



# PARK & MAIN

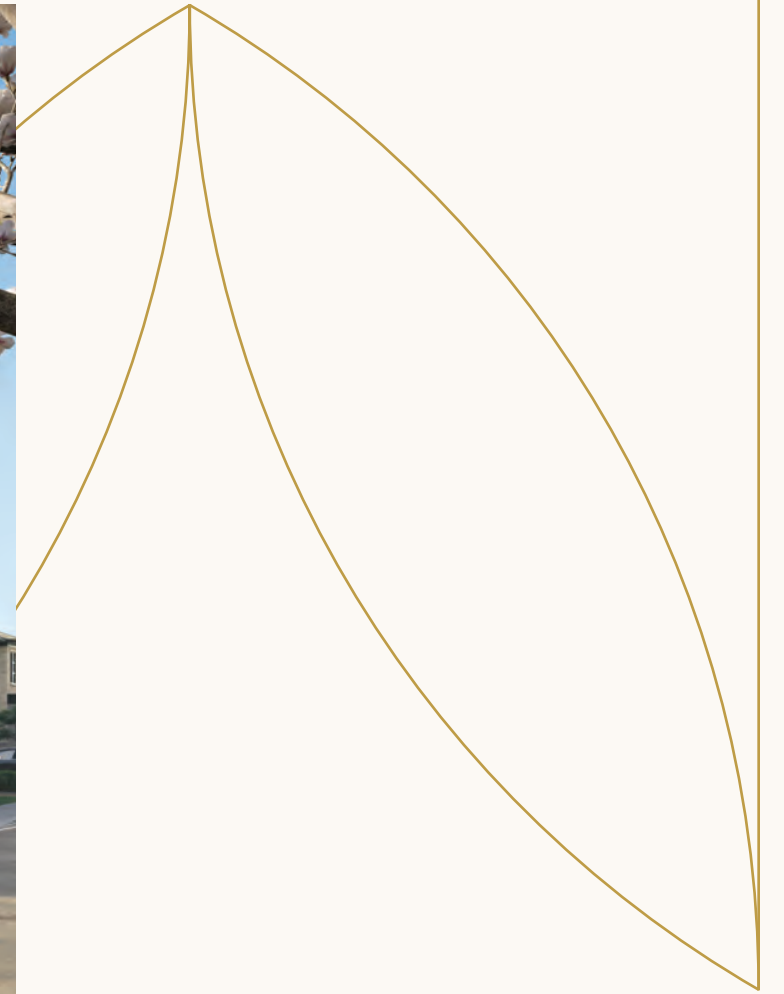
THE SAGE COLLECTION

TRADITIONAL TOWNHOMES



Renderings are artist's impression. E.&O.E.

# MODERN MAIN STREET LIVING



## THE SAGE COLLECTION

### TRADITIONAL TOWNHOMES

Nestled in the heart of a charming neighbourhood, these 2-story Traditional Townhomes boast a timeless allure with their architecture and welcoming facade. Featuring thoughtfully designed layouts with three to six bedrooms, these homes are a perfect blend of functionality and elegance. Crafted with Minto Communities' unwavering commitment to sustainability, innovative technology and mindful design, this collection of Traditional Townhomes accommodates a spectrum of modern lifestyles. Flex plans are available for all homes, allowing you to customize your preferred model to fit your lifestyle.



Renderings are artist's impression. E.&O.E.

# The Sage Collection

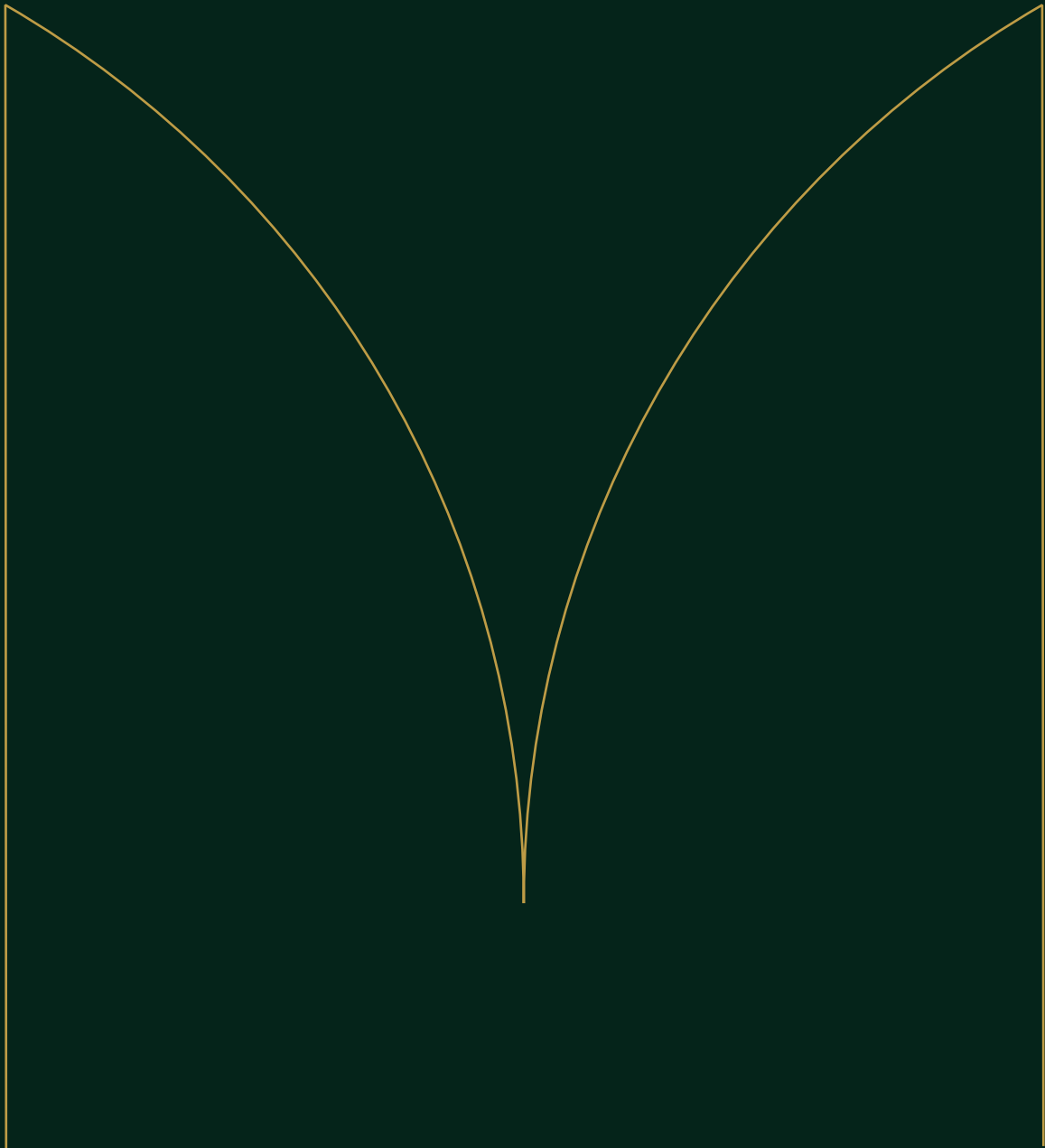
**Elevation A** West Coast  
Colour Package 2



Renderings are artist's impression. E.&O.E.

# The Sage Collection

**Elevation B** Tudor  
Colour Package 1



TRADITIONAL TOWNHOMES

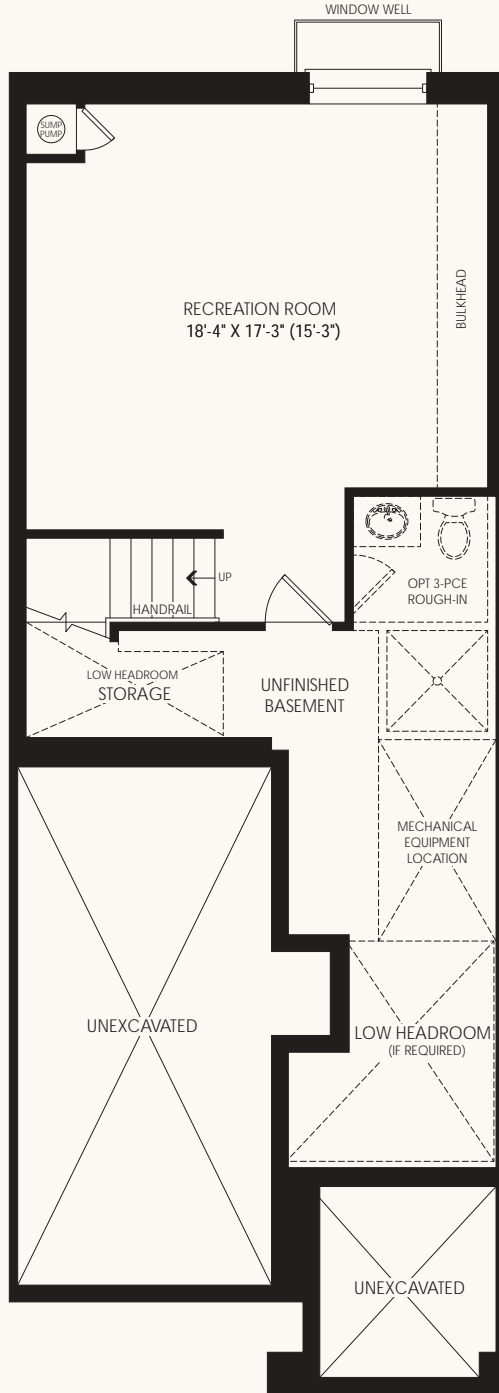
# SAGE 1

ELEVATION A  
**1941**  
SQ. FT.

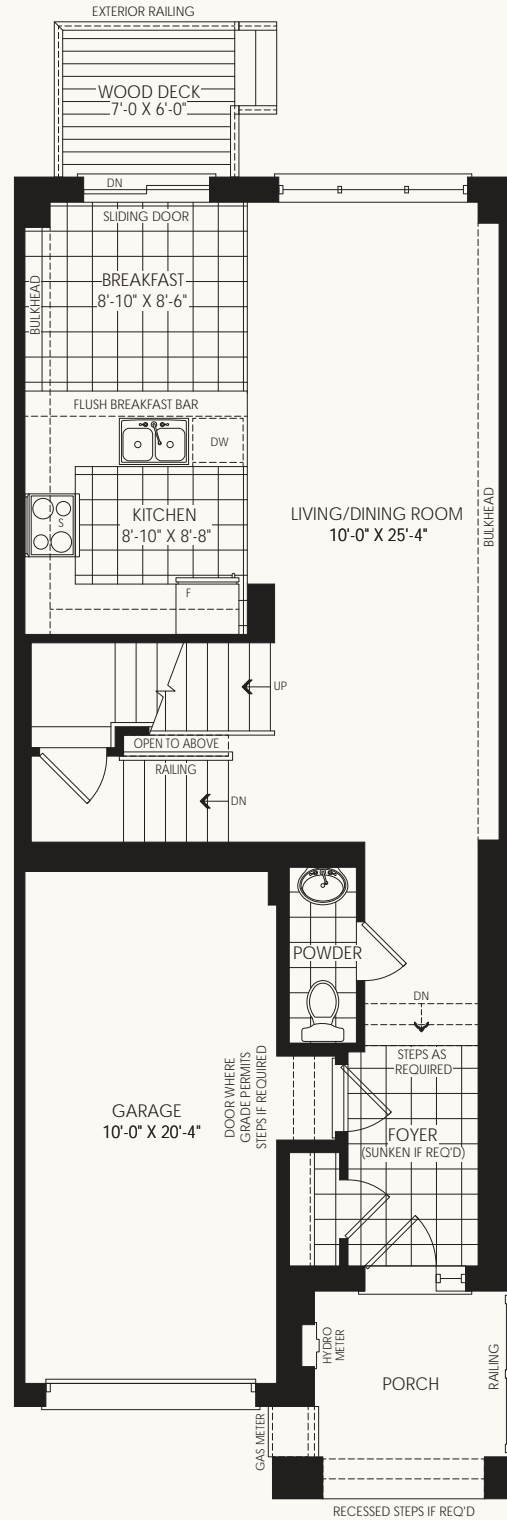
ELEVATION B  
**1923**  
SQ. FT.

# SAGE 1

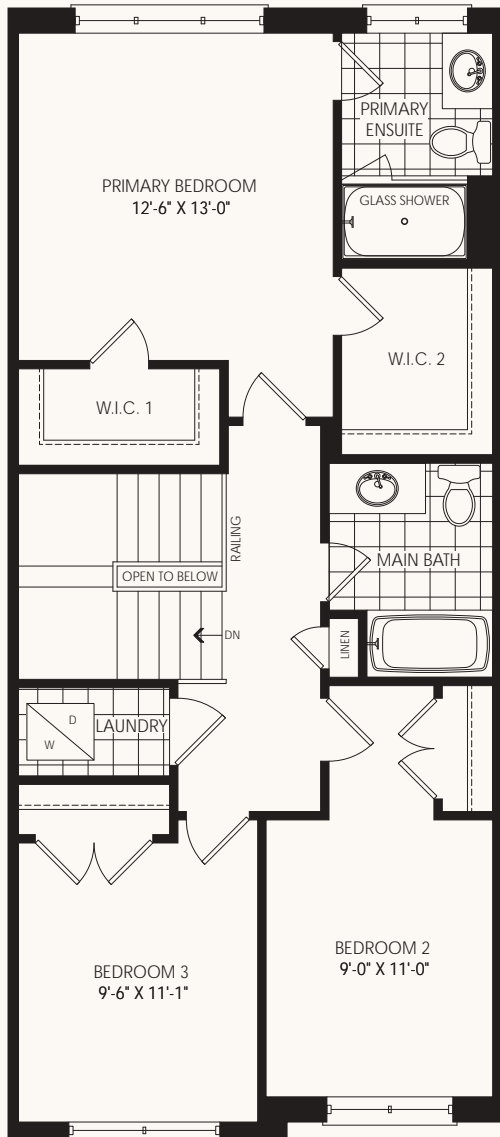
3 or 4 Bedrooms  
2 or 3 Bathrooms + Powder Room



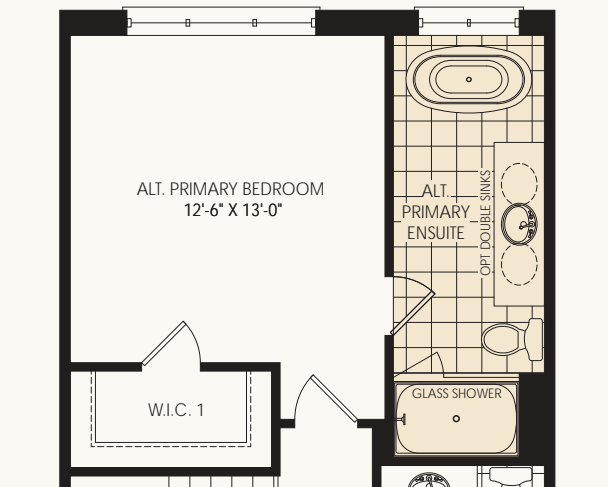
BASEMENT PLAN ELEV 'A'



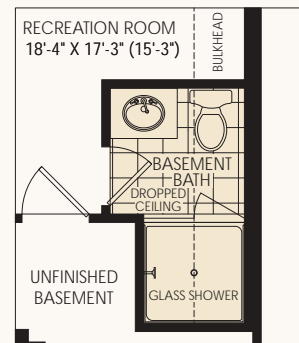
GROUND FLOOR PLAN ELEV 'A'



