

ESTATES *on* BAYVIEW

---

# BUILD YOUR OWN HOME

Now, for the first time, you can compose the layout of your new home floor by floor. Each level has various layouts and options to suit your lifestyle.

Select a floor plan for each of the levels and you will be on your way to your custom home.

Let's get started...

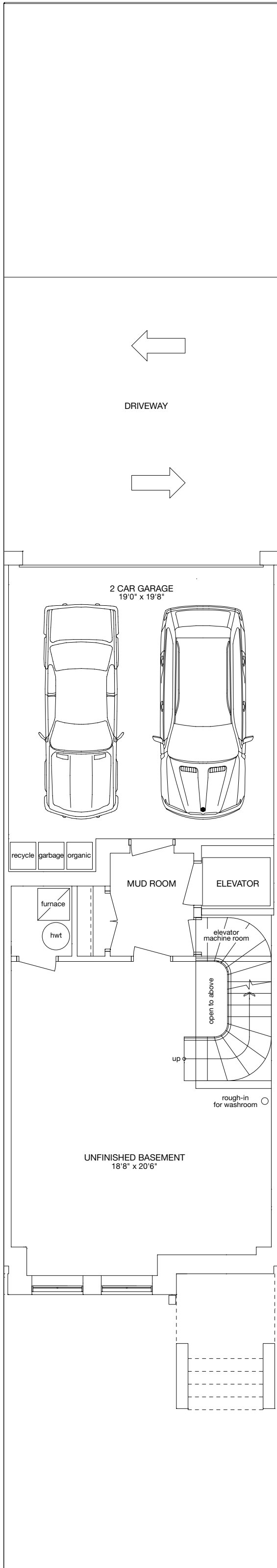
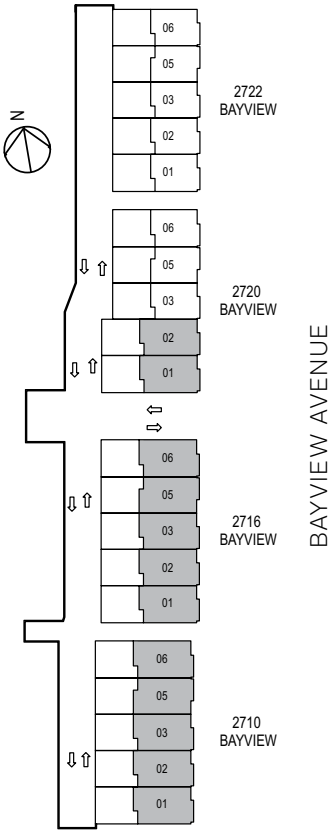
---

BASEMENT LEVEL  
FLOOR PLAN

01

LAUNDRY UPSTAIRS

YOUR HOME AREA:  
3392 SQUARE FEET  
{ END UNITS 3478 SQ FT }

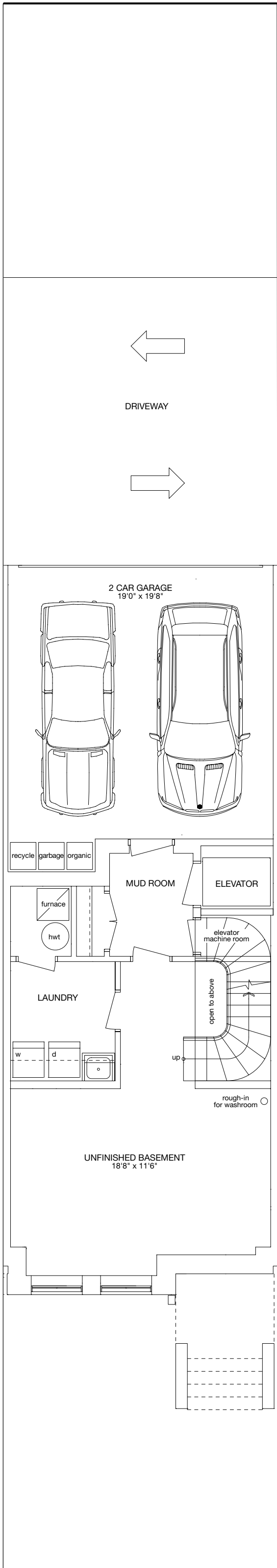
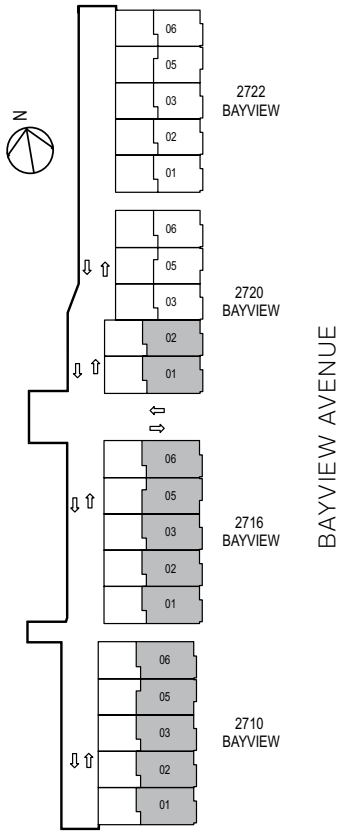


