

THE INSPIRE DIFFERENCE

DARE TO COMPARE TRADITIONAL TOWNS

Exemplary Design

- Thoughtfully curated plans that offer up to 5 bedrooms options.

Flooring

- Luxury vinyl plank flooring is a standard feature on the **main floor, inclusive of the living room, dining room, kitchen & great room.**
- It is also a standard in **all hallways, and 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, open concept** bedroom layout on its own floor.
- Den/Office/Nursery option steps away.
- **Generously sized walk-in closets** to fit a four season wardrobe.
- **Terraces** that provide a breath of fresh air.
- Ensuite with sleek **freestanding soaker tub.**
- **Oversized 12"x24"** shower wall tile.
- Convenient **double vanities.**
- **Secondary ensembles** also available.



Laundry Room

- **Located on bedroom floor** for easy access.
- Laundry tub included for added convenience.

HVAC/Electrical

- **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.**
- **200 AMP** electrical service.

Roofs

- **Reduce energy bills and maintenance costs** with a roof covered in **reflective shingles.**

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

Exteriors

- **Large backyards** for the entire family to enjoy.
- **Extra wide garages** for your car and additional storage.

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

TRADITIONAL 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.
- Maintenance-free, low E-ARGON vinyl casement windows.
- Modern insulated front doors with sleek satin nickel grip and deadbolt set. Designer selected municipal numbers.
- Landscaped front area.
- Elegant wall sconce included on terrace, and integrated soffit lighting at the front entry and garage.
- Durable, paved driveways.
- Two exterior hose bibs, one in the garage and one in rear.
- Each rear yard is graded and fully sodded.
- Basement windows are maintenance-free vinyl sliders with screens.
- Maintenance-free soffits, fascia, eavestroughs and downspouts.
- Cool roofs are clad in heat-reflective membrane contributing to energy-efficient performance.
- Terraces off primary or secondary bedrooms.*

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 plank flooring throughout main floor, hallways and primary bedroom.
- 35 oz. broadloom in secondary bedrooms.
- Natural finished oak stairs, pickets, and handrails, excluding lower level stairs.*
- Carpeted stairs to lower level.
- 12"x12" imported quality floor tile at 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, office, great room, laundry and unfinished area in lower level
- 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.
- Purchaser's choice of quartz countertops options curated by designer.
- Quartz topped island with flush breakfast bar with stainless under-mount double sink.
- Luxury ceramic kitchen backsplash.
- Flushmount lighting fixture.

SERENE PRIMARY ENSUITES

- Double vanities complete with double sinks and laminate countertop.
- Spa-like free standing soaker tub.
- Full vanity-width mirror with overhead lighting.
- Oversized 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.**
- 12"x12" or 13"x13" premium porcelain floor tile.**
- 2"x2" mosaic shower floor tile.**
- Ceiling mounted light fixture in shower stall.
- Chrome faucets for sinks, tubs and showers.
- 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

- Large laundry rooms located conveniently on bedroom levels.
- All required plumbing, electrical, and venting rough-ins for future washer and dryer.
- 12"x12" porcelain floor tile.**

TECHNICAL & MECHANICAL

- 200 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 years' 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.

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MODERN TOWNS