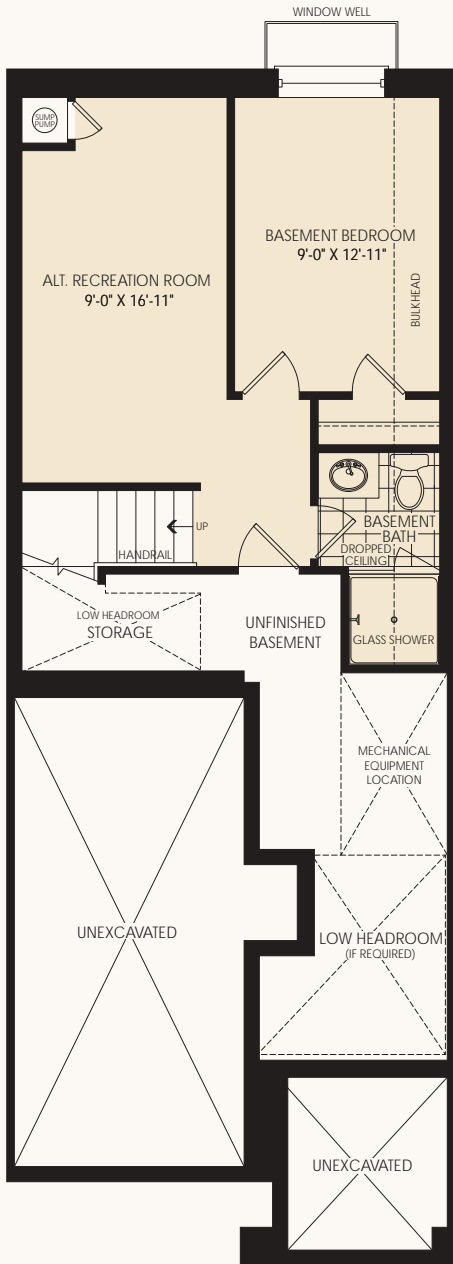
SECOND FLOOR PLAN ELEV 'A'



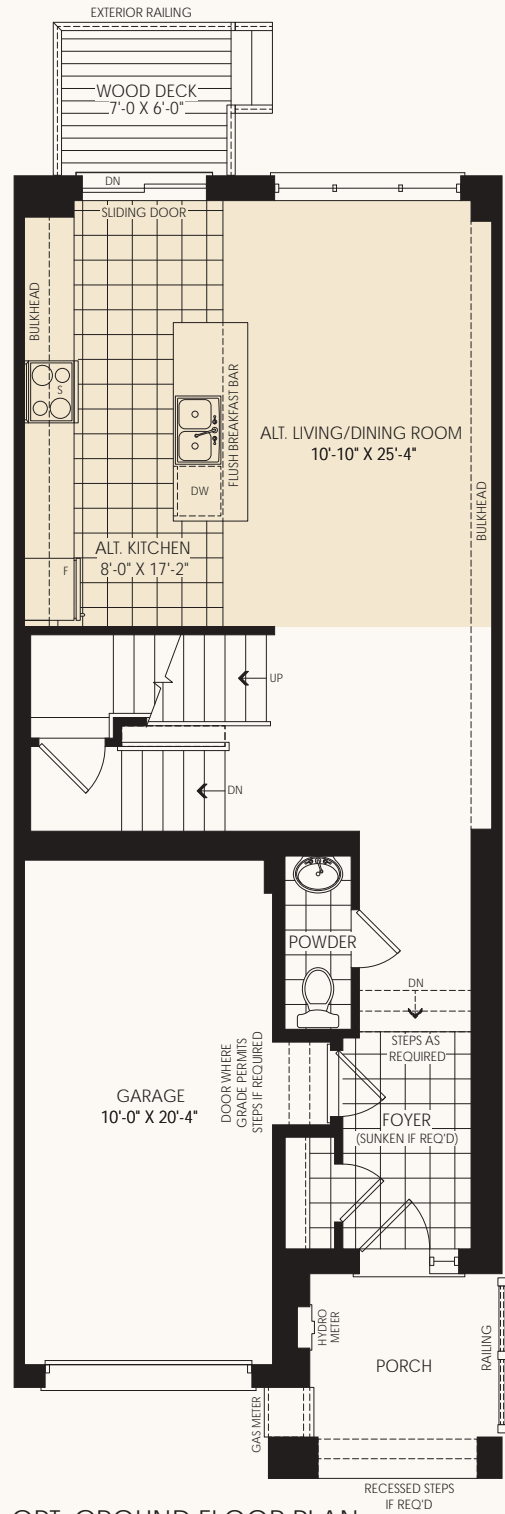
PARTIAL OPT. SECOND FLOOR PLAN  
W/ ALT. PRIMARY BEDROOM &  
ALT. PRIMARY ENSUITE ELEV. 'A'



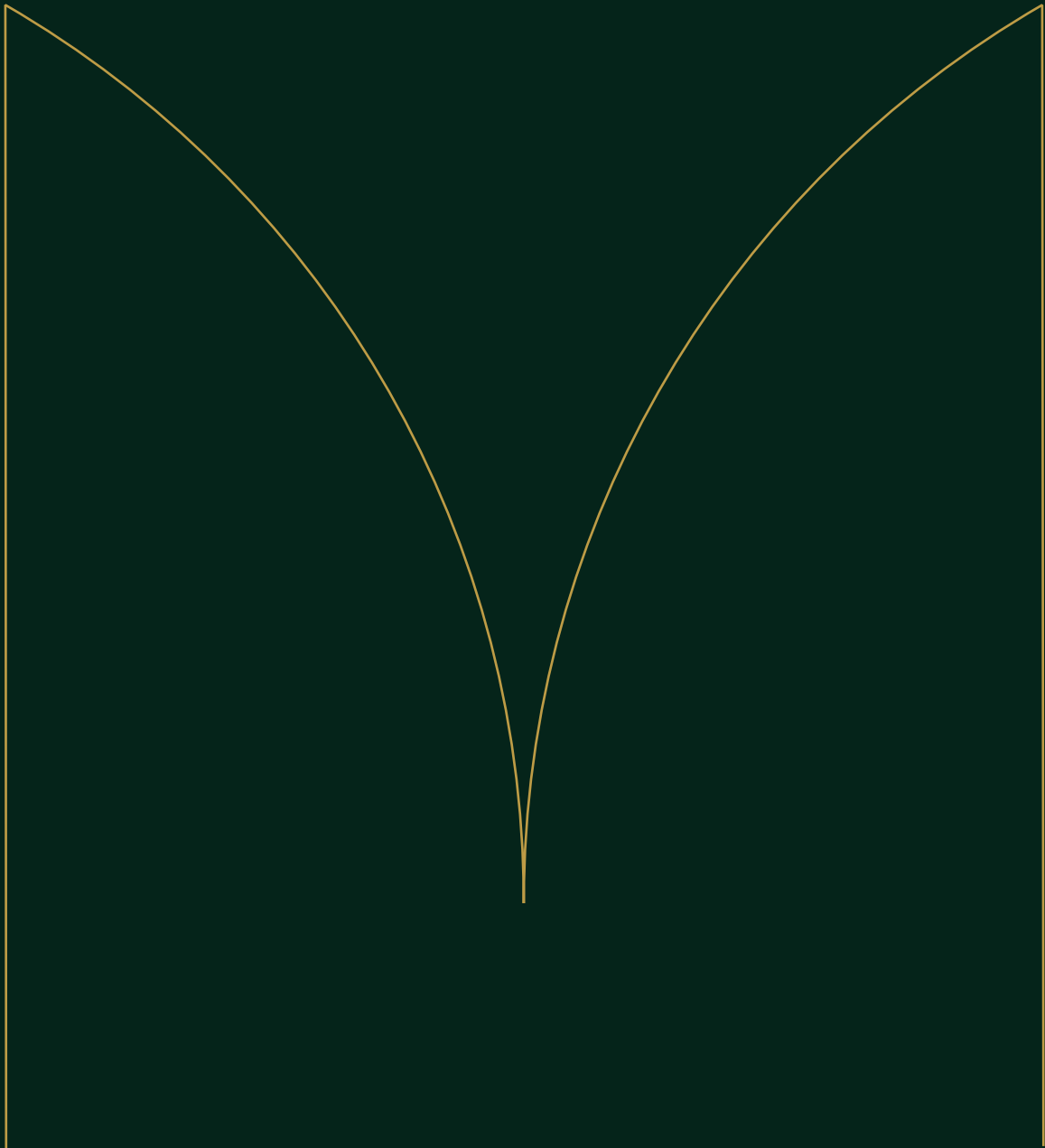
PARTIAL BASEMENT PLAN W/  
3 PC. BATHROOM ELEV. 'A'



OPT. BASEMENT PLAN W/ ALT. REC ROOM, BASEMENT BEDROOM & BASEMENT BATHROOM ELEV. 'A' IF GRADE PERMITS



OPT. GROUND FLOOR PLAN W/ ALTERNATE KITCHEN ELEV 'A'



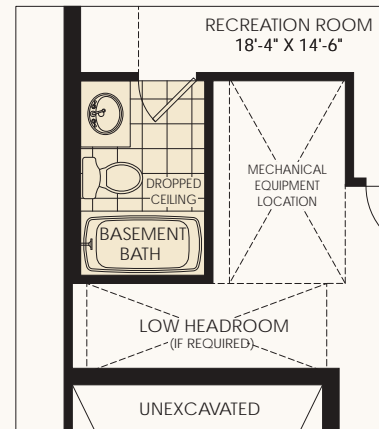
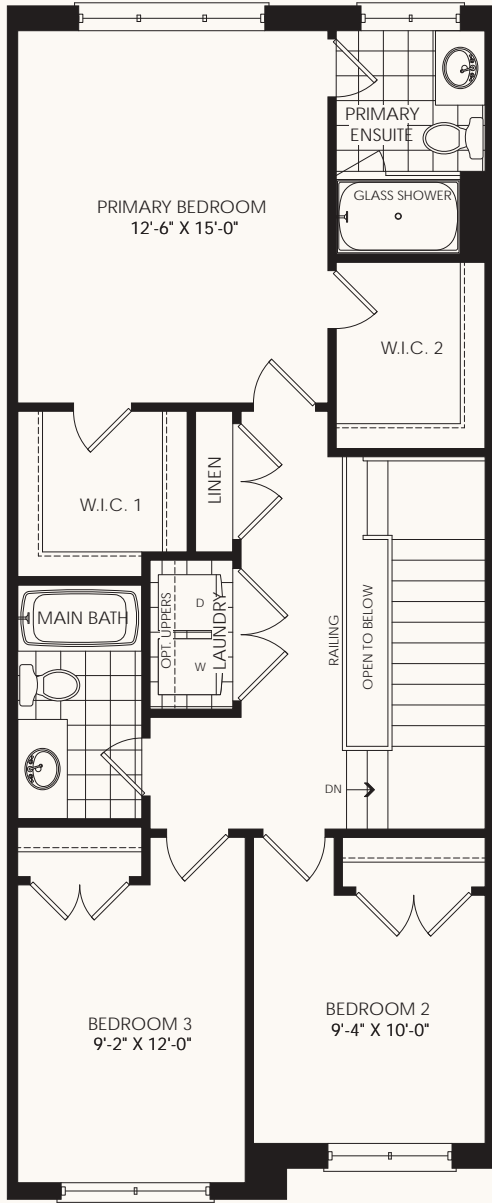
TRADITIONAL TOWNHOMES

# SAGE 2

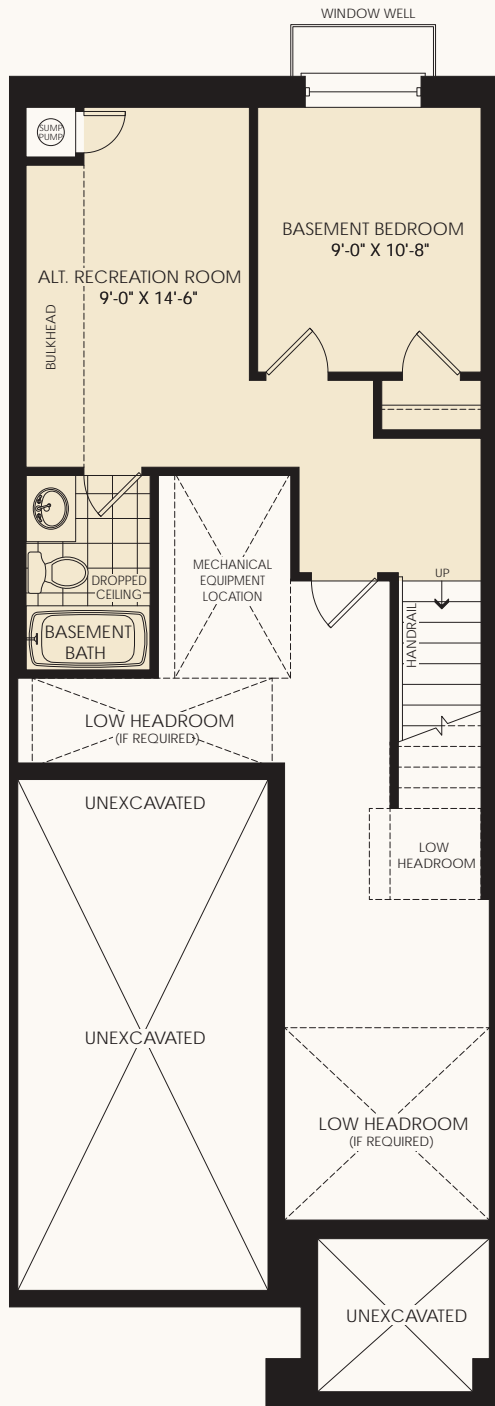
ELEVATION A  
**2015**  
SQ. FT.

ELEVATION B  
**1987**  
SQ. FT.