BASEMENT LEVEL  
FLOOR PLAN

02

WITH LAUNDRY

YOUR HOME AREA:  
3392 SQUARE FEET  
{ END UNITS 3478 SQ FT }

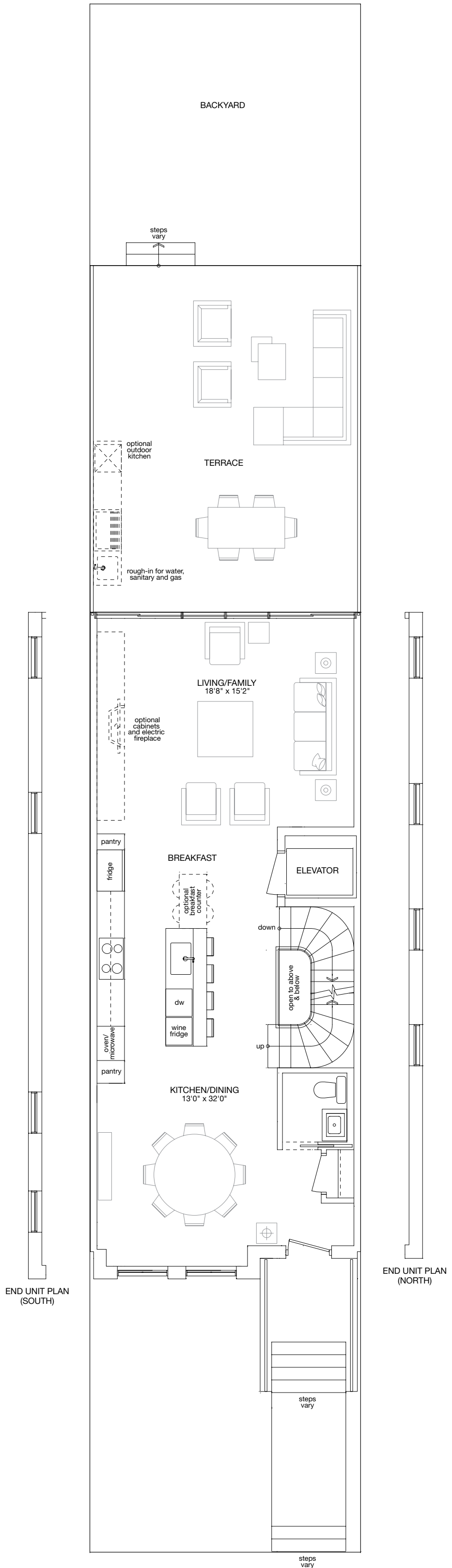
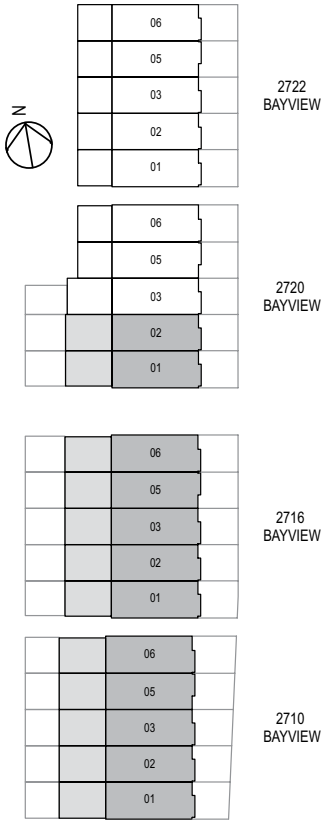


GROUND LEVEL  
FLOOR PLAN

01

CENTRE KITCHEN

YOUR HOME AREA:  
3392 SQUARE FEET  
{ END UNITS 3478 SQ FT }

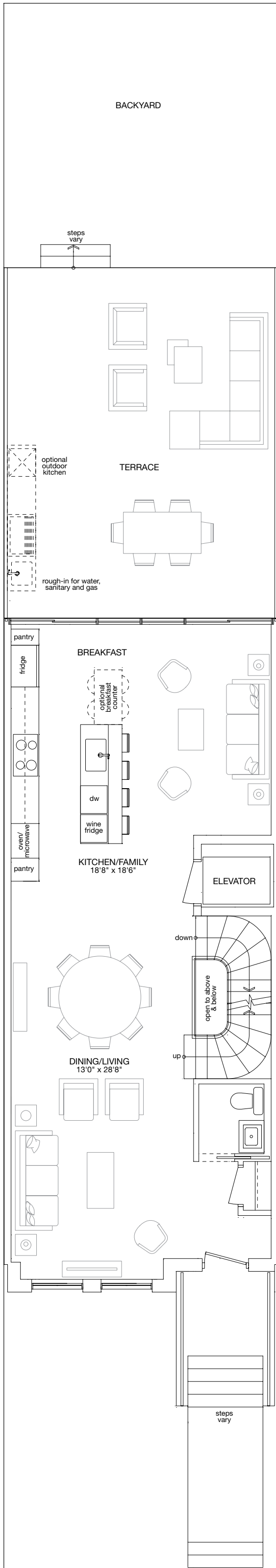
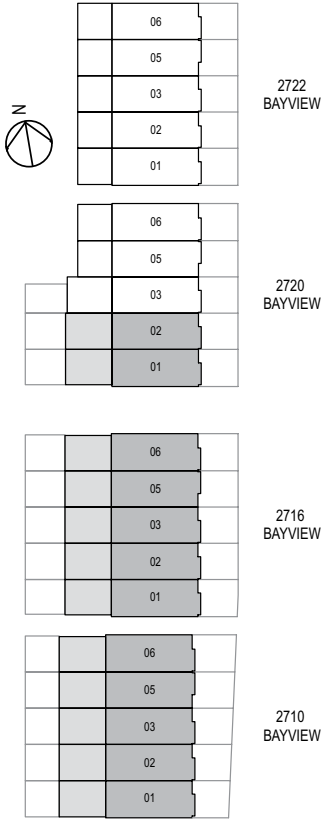


