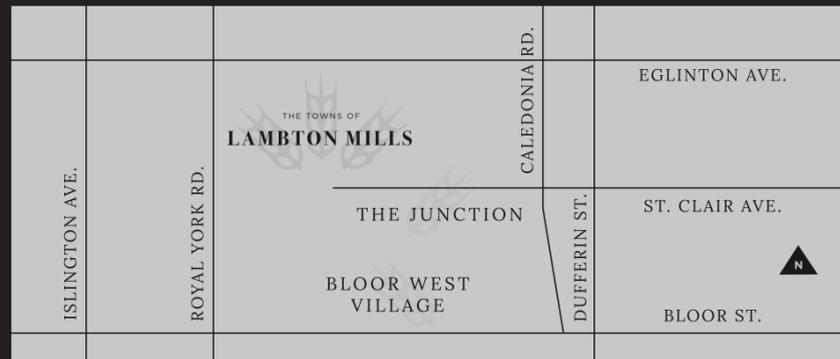




THE TOWNS OF
LAMBTON MILLS



LAMBTONMILLS.CA



Renderings/Exterior Elevations, site plans and maps are artist's concept only. Map is not to scale. Construction of dwelling may not be exactly as shown. Some features shown may be optional extras at additional cost. Exterior elevations, renderings or sketches are subject to architectural controls, the availability of materials to the Vendor during the construction of the Dwelling, and site conditions. Some windows shown on side elevations may not be available due to the applicable side yard setback. Accordingly, all details, dimensions, treatments, specifications and features shown may be changed by the Vendor, the Municipality, the Developer or the Vendor's control architect, in their sole and unfettered discretion at any time without notice. Site plan generally depicts a draft plan submitted to the municipality for development approvals. All details, dimensions and features shown are intended to display the preliminary lot plan of the lot purchased herein only. The lot and surrounding lots or other features shown such as driveway locations, depth measurements and landscaping features are subject to approval by the municipality, the Vendor's consulting Engineers, and Developer. Accordingly the lot, adjacent lots, and all such surrounding features shown are subject to change without notice and may differ from the documents. Aerial photographs were taken from various angles and heights in order to generally illustrate the relative location of the project and surrounding features. Renderings are not to scale and may not reflect the actual buildings, businesses and structures in existence at the time of development. TFC Developments makes no representation or warranty with respect to the actual views or locations of such features from the homes once fully constructed. E. & O.E. March 2024



THE TOWNS OF
LAMBTON MILLS



THE FINERY
Signature Appointments

The FINERY

Stylish, Contemporary Architectural Appointments

1. 58 Modern, Urban Townhomes with private balconies and Rooftop Patios
2. Striking contemporary elevations with real brick, sandstone-like cement panels, and metal accents
3. Architecturally designed landscaping at streetscape in courtyard
4. Low E – energy efficient windows with screens on all operable windows
5. Aluminum soffits, fascia, eavestroughs and downspouts
6. Contemporary style, insulated main entry door with door chime and satin chrome finish grip set and deadbolt
7. Balconies with aluminum railings†

Elegant Outdoor Living Spaces

8. Expansive Rooftop terrace and private balconies†

Sophisticated Designer Interiors

9. Smooth ceilings throughout main, second and third floors, painted white
10. Soaring nine foot (9') high ceilings on main and upper floors
11. Contemporary interior railing on main and upper floors
12. Genuine natural red oak staircase treads, risers and stringers from finished basement to upper floors
13. Wide plank engineered wood flooring throughout main and upper floors with wide plank vinyl flooring in the parking vestibule, except in tiled area
14. Contemporary 12" x 24" porcelain tile flooring*†
15. Contemporary profile baseboard and window/door casings
16. All walls and ceilings finished in standard paint
17. Lever style interior door hardware in satin-chrome

Contemporary Kitchens

18. European-inspired open concept kitchen with island†
19. Kitchen cabinetry in a choice of standard schemes*
20. Quartz countertops in a choice of two standard colours*
21. Backsplash porcelain tile*
22. Under cabinet lighting for ambience and illumination
23. Soft-close drawer slides and door hardware*
24. Wide plank engineered wood flooring
25. Contemporary undermount stainless steel sink
26. Single lever faucet with pull-out spray
27. Dishwasher rough-in includes electrical (termination in basement) and plumbing (shutoffs and drain under sink) only with space for dishwasher. Hook up cabinet or dishwasher not included

European-Inspired Bathrooms

28. European-inspired bathroom cabinetry*
29. Quartz countertop in choice of two standard colours* and undermount sink
30. Quality 12" x 24" porcelain tile flooring*†
31. Glass shower enclosure with porcelain tiled walls*
32. Soaker bathtub†
33. Recessed ceiling lighting in the shower stalls
34. Elongated dual flush toilet in the master ensuite and main floor powder room
35. Polished chrome bathroom faucets
36. Pressure-balanced mixing valve in the bathtubs and showers
37. Exterior vented exhaust fan

In-Suite Electrical Details

38. Individual 100-amp electrical panel with circuit breakers
39. White "decora style" switches and receptacles throughout
40. Ceiling-mounted light fixtures in all rooms and hallways
41. Ceiling-mounted light fixtures in kitchen
42. Light fixtures over bathroom and powder room vanities
43. 10 Pot lights, purchaser's choice of location
44. Cat 6 wire and/or Coaxial cable on main floor to support wireless services (including phone, cable and data communications)

Environmental Features

45. Heating and cooling systems designed for reduced energy use
46. High-efficiency tankless water heater, on rental basis
47. Programmable thermostat
48. Individual utility metering system
49. Air conditioning
50. Rough-in for EV Charger

High Quality Construction

51. 2" x 6" exterior wood frame construction above grade and cast-in-place concrete below grade structure
52. 5/8" tongue and groove subfloor sheathing screwed and glued to floor joists
53. Windows and exterior doors fully caulked and sealed
54. Tarion Warranty Corporation protection

Safety & Security

55. Smoke and carbon monoxide detectors provided in all suites†

* From Vendor's samples

†Per individual plans, settings and specifications

^Except in areas where bulkheads for mechanical are required



The Builder shall have the right to substitute other products and materials for those listed in the schedule or provided for in the plans and specifications provided that the substituted materials are of equal to or better quality than the products and materials listed or provided. Colours and specific finishes will depend on Builder's package as selected. All specifications are subject to change without notice. Purchasers understand that the texture and smoothness of the finish on concrete surfaces will be to concrete forming industry standards. All suites protected under the Tarion Warranty Corporation, E. & O. E.