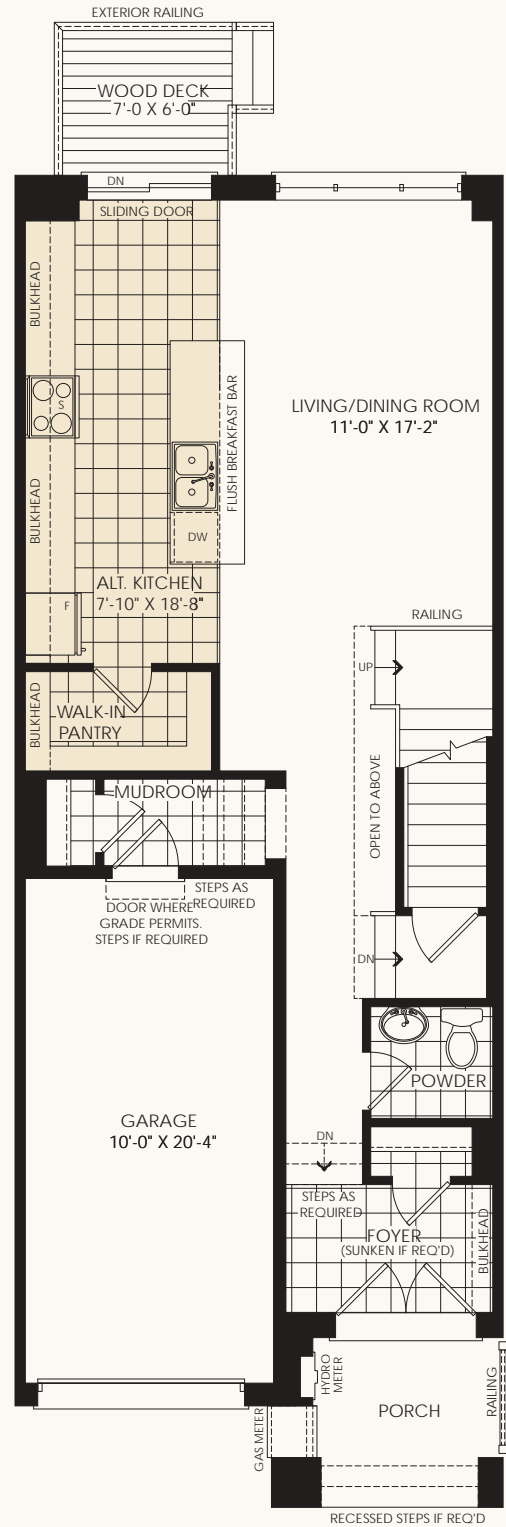




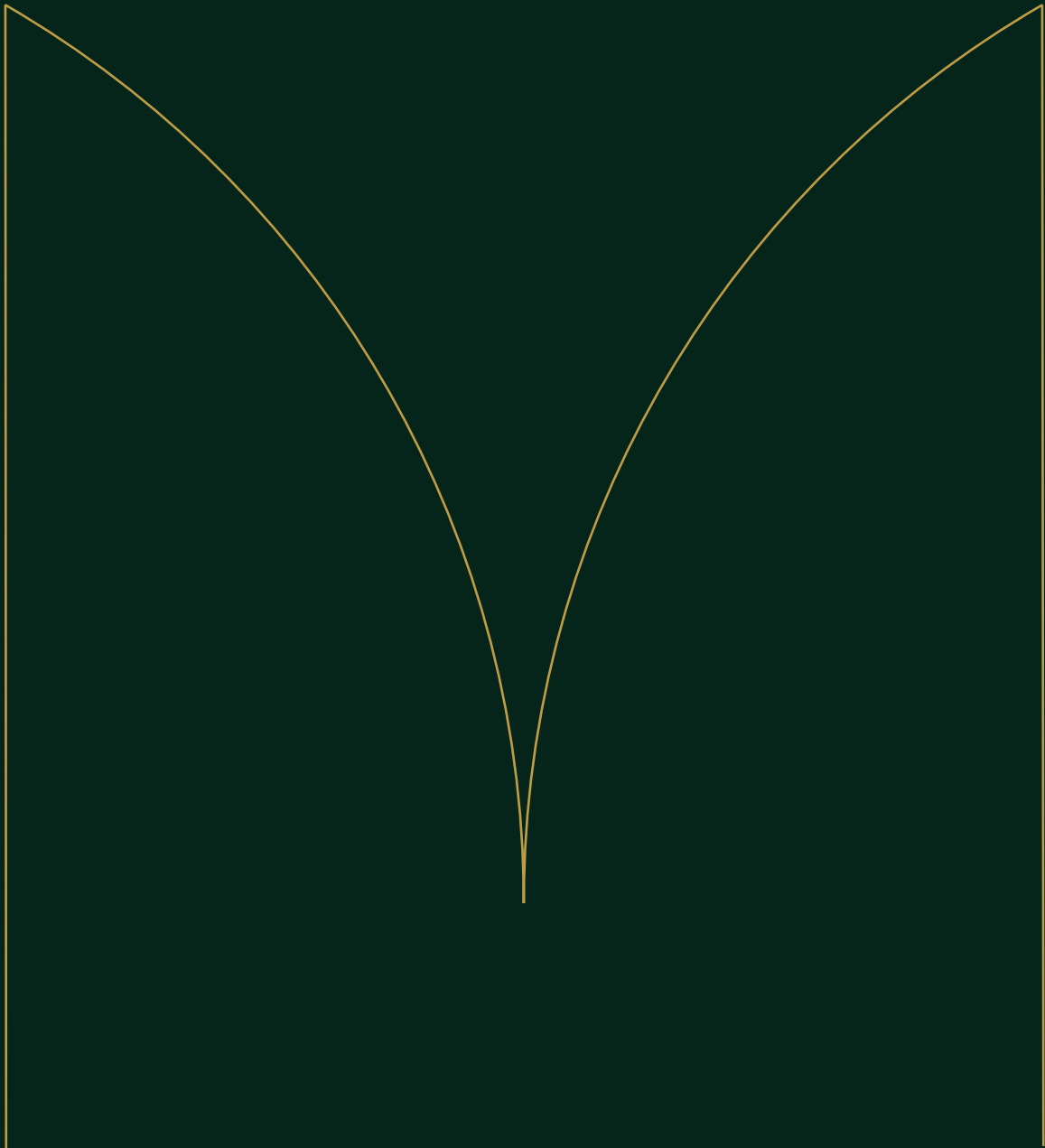
OPT. BASEMENT PLAN W/ ALT. REC ROOM, BASEMENT BEDROOM & BASEMENT BATHROOM ELEV. 'A' IF GRADE PERMITS



OPT. GROUND FLOOR PLAN W/ ALTERNATE KITCHEN ELEV 'A'



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TRADITIONAL TOWNHOMES

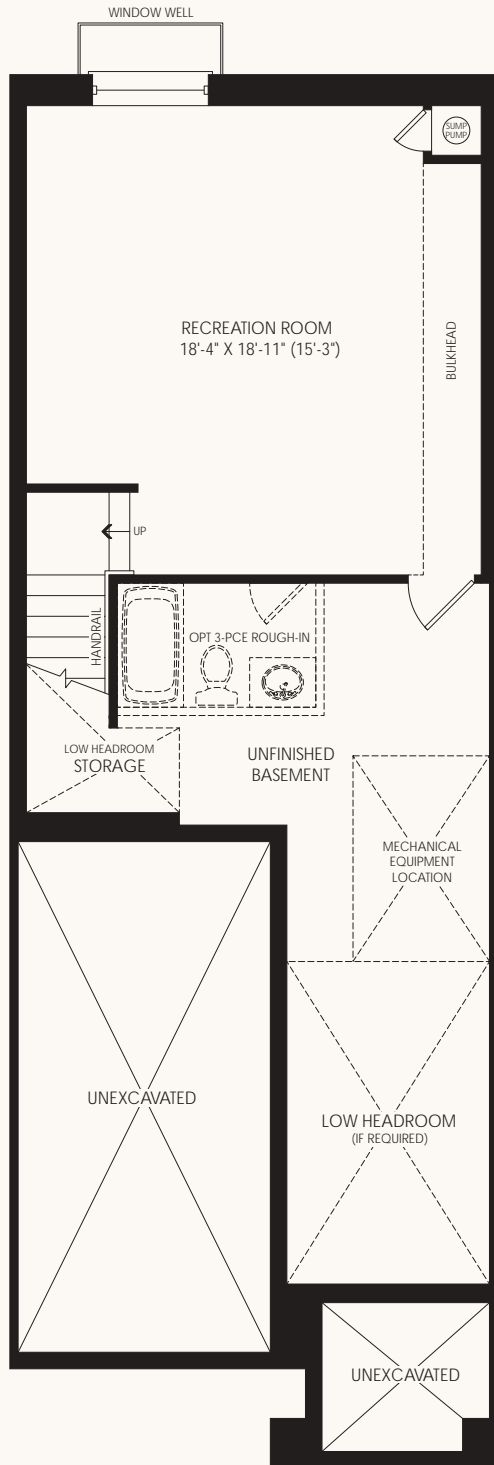
# SAGE 3

ELEVATION A  
**2147**  
SQ. FT.

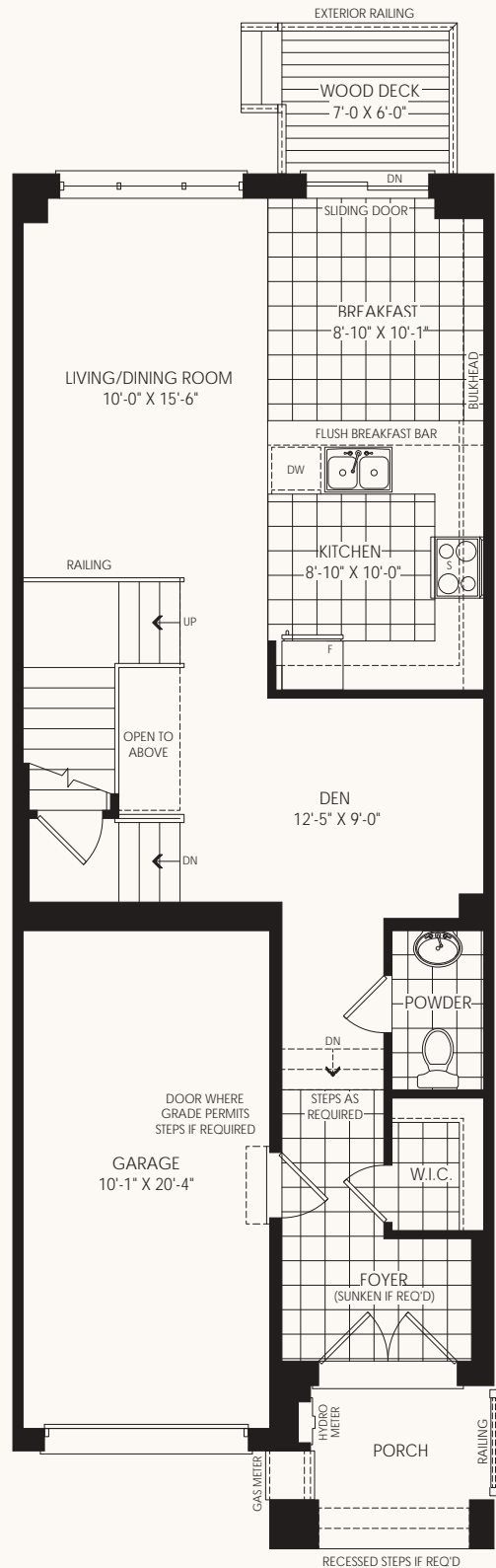
ELEVATION B  
**2152**  
SQ. FT.

# SAGE 3

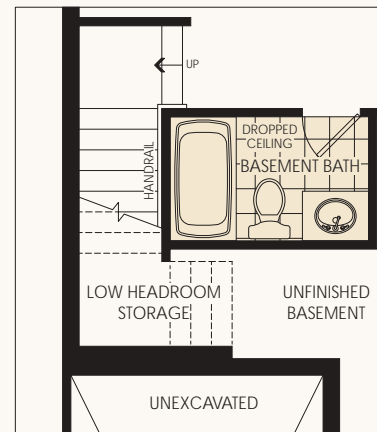
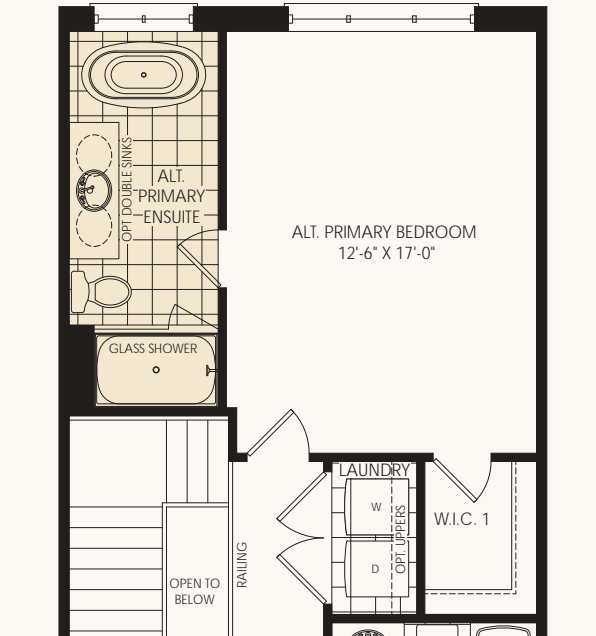
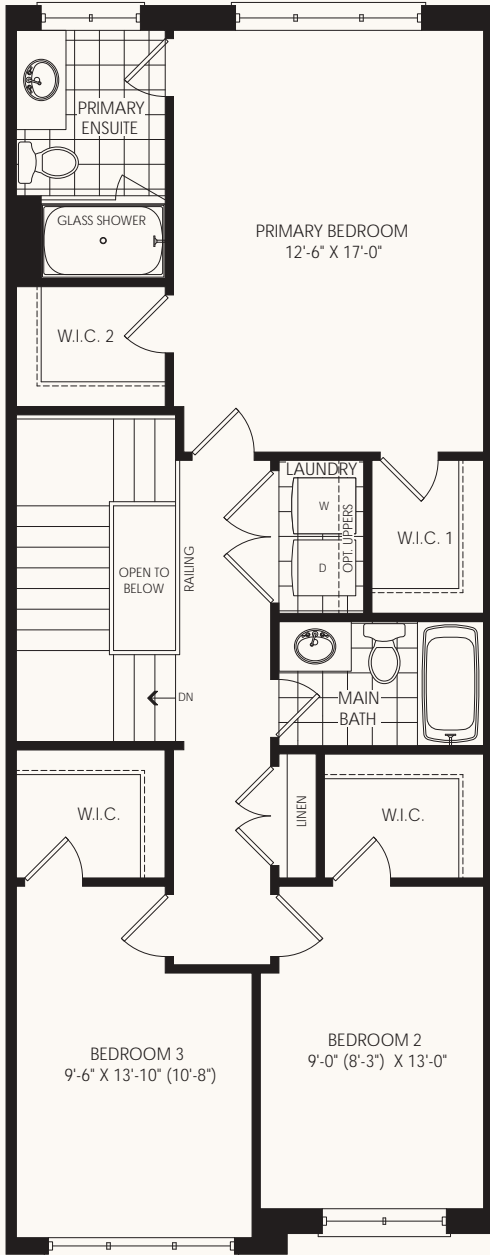
3 or 4 Bedrooms  
2 or 3 Bathrooms + Powder Room



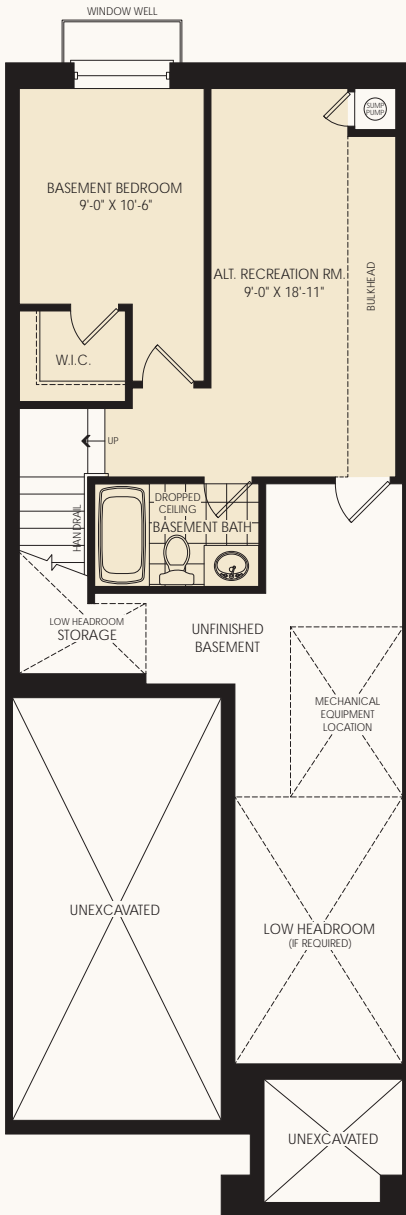
BASEMENT PLAN ELEV 'A'



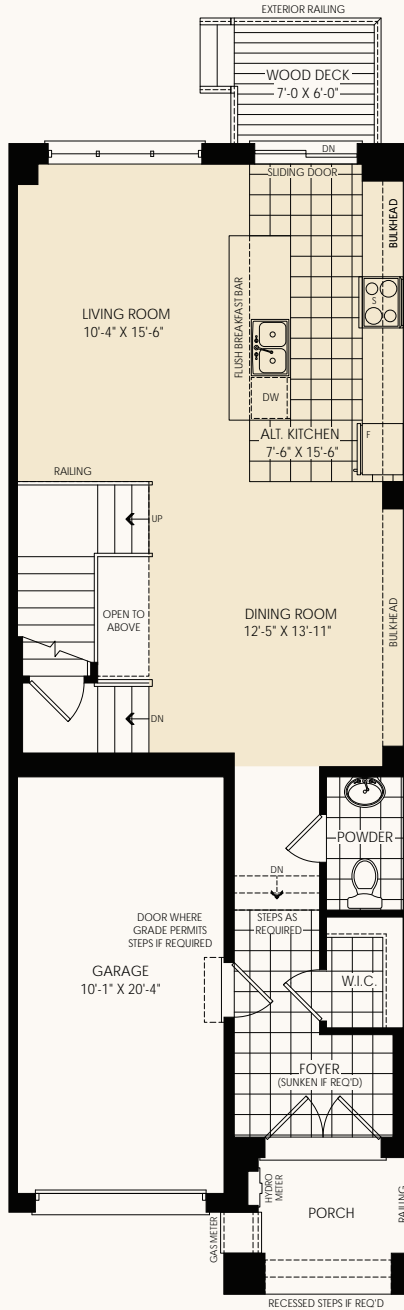
GROUND FLOOR PLAN ELEV 'A'