GROUND LEVEL  
FLOOR PLAN

# 02

REAR KITCHEN

YOUR HOME AREA:  
3392 SQUARE FEET  
{ END UNITS 3478 SQ FT }

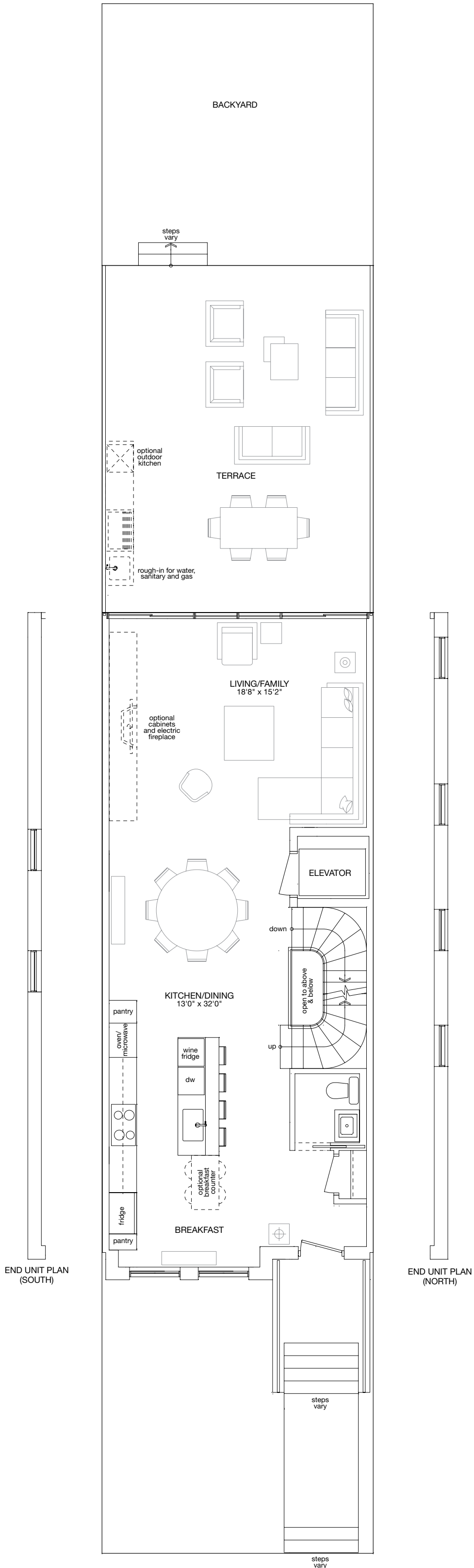
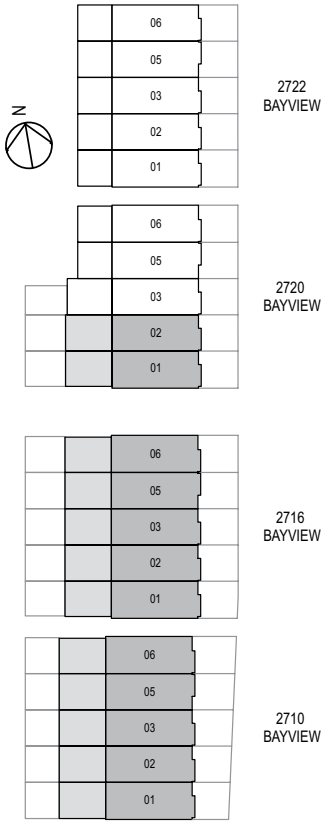


