailing including frieze boards, window surrounds, brackets, bay surrounds and gable vents as per plan.
- Quality pre-finished coach style or contemporary garage doors.
- Low E argon filled "Triple Pane" vinyl EnergyStar® windows with all front windows having integral decorative grill inserts as per plan.
- Low E argon filled Triple Pane 6' -0" sliding patio door with security lock or exterior French door as per applicable plan.
- Screens supplied on all opening windows and patio/double garden doors.
- Lot fully sodded (side-yard may be gravel if distance between homes is less than 8').
- Basecoat paved asphalt driveways and aprons charged to Purchaser as an adjustment on closing.
- Each lot to be furnished with a larger diameter tree. The tree is to be planted on the sodded area between the front curb and the front of the home.
- Purchasers furnished with a complimentary certificate for exterior window cleaning upon receipt of post closing survey.

## INTERIOR FEATURES

- Flat ceilings in all bathrooms, California texture on all other ceilings with a 4" smooth border on main level.
- Embossed doors throughout.
- 4" baseboard and 2 3/4" door and window casings throughout.
- Finished walls are painted white with two coats of low VOC latex paint.
- Natural finish Oak handrails, solid wood newels and pickets as per plan.
- Coffered ceilings as per plan.
- Studio walls are finished with a cap and casings. ( as per plan )
- Satin Nickel doorknobs, and hinges throughout with privacy locks on all bathroom doors.
- Quality broadloom throughout with 10mm under pad in all areas which are not specified as hard surface.\*
- Foyer, main or second floor laundry to be ceramic tile.
- Wire shelving in all closets with 4 shelves in each linen cupboard.

## LUXURIOUS BATHROOMS

- White China pedestal sinks in powder rooms.\*
- Main bathroom to have tub with tile surround.\*
- Ensuite bathroom to have granite countertops with undermount sink.\*
- Ensuite to have white acrylic oversized freestanding tub where plan allows or separate ceramic walk in shower complete with glass door as per plan.
- Ensuite, main bath and powder room floors to be ceramic tile.
- Efficient water saver taps, showerheads and dual flush toilets.
- Non-beveled glass mirrors in all bathrooms.

continued on next page...



standard features continued...

### GOURMET KITCHENS

- Granite Countertop with undermount sink\*.
- Choice of custom cabinetry in kitchen\* with extended 36" upper cabinetry ( when possible ), with 12" depth and soft close doors and drawers.
- Kitchens are equipped with 2 speed exhaust fans, single lever faucet, and dishwasher electrical and plumbing rough-in separate hot water line to dishwasher.
- Pantry or walk-in pantry as per plan.
- Kitchen and breakfast areas to be ceramic flooring.\*

### ELECTRICAL, PLUMBING AND MECHANICAL FEATURES

- 3-piece drain rough-in in basement (as per plan).
- 2 exterior hose bibs with interior winter shut offs.
- Water shut off valves under all sinks and toilets.
- Laundry floor drain as per plan.
- Water supply lines are non-toxic plastic water piping to reduce water hammer noise and reduced connections
- Drain Water Heat Recovery Unit to reduce water heating costs.
- 2 exterior GFI outlets. (one front, one rear unless otherwise specified).
- 220 volt dryer and stove outlet and 4" exterior vent where specified.
- Interconnected hard-wired strobe smoke detectors on all levels and in all bedrooms for your safety.
- Interconnected hard-wired carbon monoxide detector in all bedroom levels for your safety.
- 200 amp electrical service with copper wiring & circuit breakers.

- Interior and exterior light fixtures selected by builder, switched outlets in living and great rooms.
- Rough in electrical for garage door opener including ceiling outlet and low voltage wire.
- Conduit rough in for future electric car charger.
- High Efficiency MPV (variable speed) natural gas furnace, rented or leased power vented high efficiency natural gas on demand tankless hot water heater.
- ERV provides filtered fresh air throughout home.
- All homes and duct work cleaned professionally.
- High performance air to air heat pump to greatly reduce energy costs for heating and A/C.
- Conduit to attic for photovoltaic installation.

### GENERAL NOTES

- All homes evaluated by 3rd Party Energy Auditor
- All homes covered by Tarion Warranty Corporation Comprehensive 1 year warranty plus a 2 year warranty covering the electrical, plumbing, heating systems & water penetration of the building envelope and a 7 year warranty against major structural defects. (enrollment fee to be paid by purchaser as an adjustment on closing)
- The number of steps at the front, rear, and in the garage may vary from that shown, and are subject to grade. Garage to house doors are included where grading permits.
- The decorated model home contains items not included in the base price. These may include but may not be limited to lighting, wall and window treatments, upgrades and landscaping.
- Ceilings, walls and bulkheads may be modified to accommodate heating and

ventilating requirements.

- Variations in uniformity and colour (i.e. Ceramics) from Vendors samples may occur and can be expected in finished materials.
- Plans and specifications are subject to modification at the discretion of the Vendor. The Vendor reserves the right to substitute materials of equal or better quality.
- Building location survey for mortgage purposes paid by the Vendor.
- Marketing Renderings may show optional features which may not be included in the base price.

\* Purchaser to select from Vendor's samples, unless already ordered or installed.

\* Due to lot limitations, some side windows may not be permitted.

\*\* Net Zero standard may be limited to model lot orientation and subject to utility approval

\*\*\*E. & O. E. June 2022

For more information contact:

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