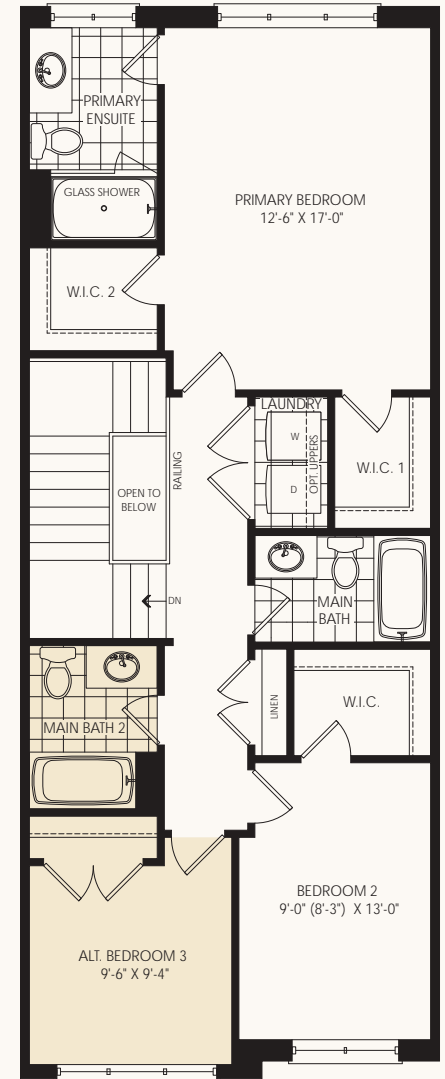
OPT. BASEMENT PLAN W/ ALT. REC ROOM, BASEMENT BEDROOM & BASEMENT BATHROOM ELEV. 'A' IF GRADE PERMITS



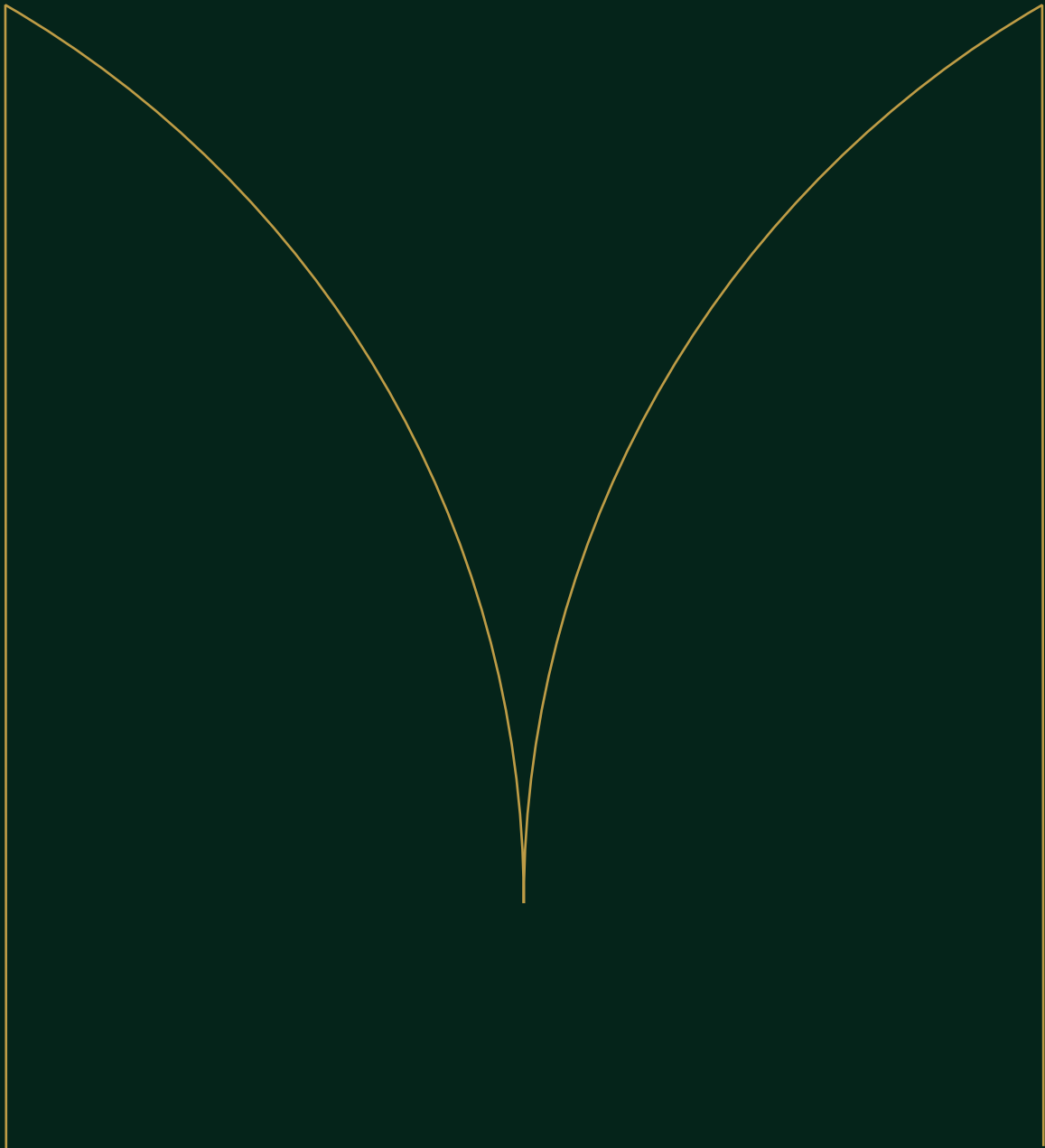
OPT. GROUND FLOOR PLAN W/ ALTERNATE KITCHEN ELEV 'A'



OPT. SECOND FLOOR PLAN W/ ALT. MAIN BATH & ALT. BEDROOM 3 W/ MAIN BATH 2 ELEV 'A'



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TRADITIONAL TOWNHOMES

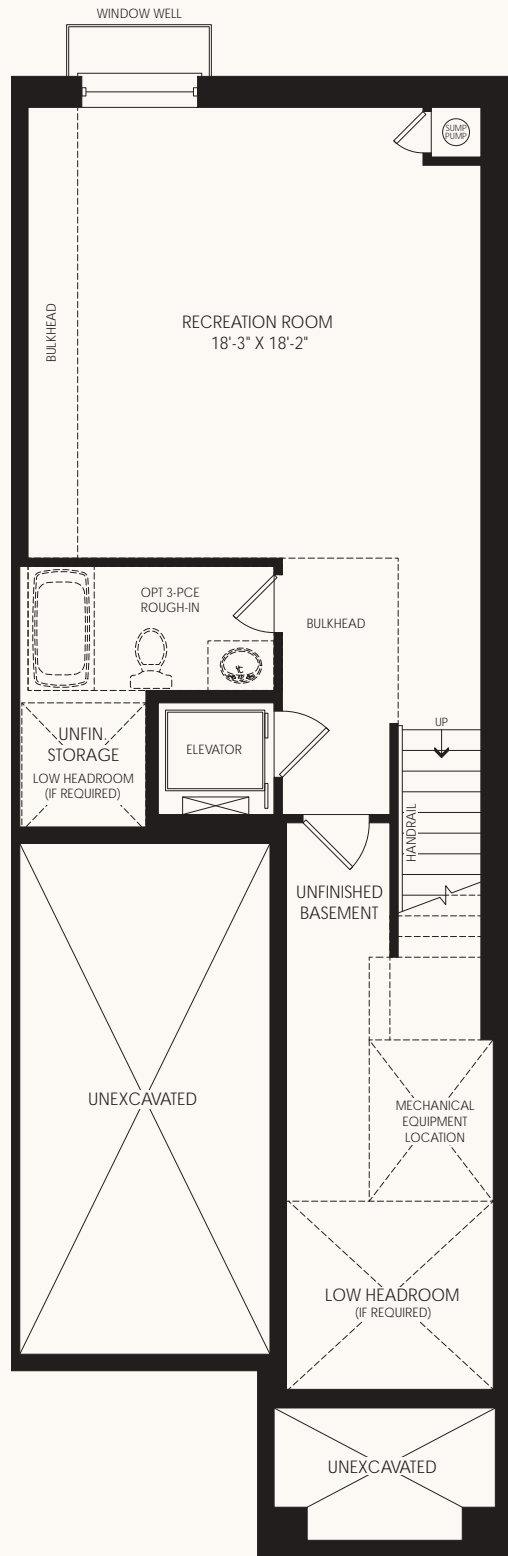
# SAGE 4E

ELEVATION A  
**2422**  
SQ. FT.

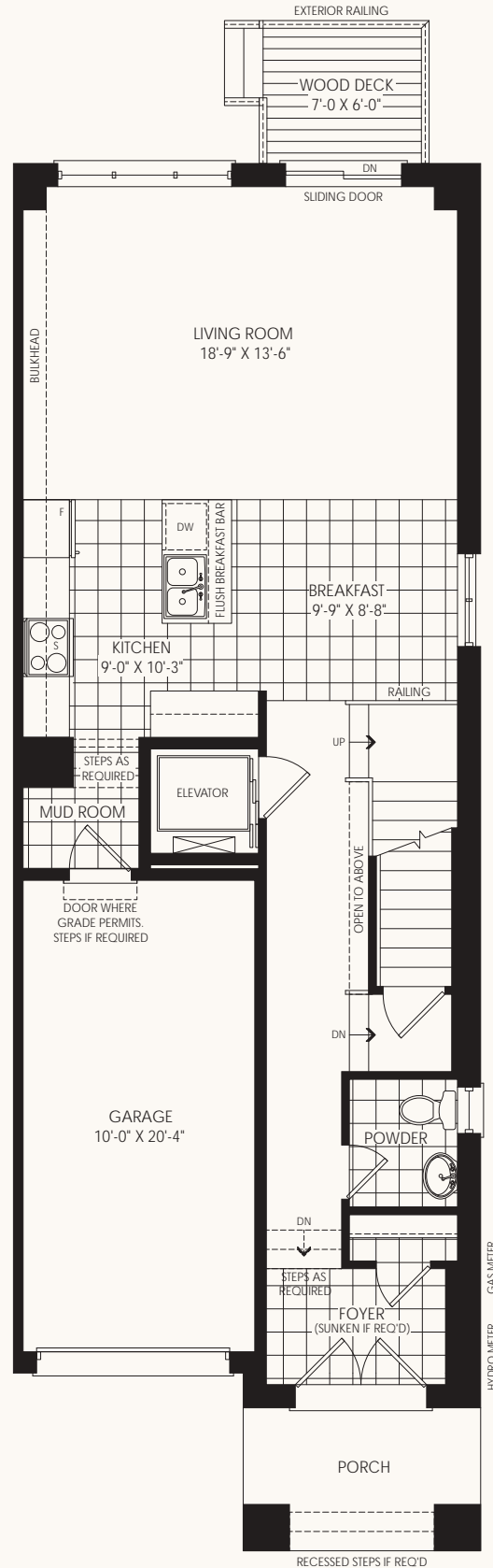
ELEVATION B  
**2422**  
SQ. FT.

# SAGE 4E

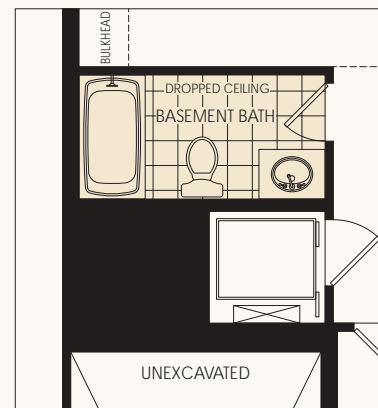
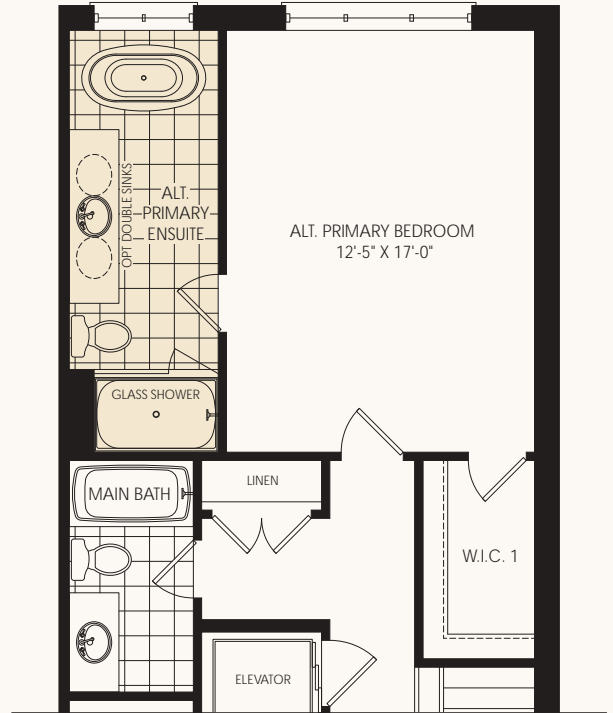
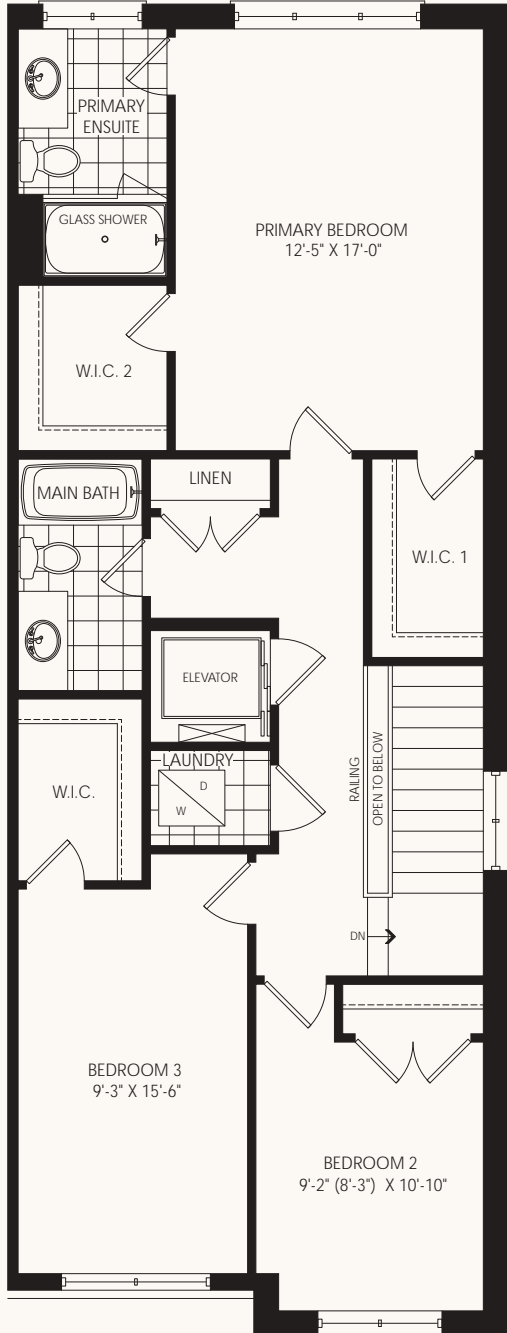
3 or 4 Bedrooms  
2 or 3 Bathrooms + Powder Room



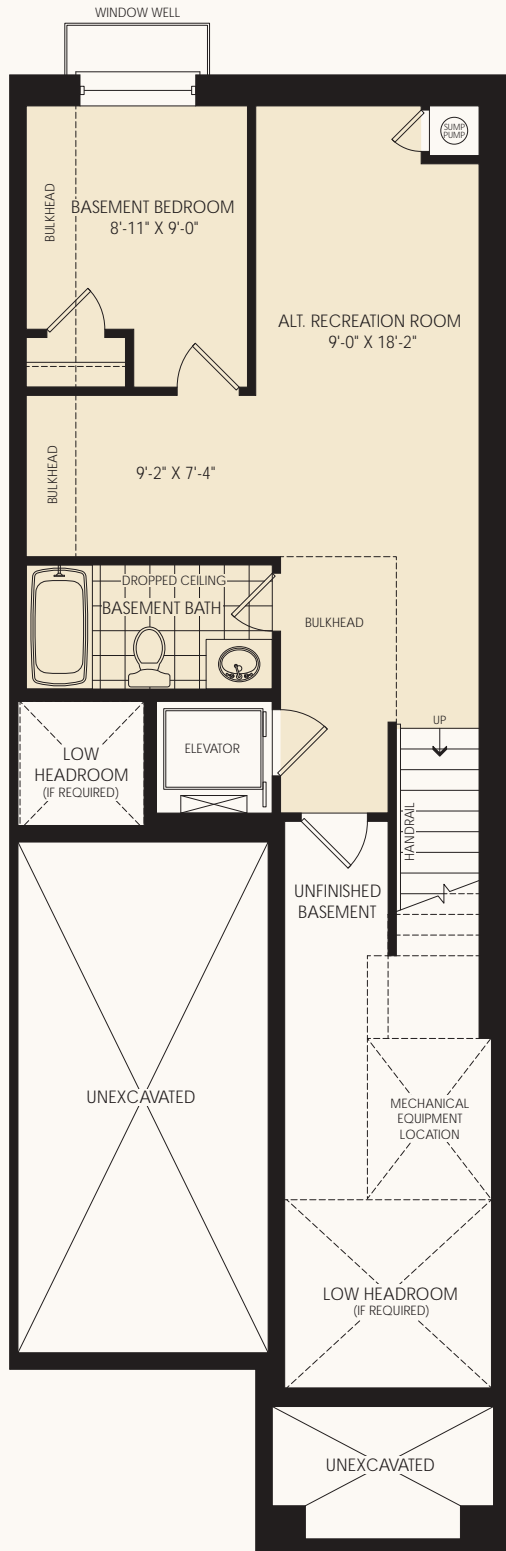
BASEMENT PLAN ELEV. 'A'