GROUND LEVEL  
FLOOR PLAN

03

FRONT KITCHEN

YOUR HOME AREA:  
3392 SQUARE FEET  
{ END UNITS 3478 SQ FT }

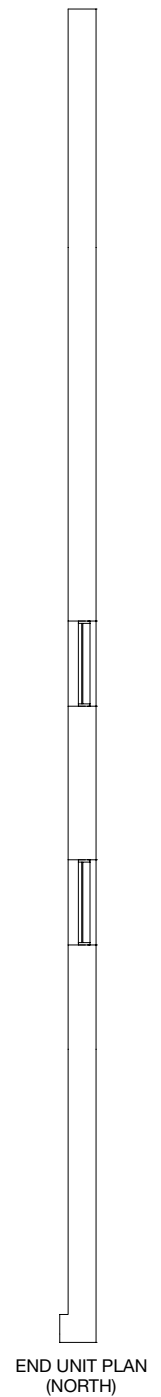
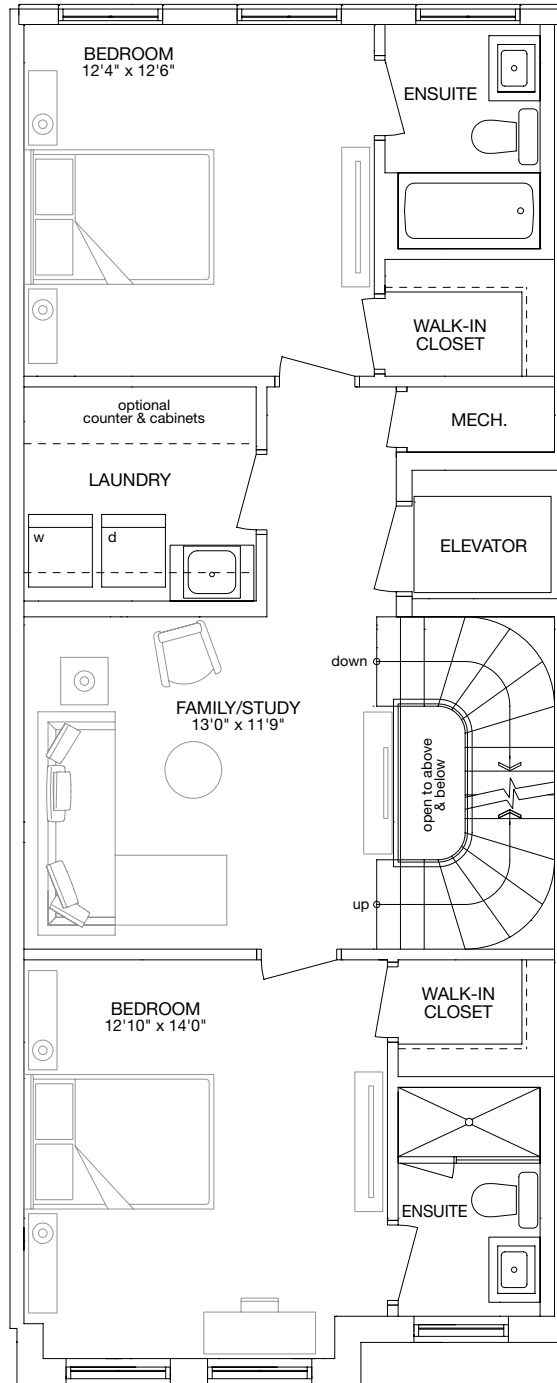
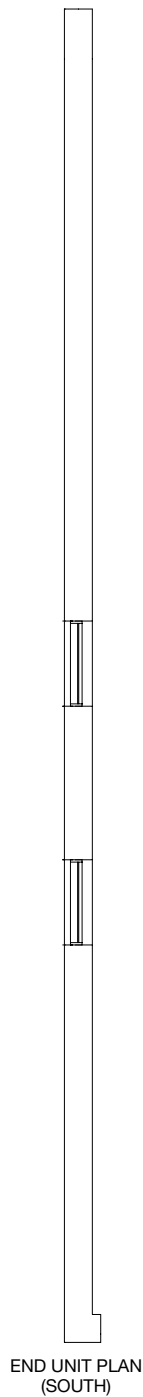
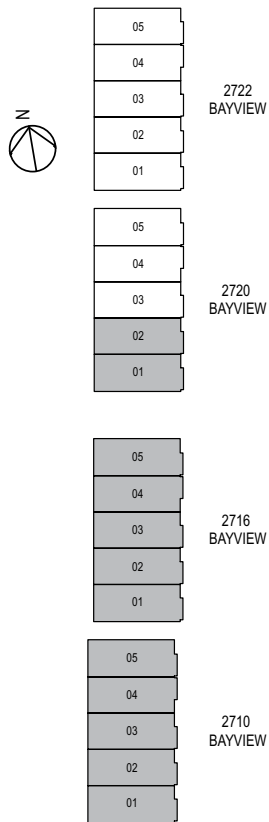


SECOND LEVEL  
FLOOR PLAN

# 01

2 BEDROOM + FAMILY/STUDY

YOUR HOME AREA:  
3392 SQUARE FEET  
{ END UNITS 3478 SQ FT }

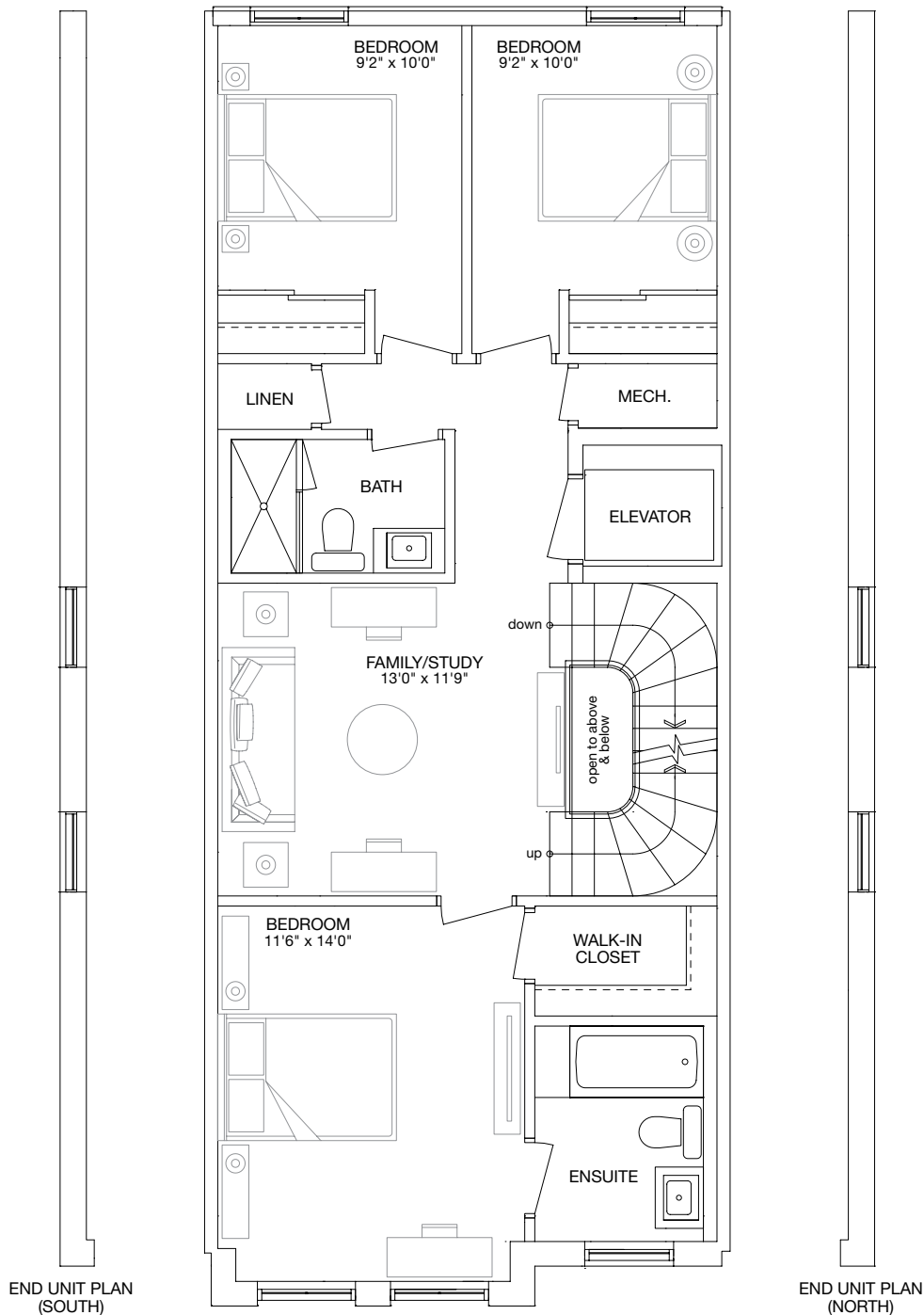
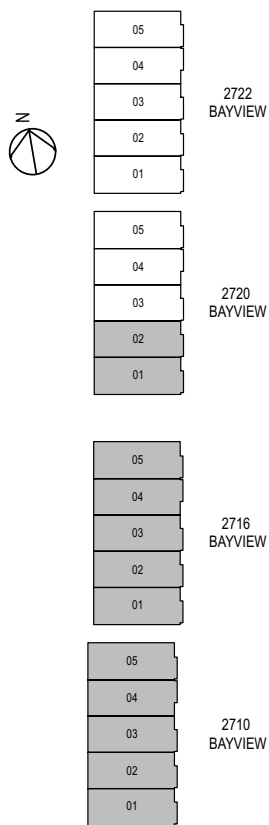


SECOND LEVEL  
FLOOR PLAN

# 02

3 BEDROOM + FAMILY/STUDY

YOUR HOME AREA:  
3392 SQUARE FEET  
{ END UNITS 3478 SQ FT }



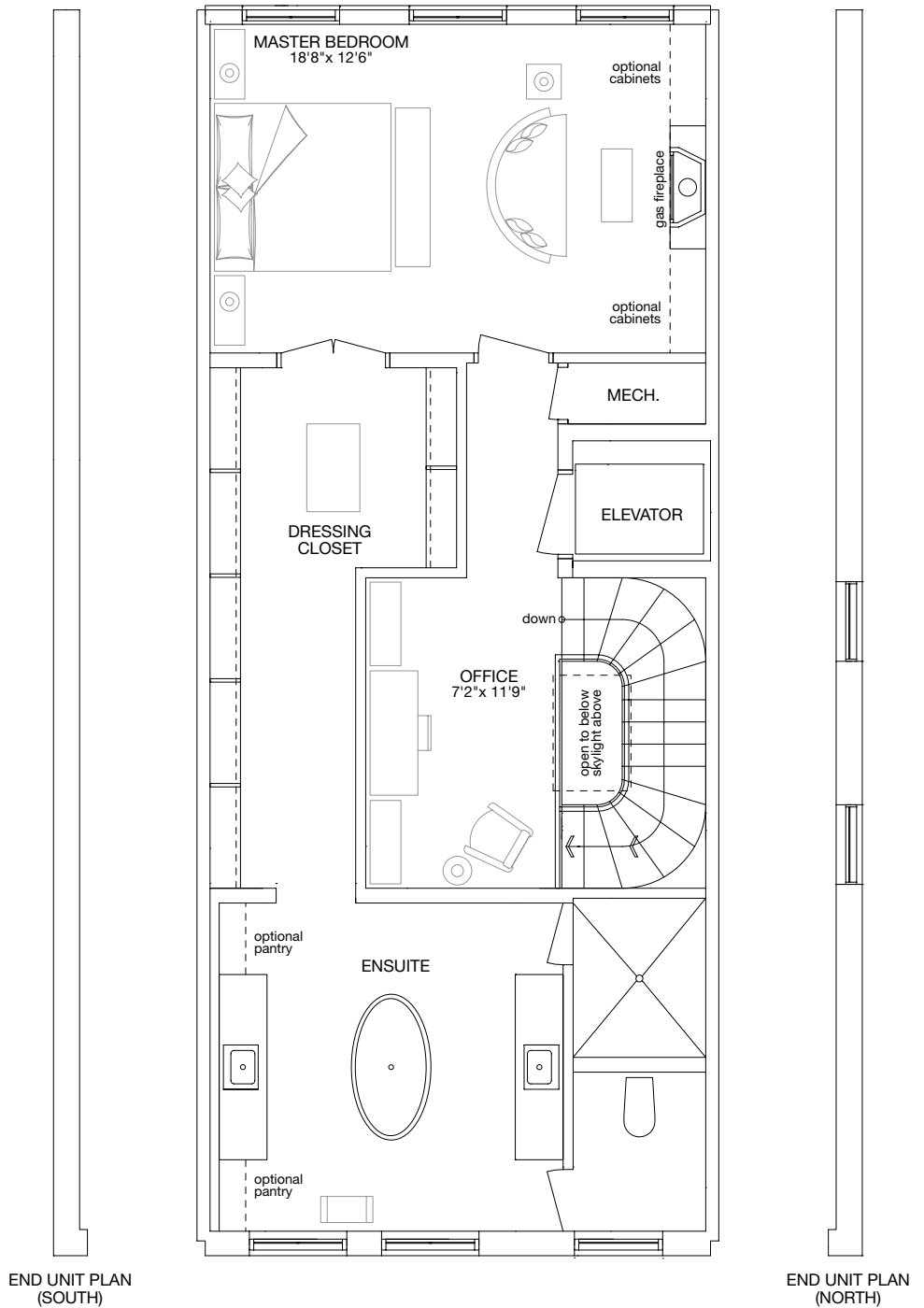
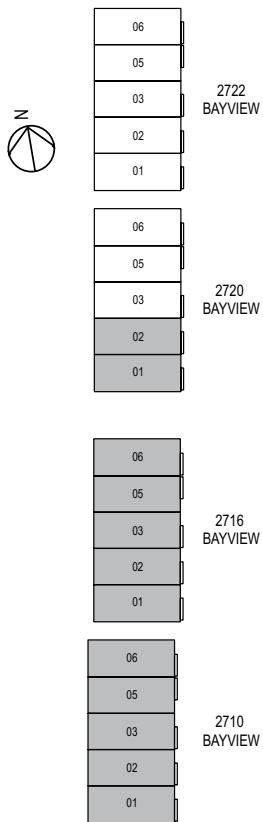