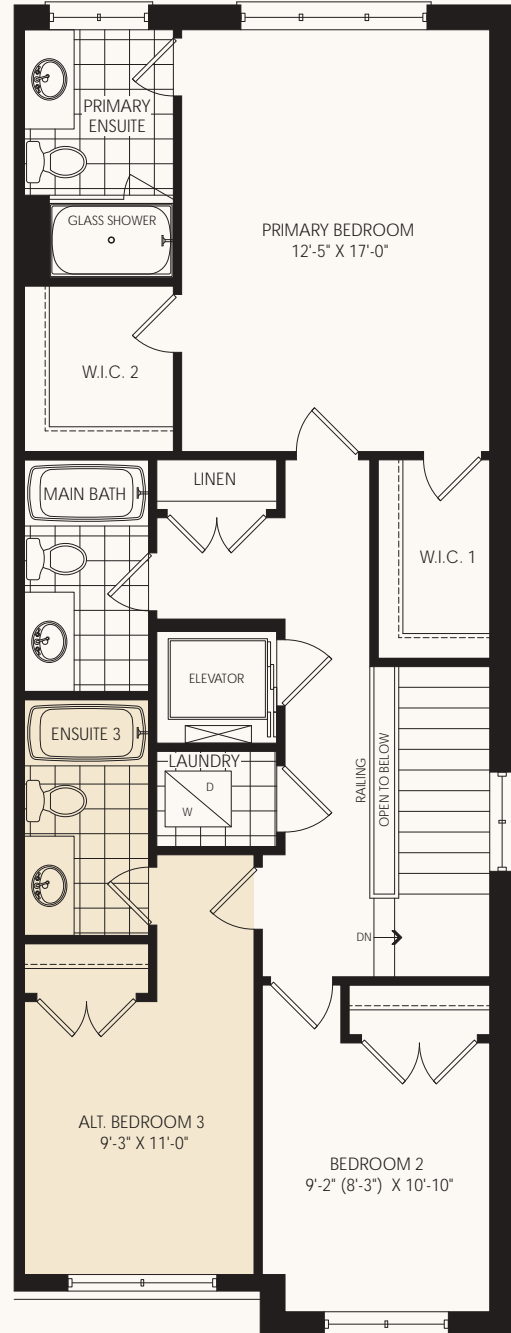
GROUND FLOOR PLAN ELEV. 'A'



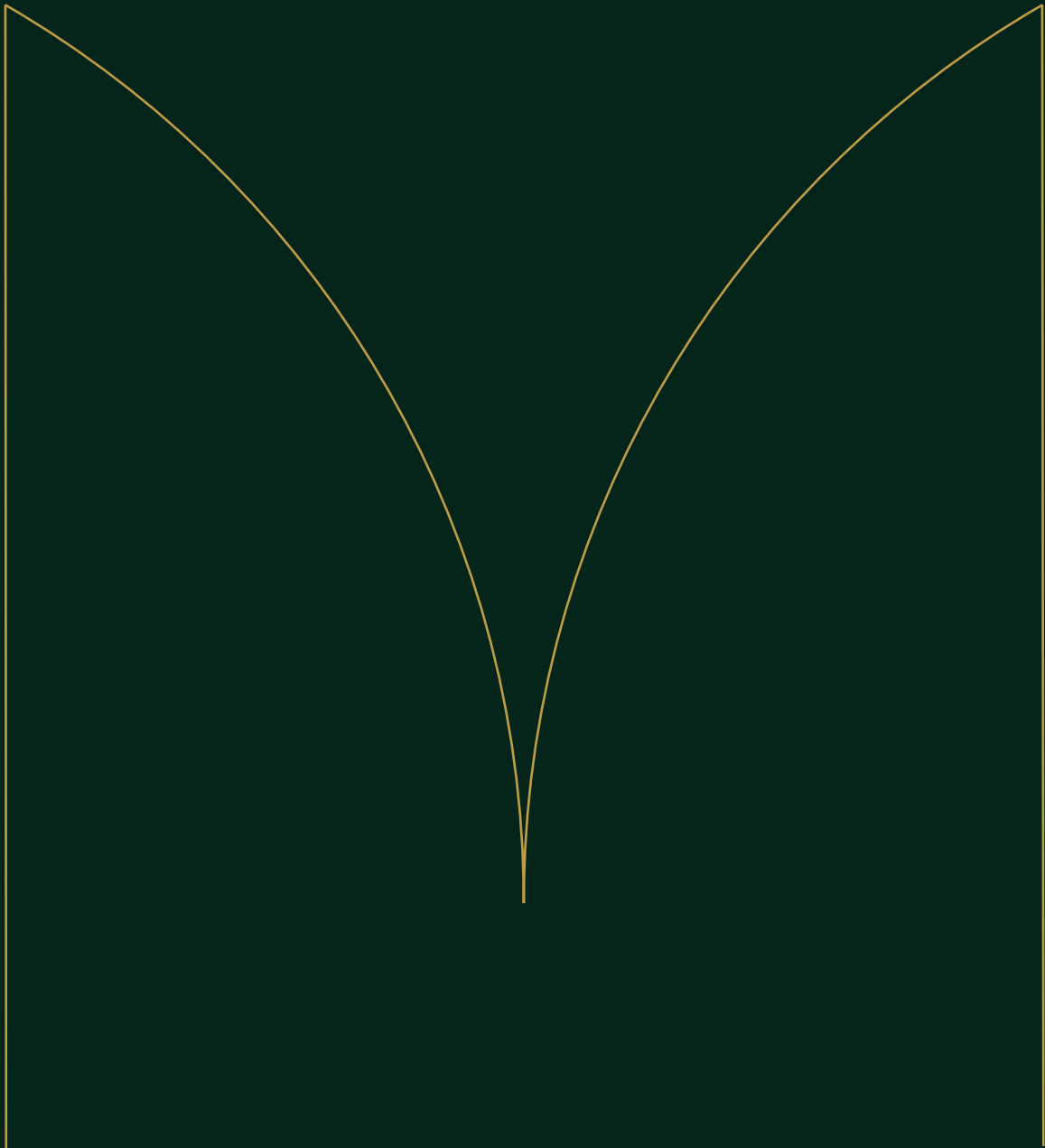
OPT. BASEMENT PLAN W/  
 ALT. REC ROOM, BASEMENT BEDROOM  
 & BASEMENT BATHROOM ELEV. 'A'  
 IF GRADE PERMITS



OPT. SECOND FLOOR PLAN  
 W/ ALT. BEDROOM 3 & ENSUITE 3 ELEV. 'A'



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TRADITIONAL TOWNHOMES

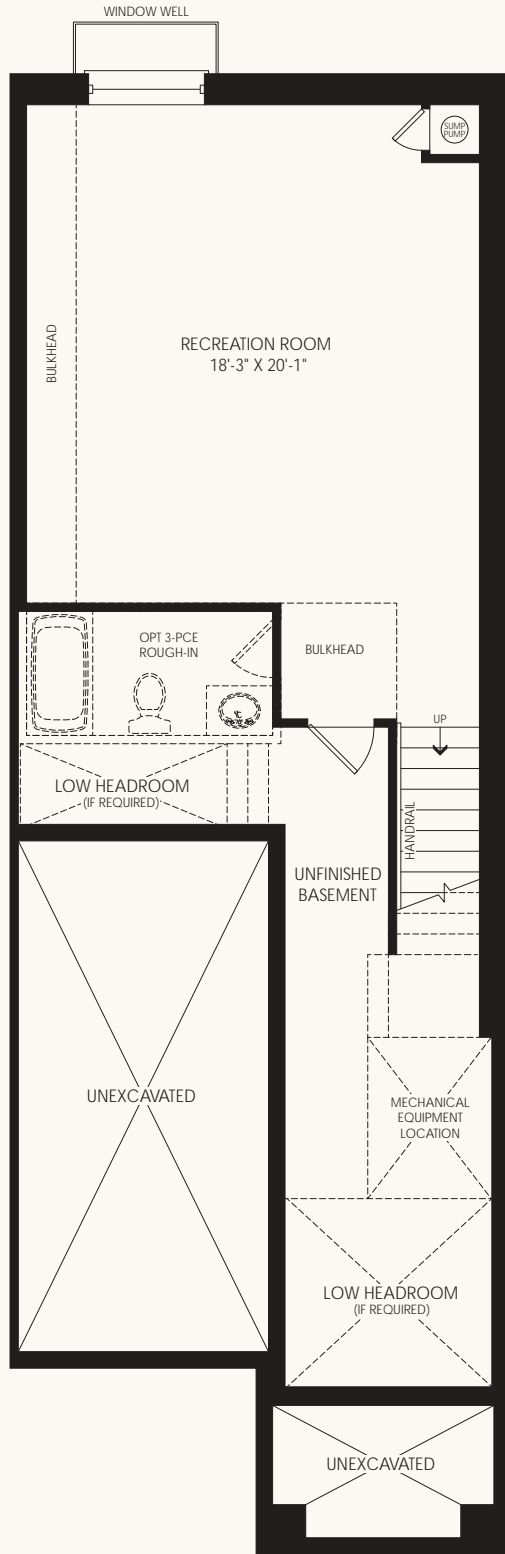
# SAGE 5E3

ELEVATION A  
**2392**  
SQ. FT.

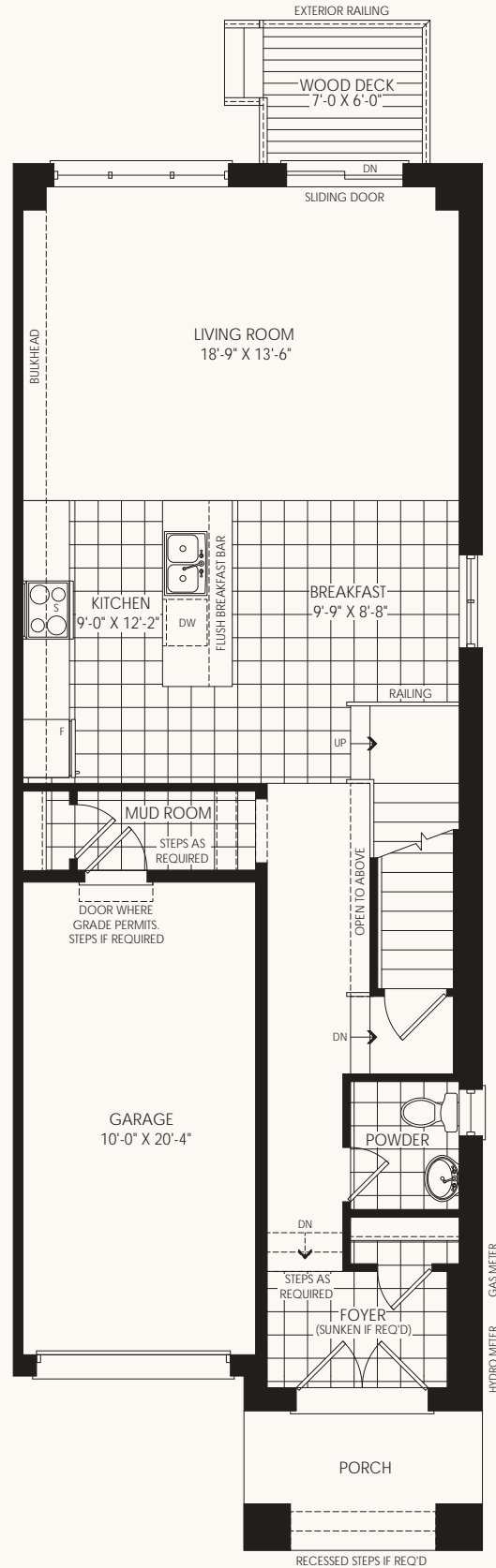
ELEVATION B  
**2395**  
SQ. FT.

# SAGE 5E3

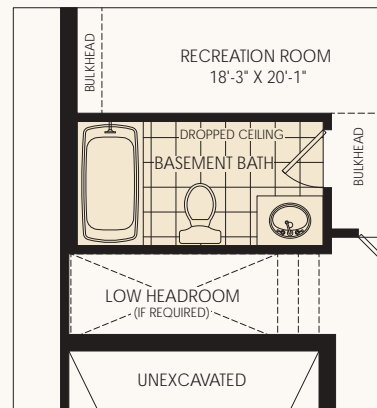
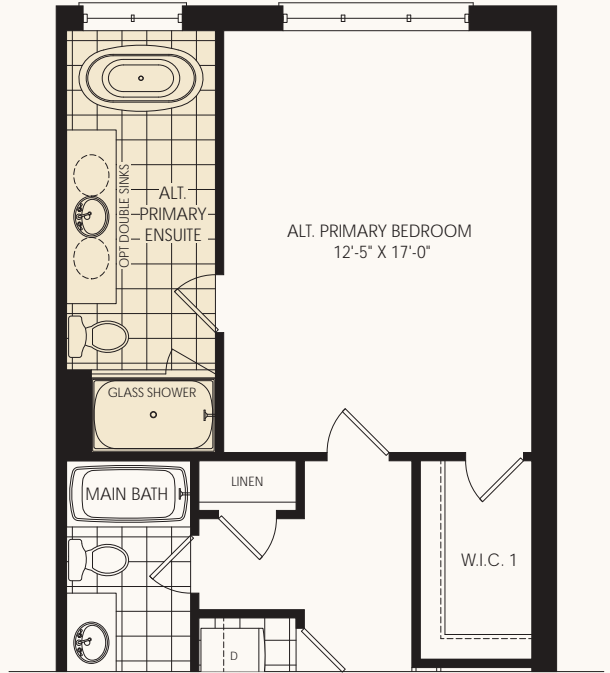
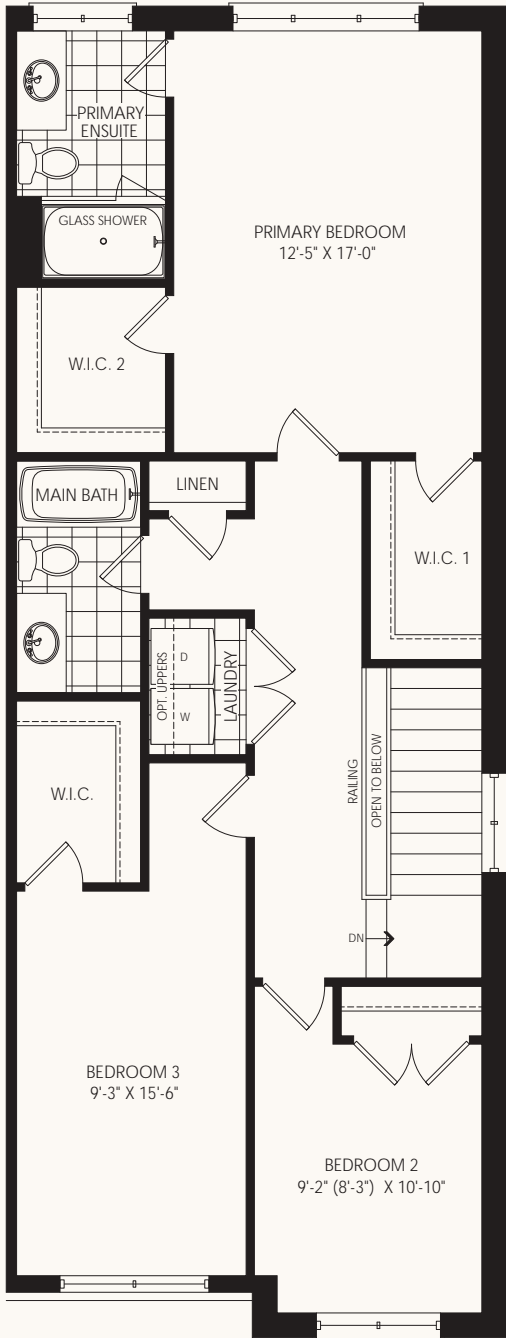
3 or 4 Bedrooms  
2 or 3 Bathrooms + Powder Room



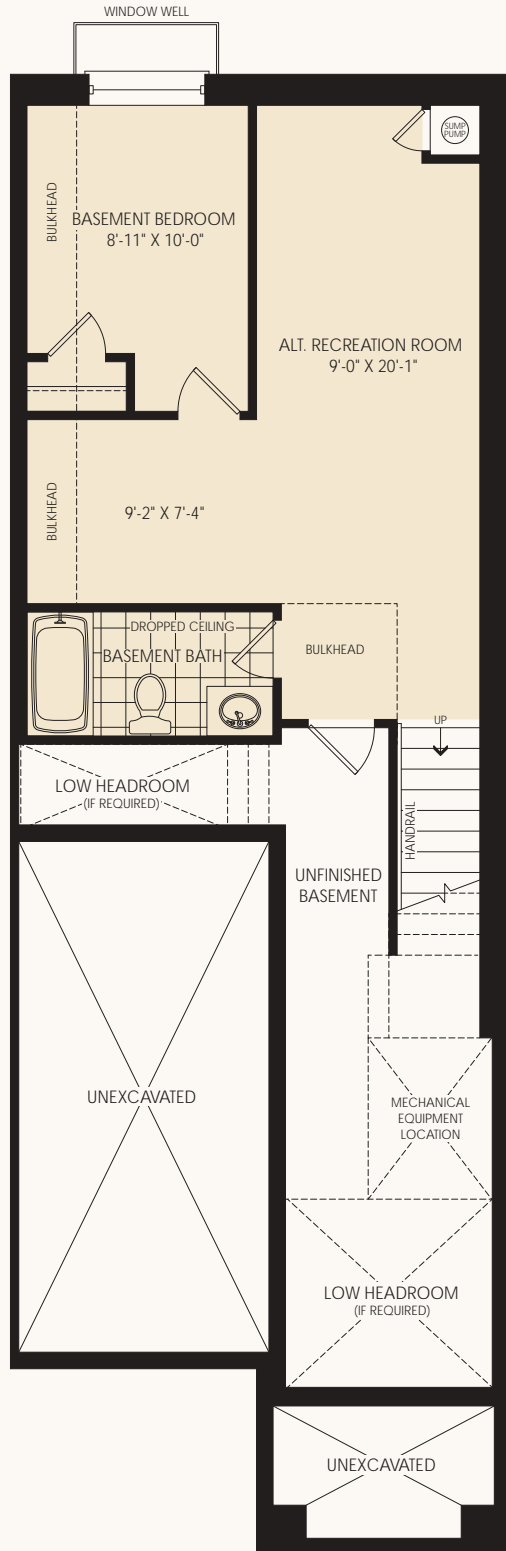
BASEMENT PLAN ELEV. 'A'



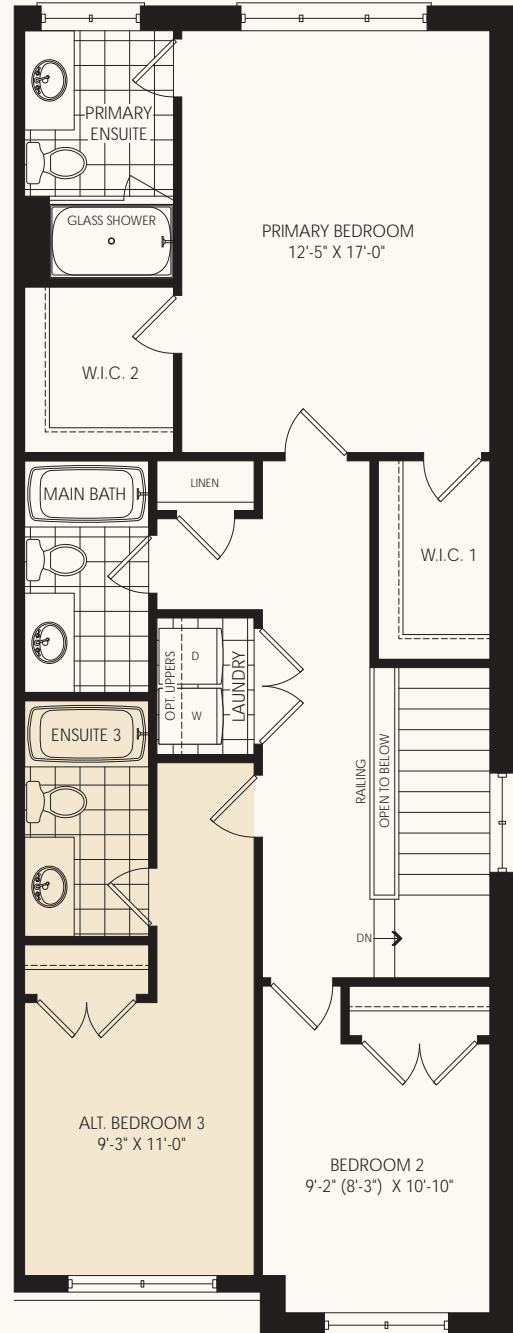
GROUND FLOOR PLAN ELEV 'A'



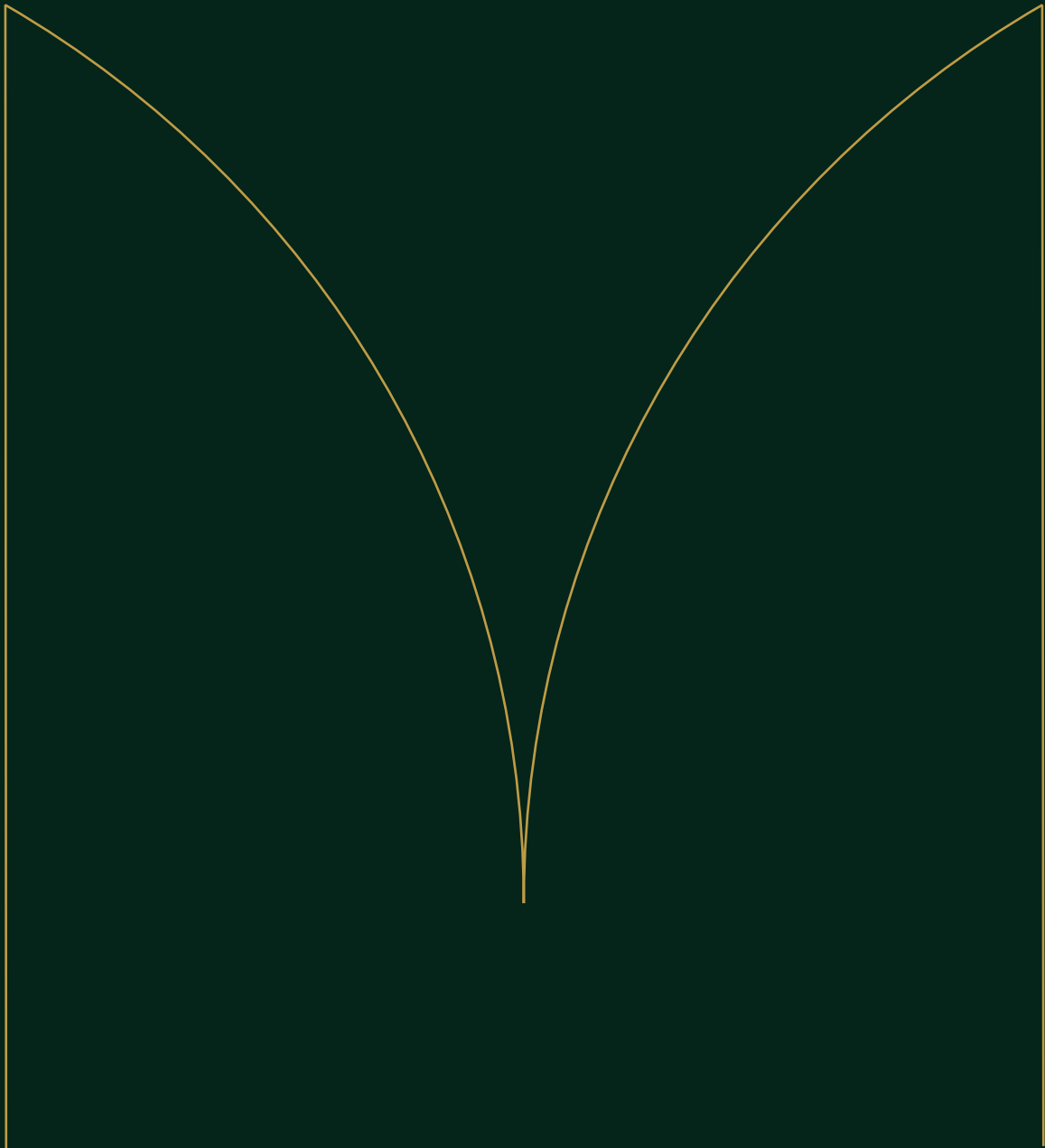
OPT. BASEMENT PLAN W/  
 ALT. REC ROOM, BASEMENT BEDROOM  
 & BASEMENT BATHROOM ELEV. 'A'  
 IF GRADE PERMITS



OPT. SECOND FLOOR PLAN  
 W/ ALT. BEDROOM 3 & ENSUITE 3 ELEV. 'A'



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TRADITIONAL TOWNHOMES

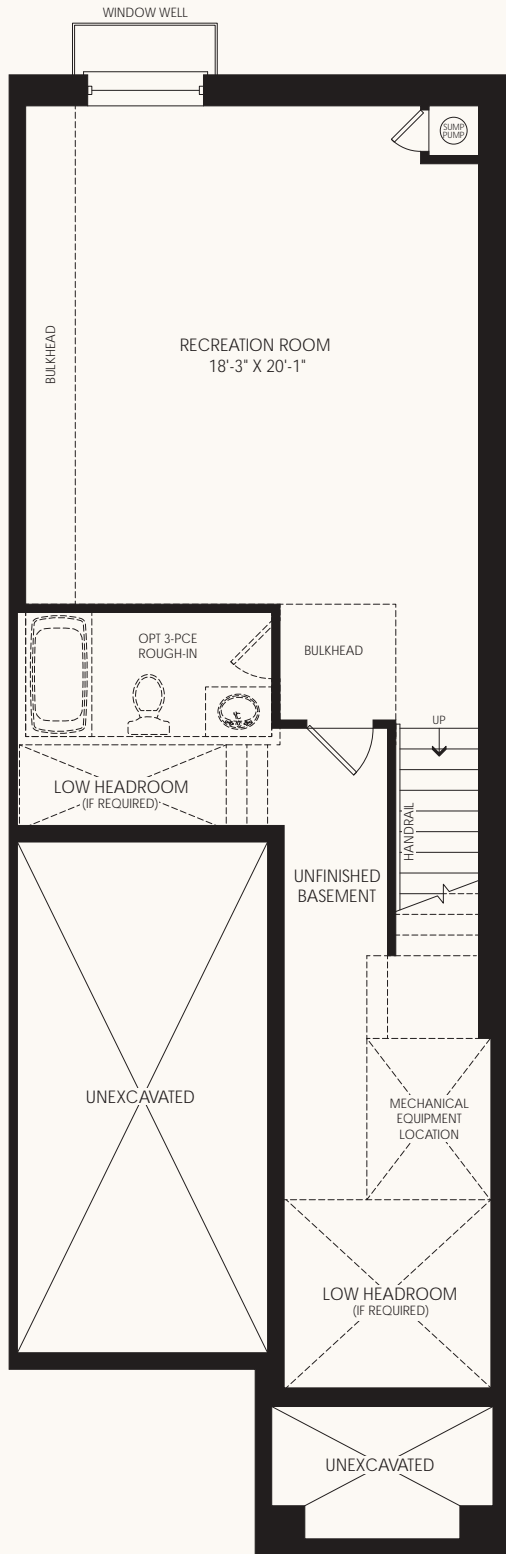
# SAGE 5E4

ELEVATION A  
**2392**  
SQ. FT.

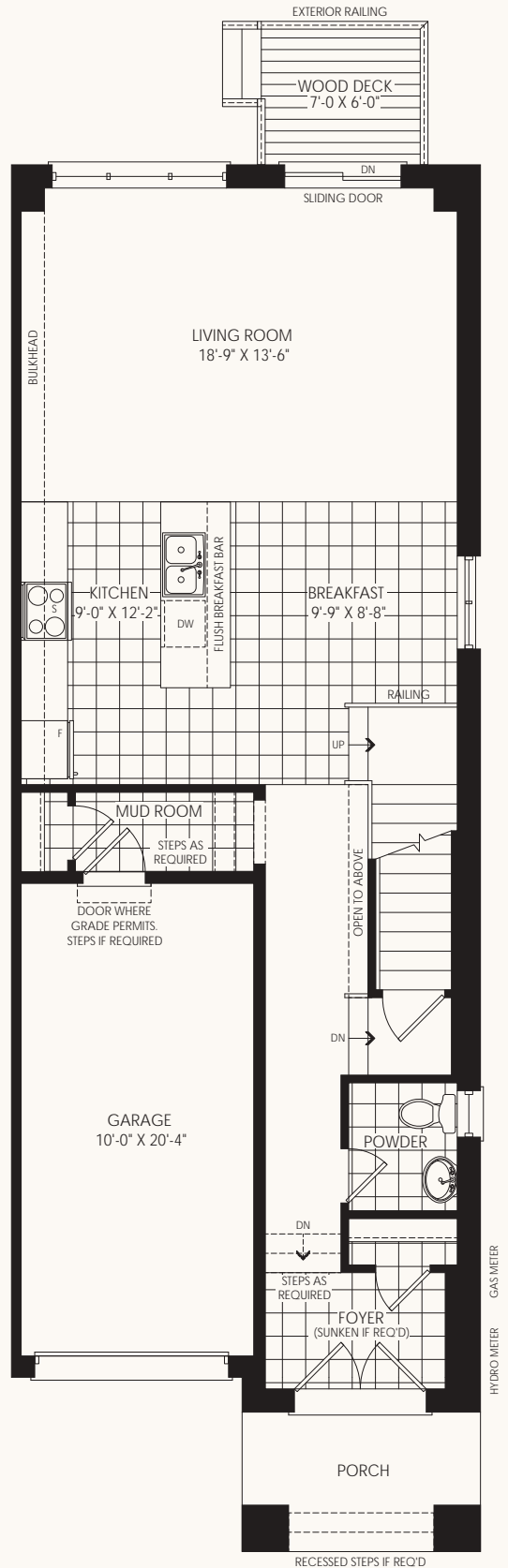
ELEVATION B  
**2395**  
SQ. FT.