THIRD LEVEL  
FLOOR PLAN

# 01

MASTER BEDROOM + OFFICE

YOUR HOME AREA:  
3392 SQUARE FEET  
{ END UNITS 3478 SQ FT }

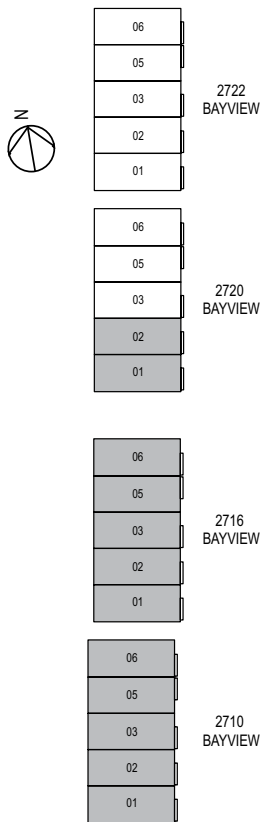


THIRD LEVEL  
FLOOR PLAN

02

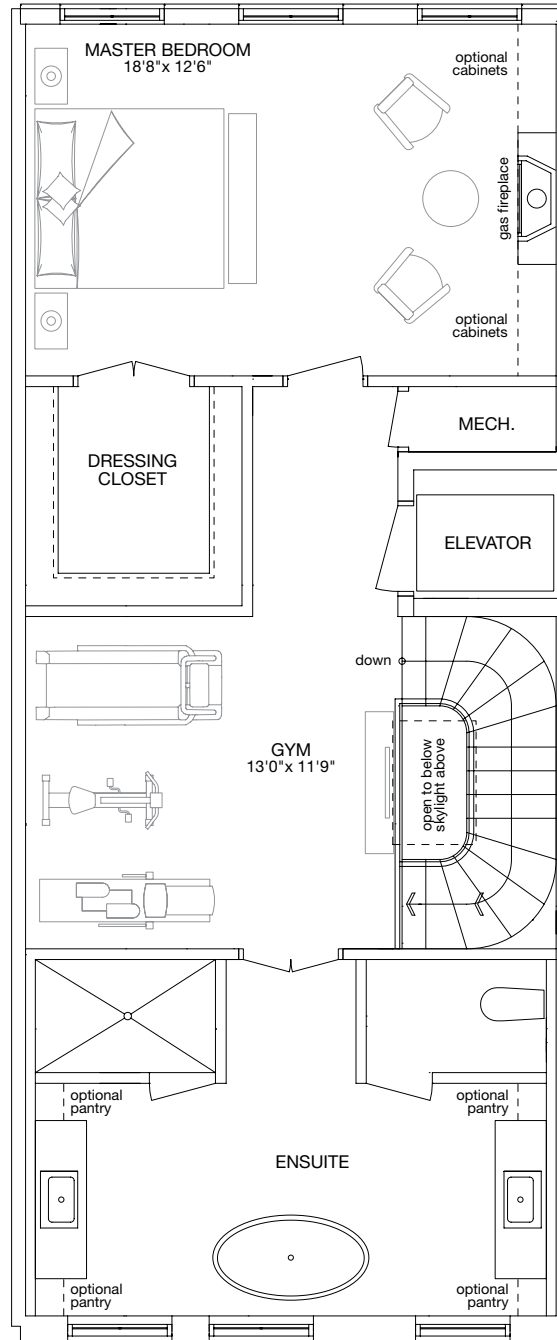
MASTER BEDROOM + GYM

YOUR HOME AREA:  
3392 SQUARE FEET  
{ END UNITS 3478 SQ FT }



BAYVIEW AVENUE

END UNIT PLAN  
(SOUTH)



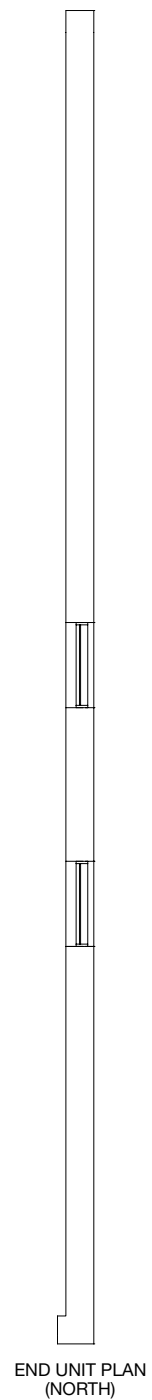
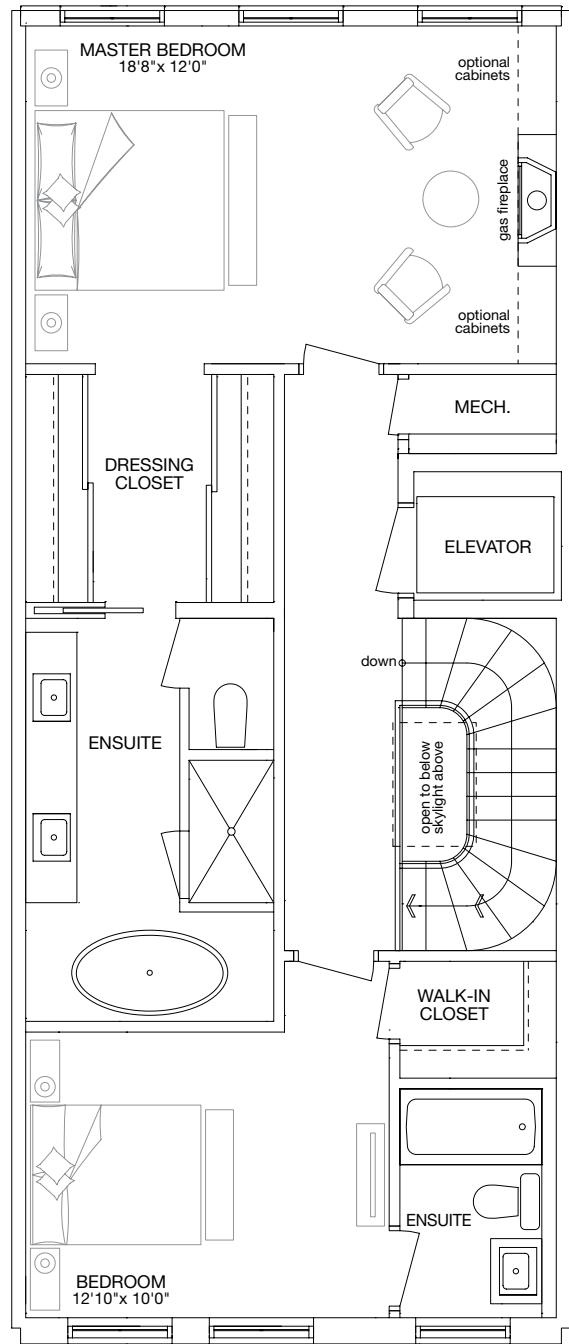
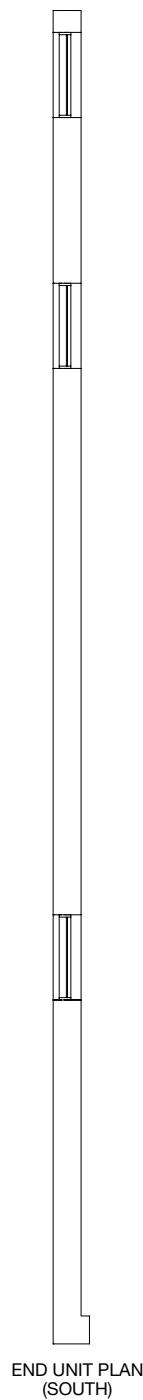
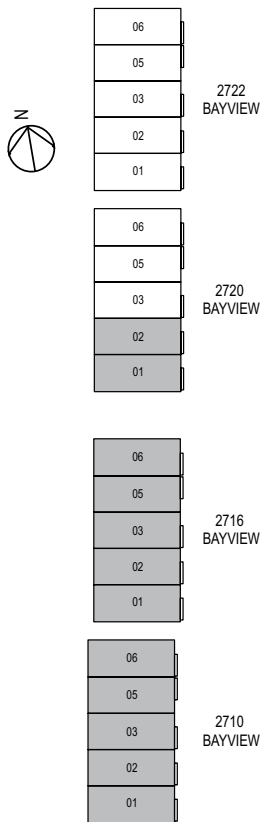
END UNIT PLAN  
(NORTH)