# SAGE 5E4

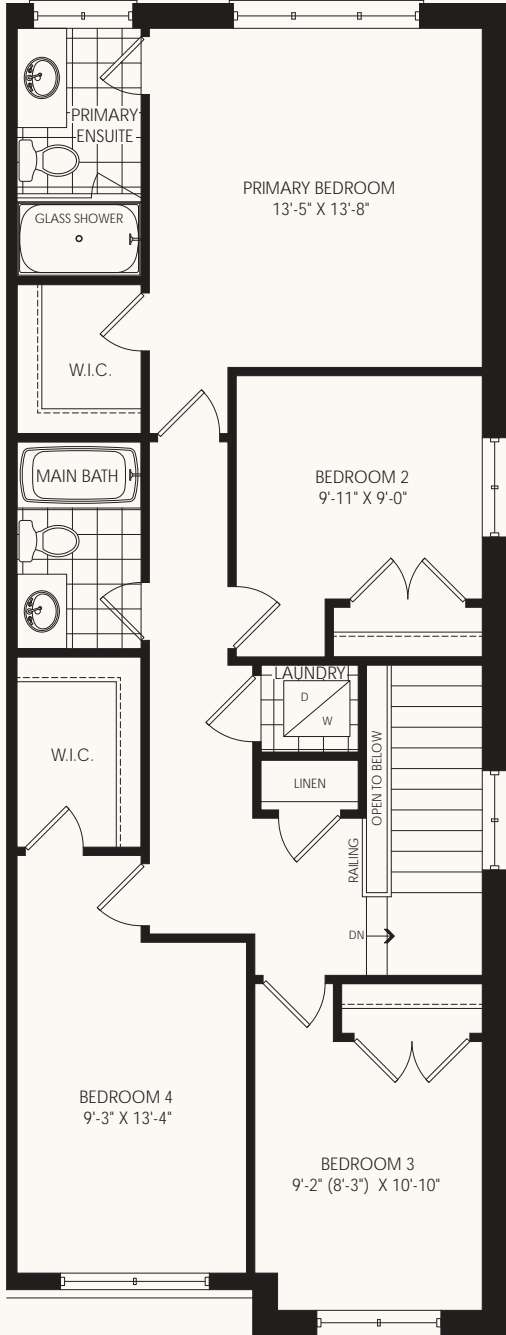
4 or 5 Bedrooms  
2, 3 or 4 Bathrooms + Powder Room



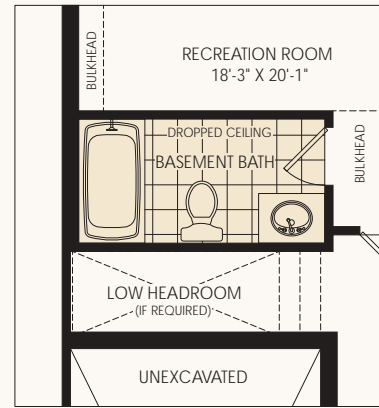
BASEMENT PLAN ELEV. 'A'



GROUND FLOOR PLAN ELEV. 'A'

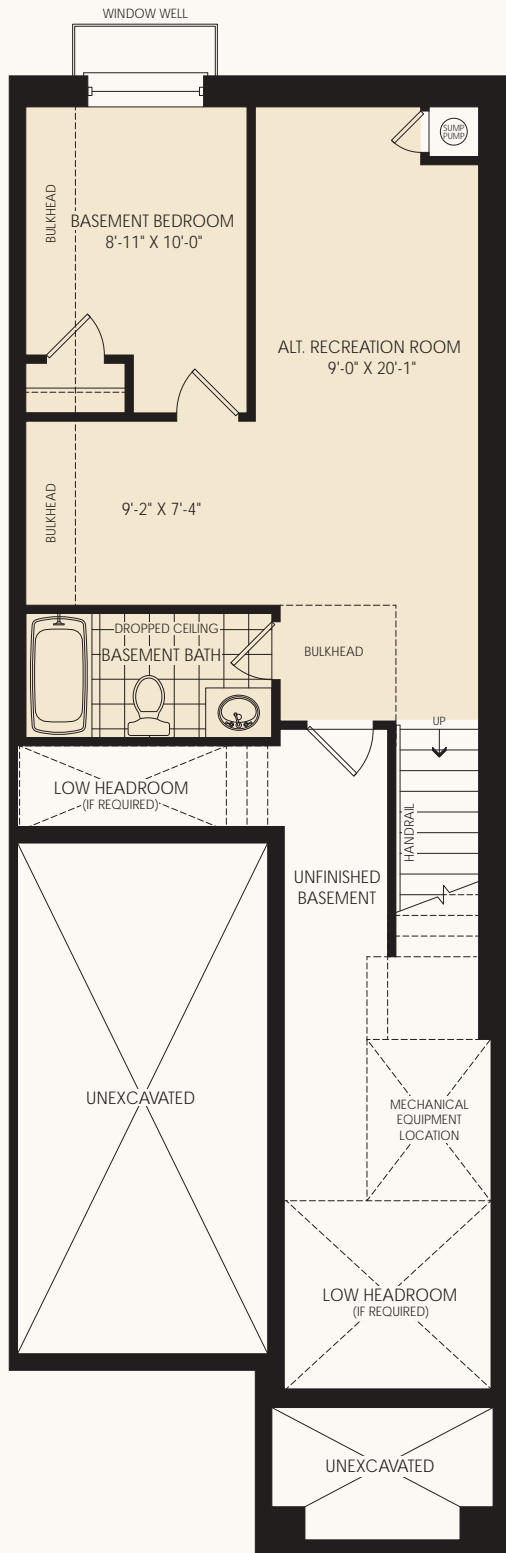


SECOND FLOOR PLAN ELEV. 'A'

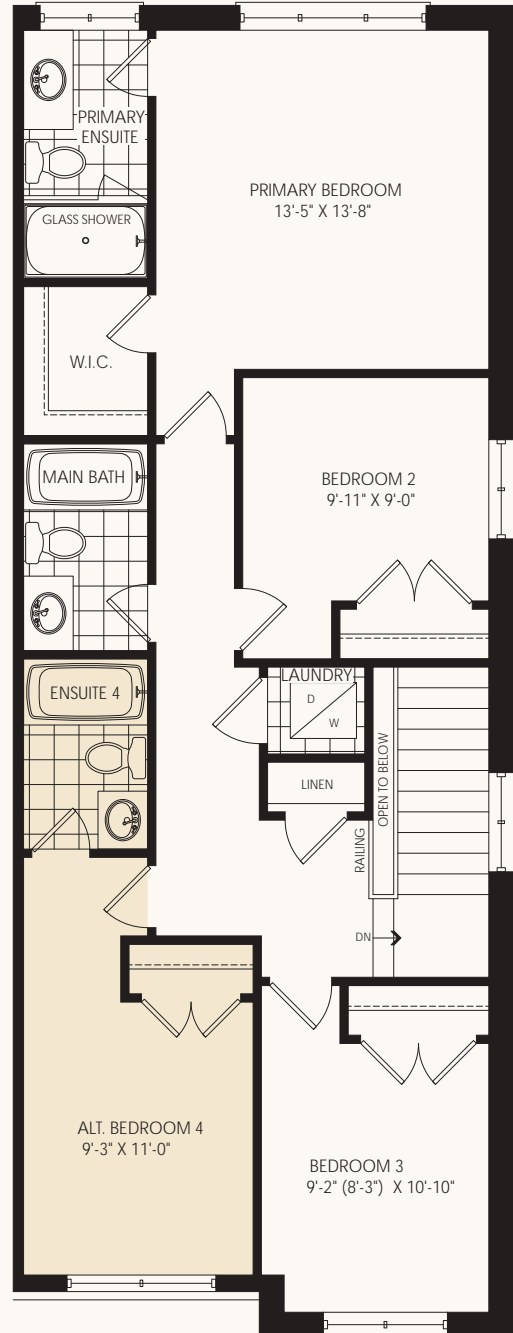


PARTIAL BASEMENT PLAN W/  
3 PC. BATHROOM ELEV. 'A'

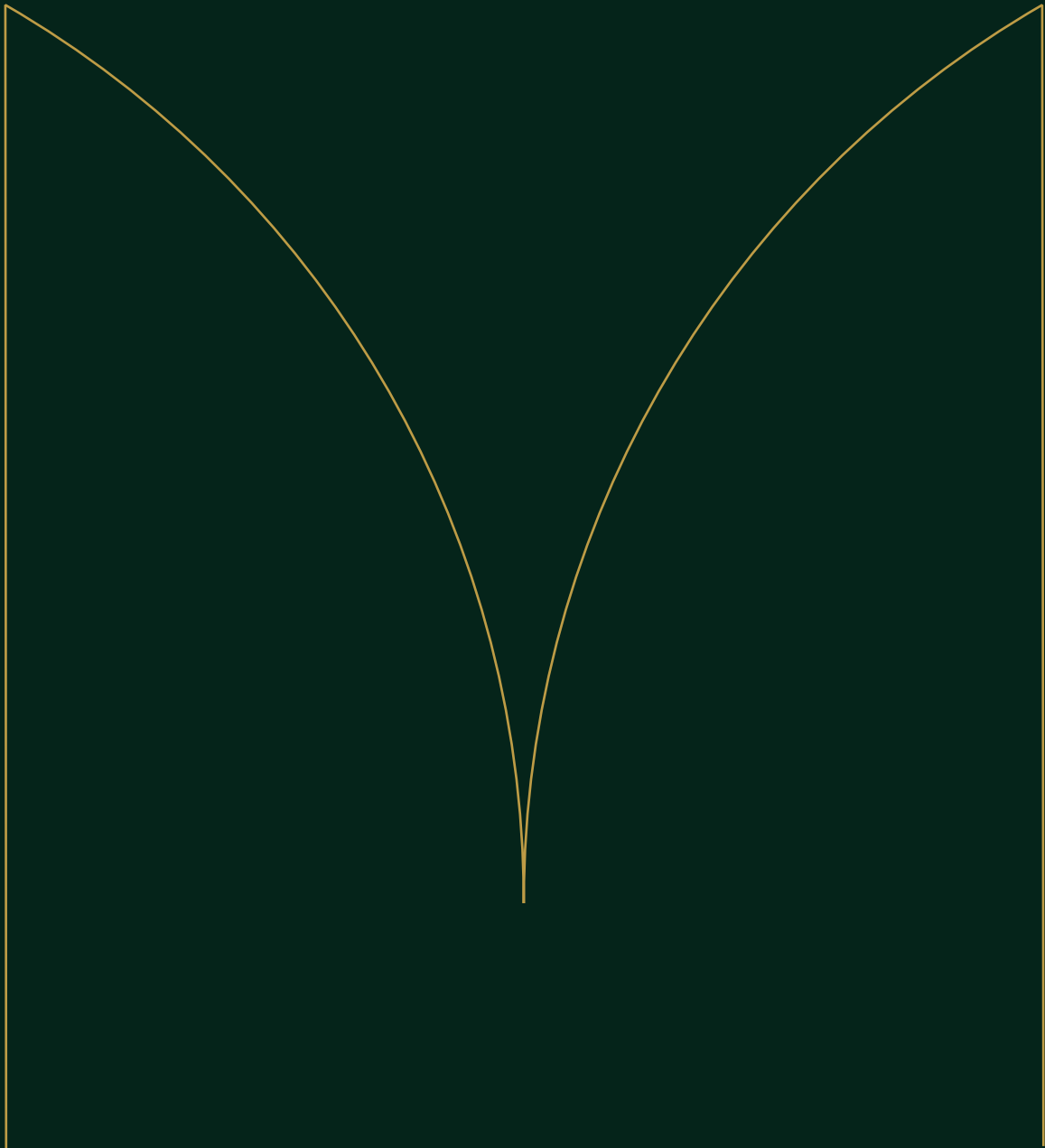
OPT. BASEMENT PLAN W/  
 ALT. REC ROOM, BASEMENT BEDROOM  
 & BASEMENT BATHROOM ELEV. 'A'  
 IF GRADE PERMITS



OPT. SECOND FLOOR PLAN  
 W/ ALT. BEDROOM 4 & ENSUITE 4 ELEV. 'A'



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TRADITIONAL TOWNHOMES

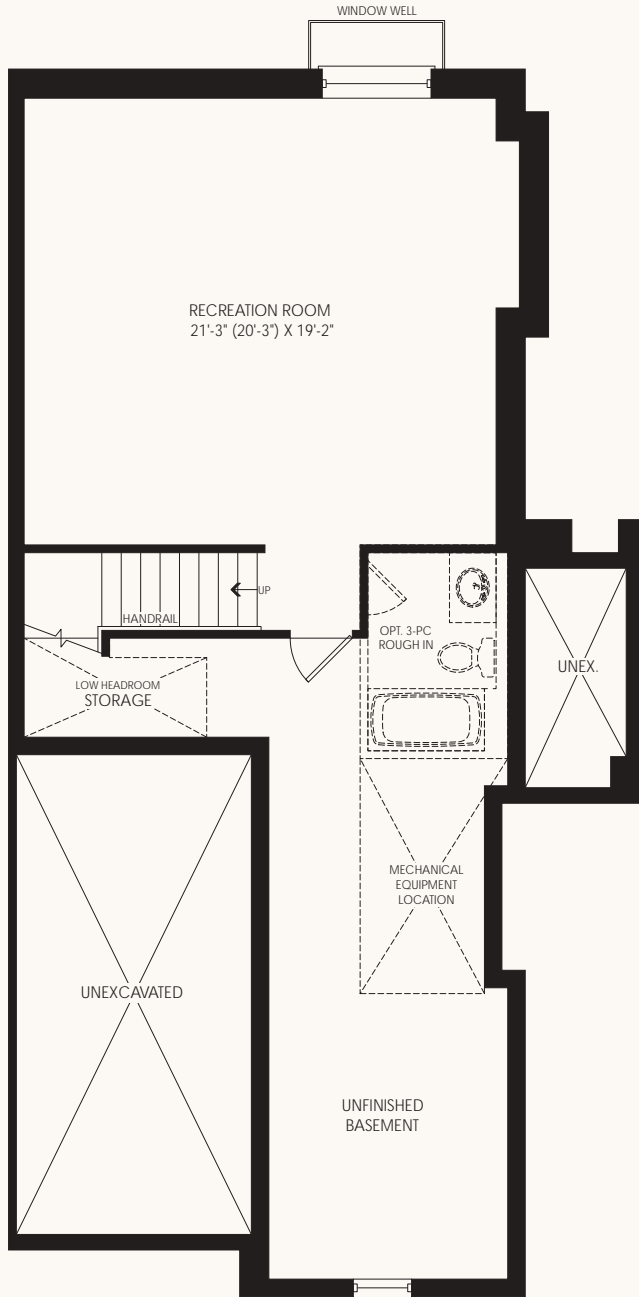
# SAGE 6C

ELEVATION A  
**2524**  
SQ. FT.

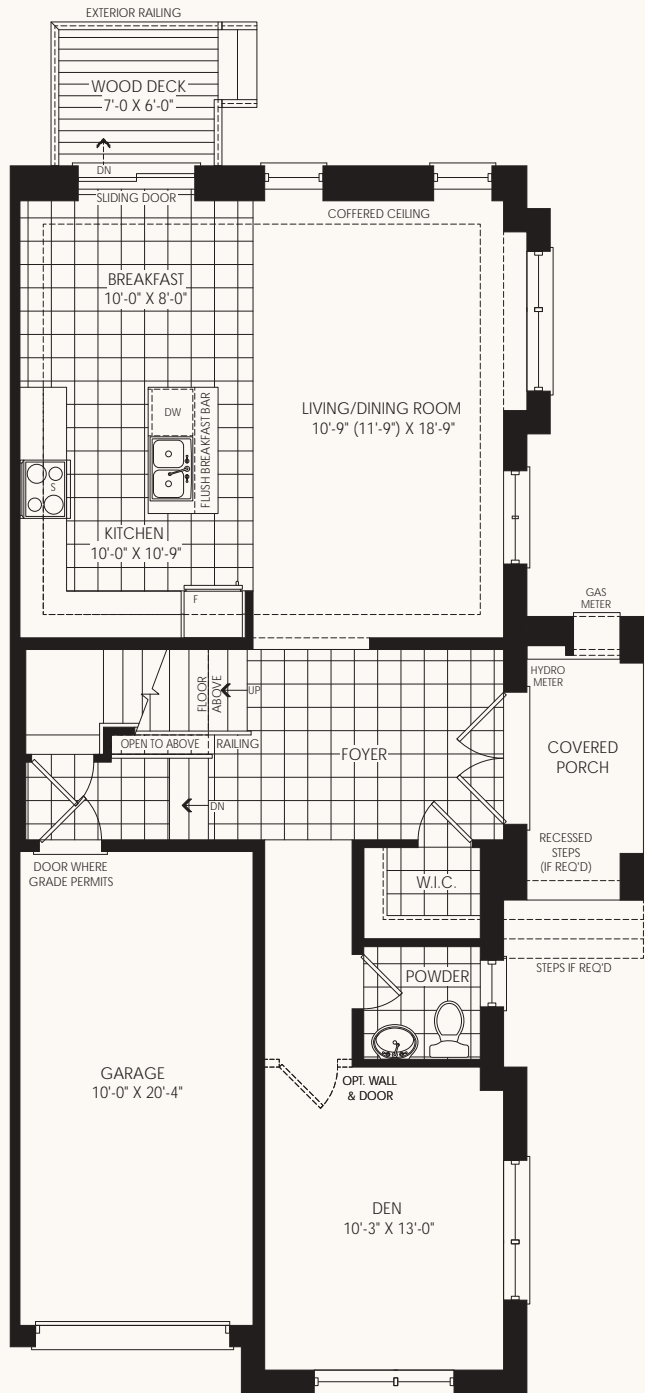
ELEVATION B  
**2524**  
SQ. FT.

# SAGE 6C

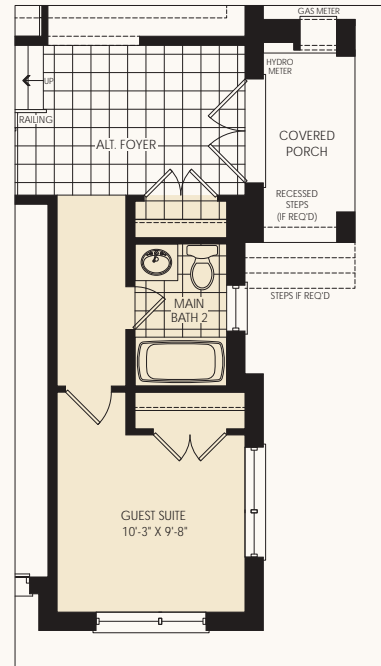
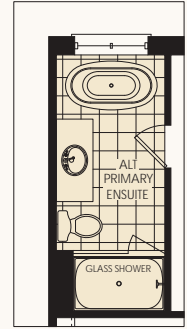
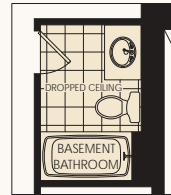
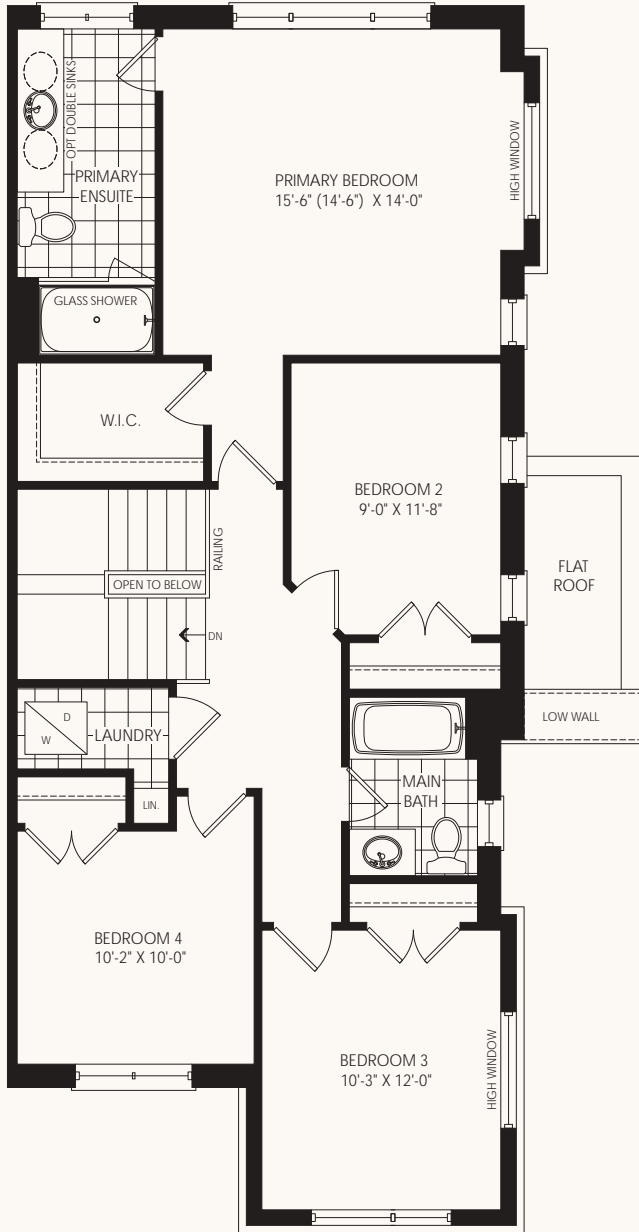
4, 5 or 6 Bedrooms  
2, 3 or 4 Bathrooms + Powder Room

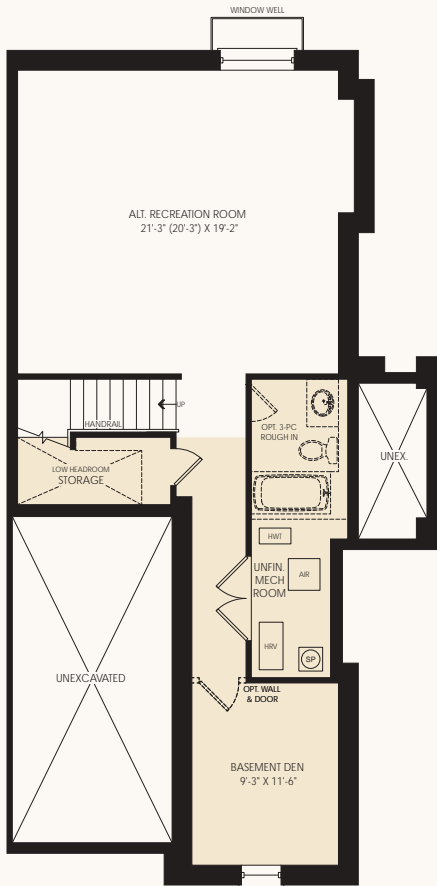


FINISHED BASEMENT PLAN  
W/ RECREATION ROOM ELEV 'A'

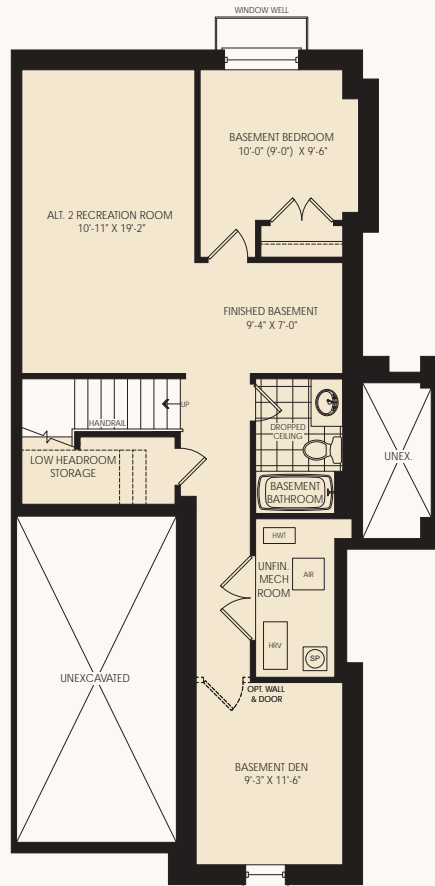


GROUND FLOOR PLAN ELEV 'A'

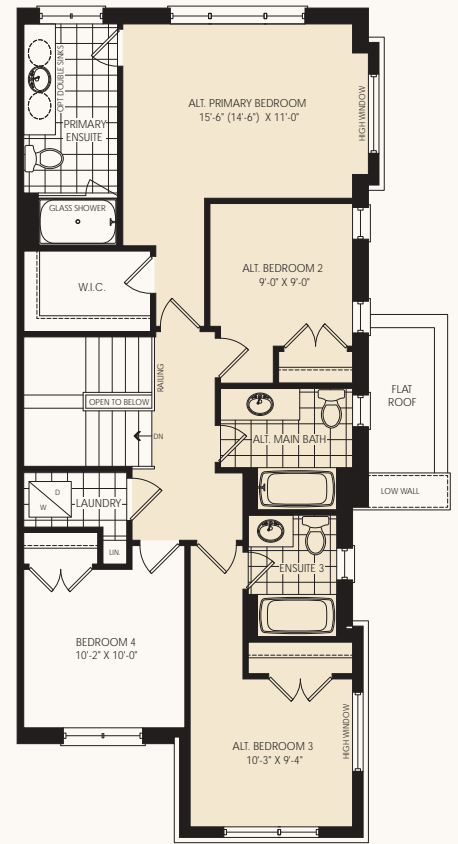




OPTION 1  
FINISHED BASEMENT PLAN  
W/ ALT. RECREATION ROOM,  
BASEMENT BATH & DEN  
ELEV 'A'



OPTION 2  
FINISHED BASEMENT PLAN  
W/ ALT. RECREATION ROOM,  
BASEMENT BEDROOM,  
BASEMENT BATH & DEN  
ELEV 'A' (IF GRADE PERMITS)



OPT. SECOND FLOOR PLAN  
W/ ALT. BEDROOM 2 & ALT. BEDROOM 3 & ENSUITE 3 ELE'

# FEATURES & FINISHES

## TRADITIONAL TOWNHOMES

### ARCHITECTURAL FEATURES

- A pleasing mix of architectural styles including high quality exterior materials that may include a combination of masonry, quality fiber cement siding, durable shingles, decorative columns, frieze boards, etc., as per plans.
- Low maintenance pre-finished aluminum soffits, fascia, eavestroughs and downspouts installed (as per applicable plan).
- Self-sealing architectural shingle roof with a limited lifetime warranty.
- Black coach lamps and/or soffit pot lights to front porch/garage as per model type.
- Municipal address numbers installed on front elevation.
- Quality insulated ENERGY STAR® front entry door with a vinyl frame, shall receive a quality grip set and deadbolt lock for your family's added security.
- Premium quality steel insulated sectional roll-up garage door equipped with heavy-duty springs and long-life steel rust resistant door hardware.
- Convenient direct access from garage to home includes an insulated ENERGY STAR® metal door where shown on plans and model types only, and where grade permits only.
- Main floor ceiling height of approximately nine (9) feet, while all remaining levels to receive ceiling height of approximately eight (8) feet.
- 100 amp electrical panel with breaker switches.
- Two (2) exterior electrical outlets are included; one on porch, one in garage. Electrical outlets are also included at balconies, and at rear of Traditional Townhomes.
- Poured concrete foundations include an exterior plastic drainage layer for extra protection.
- Poured concrete basement floor with floor drain and weeping tiles (Traditional Townhomes only, where applicable).
- Precast concrete walkway slabs from driveway to front porch.
- Poured concrete front porches (where applicable) may also receive poured in place concrete front steps where required by grading.
- Asphalt paved base and top-coat driveway to the width of the garage.
- Exterior water faucets; one in garage and one at rear of house.
- Professionally graded and sodded lot per approved grading plans except driveway, front walkway, rear steps, and treed areas (where applicable).
- HRV (heat recovery ventilator) promotes healthier interior air quality by exhausting stale indoor air and replacing it with fresh outdoor air. Heat from the expelled air is captured and used to pre-temper the incoming fresh air.
- High efficiency gas-fired heating system ensures the home performs efficiently and provides optimal comfort (rental). Homes will include central air conditioning unit (rental).
- All heating/cooling supply ducts are sealed to promote tight and efficient ductwork.
- High-efficiency MERV 8 air filter.
- High efficiency hot water heating system (rental).
- LED lighting throughout.
- Water efficient plumbing fixtures to provide superior performance and efficiency.
- Interior wall surfaces in finished areas are sanded, primed, and finished in high quality, low VOC, washable matte paint.
- Superior 2" x 6" exterior walls for strength and stability with exterior insulated sheathing.
- Above grade exterior walls feature R22 insulation with an additional R5 rigid insulation installed on the exterior.
- Townhomes will have a staggered stud demising wall constructed with two (2) sheets type-x drywall on either side for increased fire rating and reduced sound attenuation.
- Engineered floor system that will reduce construction waste, floor squeaks, shrinkage and twisting and will provide a more comfortable and quieter home. Landings and sunken areas may be dimensional lumber.
- All windows and doors are installed and sealed with expanded foam and caulked.
- Attics feature R60 insulation.
- R31 spray foam insulation to exterior exposed ceilings with livable floor areas above. Spray foam insulation provides a superior air seal and greater comfort compared to traditional batt insulation.
- Full height R20 blanket insulation (approx. 6" above finished floor) on exterior concrete walls in unfinished basements.
- Garage floors are poured concrete complete with reinforced grade beams (where applicable).
- Shut off valve under every sink and toilet.
- Continuous air barrier for increased air tightness and energy efficiency.

### HEALTH, WELLNESS AND SUSTAINABLE FEATURES

- Homes are targeting ENERGY STAR® for New Homes certification and shall receive inspections and an air tightness test from a Third-Party inspector.
- ENERGY STAR® vinyl Low-E Argon coloured casement windows on all elevations, excluding basement windows which will receive white sliders (where applicable). All operating windows are to receive screens.

### **SMARTER LIVING FEATURES**

- Enercare Smarter Home Essential Package includes:
  - Smarter Home Thermostat with integrated air quality monitor and ERV/HRV control
  - One (1) Enercare Smarter Home Video Doorbell
- Purchaser allowance of two (2) high speed CAT 5 rough-in locations (for phone or Internet use) and an allowance of one (1) RG6 (wide bandwidth) cable rough-in location.
- Purchaser allowance of one (1) USB port outlet.
- Spacious walk-in closets and generous linen closets with shelving (as per applicable plan).
- Electrical outlet in garage ceiling for future garage door opener.
- Ground fault circuit interrupt protection in all kitchens, bathrooms, powder room and exterior receptacles.
- All bedrooms receive a smoke detector with a carbon monoxide (CO) detector installed on all floors.

### **LIVING AND SLEEPING AREA FEATURES**

- Smooth ceilings on main living level, bathrooms, powder room and finished laundry room (where applicable, as per plan). Sprayed stipple ceiling with smooth perimeter border in all other areas.
- Ceramic floor tiles from Minto Communities Level 1 selections in foyer, kitchen, bathrooms, powder room and finished laundry room/mudroom (as per applicable plan). Excludes unfinished laundry room, mechanical and unfinished areas.
- Stained pre-finished oak approx. 2 ½" strip flooring from Minto Communities Level 2 selections throughout main living level and hallway at bedroom level (as per applicable plan). Excludes tiled areas.
- Quality broadloom in all bedrooms, family room and throughout finished basement from Minto Communities Level 1 selections (as per applicable plan). Excludes tiled areas.
- Stained finish oak stairs, oak veneer stringer and nosing.
- Stained finish oak handrail with square style oak pickets and posts.
- Approximately 4" baseboards with approximately 2 ¾" casing on all windows, and swing doors throughout.
- Interior swing doors to include lever-style door hardware, as per plan. Privacy locks on all bathroom doors and primary bedroom door.
- Closet doors at entry to have mirrored sliders, all other closet sliders to have white panel, as per plan
- Sliding glass ENERGY STAR® patio door to rear, complete with screen (as per applicable plan).
- Heavy-duty 220V electrical outlet provided for laundry dryer, vent provided to exterior (where applicable).
- Ceiling light fixtures provided in kitchen, living, dining room, family room, hallways, stair, all bedrooms, walk-in closets, finished laundry/mudroom and finished basement/rec room (as per applicable plan).
- Elegant white Decora style wall switches and plugs throughout.

### **KITCHEN FEATURES**

- Choice of quality kitchen cabinetry and hardware from Minto Communities Level 2 selections.
- Flush breakfast bar on kitchen islands and overhang (as per applicable plan).
- Extended upper kitchen cabinets
- Choice of stone countertops from Minto Communities Level 2 selections.
- Undermount double basin stainless-steel sink with single lever pull-down kitchen faucet.
- Stainless steel kitchen hood fan with exhaust vented to the exterior.
- Heavy-duty 220V electrical outlet for electric stove.
- Duplex electrical outlet(s) above countertop are conveniently located for small kitchen appliances.

### **BATHROOM & ENSUITE FEATURES**

- Choice of quality cabinetry and hardware from Minto Communities Level 2 selections
- Choice of stone countertops from Minto Communities Level 2 selections
- Undermount sink in all bathrooms, excluding powder room.
- White pedestal sink in powder room.
- Designer selected wall mount light fixture installed above each sink in all bathrooms and powder room.
- Wall mounted mirrors installed in all bathrooms and powder room.
- Bathroom accessories to include towel bar and toilet tissue dispenser.
- Primary ensuite features a separate shower stall with acrylic shower base, framed glass enclosure and ceramic wall tile to shower ceiling height from Minto Communities Level 1 selections, (as per applicable plan).
- Secondary bathrooms receive an acrylic tub/shower combination with ceramic wall tile to tub/shower combination ceiling height from Minto Communities Level 1 selections.
- Water saving single lever faucets and shower heads and pressure balanced temperature-controlled shower valves included.
- White plumbing fixtures and premium high efficiency water saving toilets in all bathrooms.
- ENERGY STAR® exhaust fan vented to the exterior in all bathrooms, powder room, and laundry room (excluding laundry closets) as per applicable plan.

Subject to change without notice. E.&O.E. Feb 2024



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