THIRD LEVEL  
FLOOR PLAN

# 03

TWO BEDROOM

YOUR HOME AREA:  
3392 SQUARE FEET  
{ END UNITS 3478 SQ FT }



## LUXURIOUS FEATURES & FINISHES

### DISTINCTIVE EXTERIOR FEATURES

- Contemporary architectural homes designed by renowned architect Rosario Varacalli
- Colour coordinated, thermal double glazed windows
- Architectural concrete entry porch with designer railings and porch soffit lighting
- Oversized solid front entry door with designer hardware
- Permeable interlocking paving stone walkway to covered entry porch
- Double car garage complete with overhead door and automatic door opener
- Convenient alcove for recycling, organic and garbage bins
- Convenient self-closing door from house to garage
- Generous outdoor deck with privacy screens
- Fully graded and sodded back yard\*

### SUPERIOR INTERIOR FINISHES

- 10' high ceilings on main floor, 9' ceilings in basement, second and third floor
- Smooth finish ceilings throughout
- Spectacular custom crafted staircase with solid wood treads and contemporary railings
- Private residential elevator\*
- Contemporary 6" baseboards
- Fashionable casings at doors and windows
- Designer selected painted wood interior swing or pocket doors\* with brushed finish hardware
- Fashionable linear gas fireplace in master bedroom\*
- Quality pre-engineered flooring on main, second and third levels in all areas, except bathrooms, laundry and service area(s)
- Oversized mudroom for convenient entry from garage\*
- Walk in closet(s) and linen closet(s)\*
- Designer selected warm white interior paint with low levels of volatile organic compounds

### THE ULTIMATE GOURMET KITCHENS

- Custom designed kitchen with furniture finish cabinets and under cabinet lighting
- Square edge polished quartz countertops
- Ultra fashionable backsplash
- Oversized single bowl stainless steel sink
- Contemporary brushed finish single lever faucet with pull-out vegetable spray
- Miele 36" bottom mount refrigerator/freezer with overlay panel doors to match kitchen cabinets
- Miele 36" 5 burner gas cooktop
- Miele 30" self clean convection oven
- Miele 24" fully integrated dishwasher with panel door to match kitchen cabinets
- Miele 24" under counter wine fridge
- Miele 24" built-in microwave
- 36" integrated exhaust fan venting to exterior
- Oversized kitchen island with comfortable storage\*
- Convenient pantry cabinet(s)\*

### LUXURY MASTER ENSUITE BATH RETREAT

- Premium European style furniture finish cabinetry with two under-mounted porcelain sinks\*
- Custom designed mirror(s) with beautiful sconce light(s)\*
- Marble or quartz countertops
- Designer selected floor tile
- Handsome brushed finish plumbing fixtures
- Luxurious free standing sculptural tub with elegant floor mounted tub filler\*
- Frameless glass shower enclosure with gorgeous shower wall surround\*
- Contemporary rain showerhead and separate handheld shower attachment with adjustable slide bar
- Separate water closet enclosure\*
- Designer accessory package
- Dual flush toilet
- Exhaust fan venting to exterior

### FASHIONABLE BATHROOMS

- Custom designed furniture finish cabinetry
- Under-mounted sink with attractive quartz countertop
- Designer selected vanity mirror
- Elegant sconce light in powder room
- Spacious soaker tub and/or frameless glass enclosed shower\*
- Imported porcelain flooring, tub and shower surround\*
- Handsome brushed finish plumbing fixtures
- Designer accessory package
- Dual flush toilet
- Exhaust fan venting to exterior

### CONVENIENT LAUNDRY FACILITIES

- Large capacity side by side front loading washer and dryer\*
- Convenient porcelain floor tile
- Stainless steel laundry sink with single lever faucet
- Exhaust fan venting to exterior

### LIGHTING, ELECTRICAL AND MECHANICAL FEATURES

- Recessed LED potlights in kitchen, dining room, family/living room, master bedroom and master walk in closet\*
- Capped outlet for ceiling mounted light fixture in entry foyer, dining room, over kitchen island, bedrooms (except master), family/study, office, gym\*
- Ceiling mounted light fixture(s) in garage, mudroom, laundry room, mechanical room and walk-in closet(s) (except master)\*
- White Decora receptacles and switches throughout
- 200 AMP electrical service with circuit breaker type panel and copper wiring throughout
- HVAC system with central year round temperature control
- Leased tankless hot water boiler
- Pre-wired telephone and cable outlets in kitchen, living room, dining room, family room, bedrooms, family/study, office and gym\*
- CAT 6 technology wiring throughout

### SAFETY

- Pre-wired rough in for personal intrusion alarm system
- Smoke detector(s) and carbon monoxide detector(s) as per Electrical Safety Authority (ASA) and Ontario Building Code (OBC)

\* As per plan. \*\*Optional features. Ceiling heights stated are approximate and may be lower in some areas due to bulkheads or ductwork. All colours and finishes to be chosen from a selection of Vendor's standard samples. All features and finishes are subject to change without notice. Prices and specifications are subject to change without notice. All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Bulletin #22. Actual living area will vary from floor area stated. Vendor may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the materials provided for in the plans and specifications. Decorative and upgraded items displayed in the sales office and renderings are for display purposes only and are not included in the purchase price. Any optional items shown on the plans and elevations may be available to the Purchaser for an additional charge. The provisions of Schedule 'X' of this Agreement apply to this Features List, and where there is any conflict between the above provisions of this Schedule 'B' and the provisions of Schedule 'X', Schedule 'X' shall govern. E. & O. E.