

# The Zen COLLECTION



The Zen Collection

# Unionglen

UNIONVILLE'S SIGNATURE COMMUNITY



### The Zen Collection

- THE GROVE  
1,983 SQ.FT.
- THE RISE  
2,001 SQ.FT.
- THE HAVEN  
2,085 SQ.FT.
- THE HARMONY  
2,317 SQ.FT.

### The Purist Collection

- THE PURE  
1,840 SQ.FT.
- THE ESSENCE  
2,010 SQ.FT.
- THE CALM  
2,077 SQ.FT.
- THE BALANCE  
2,490 SQ.FT.

### The Senses Collection

- THE SANCTUARY  
2,061 SQ.FT.
- THE AURA  
2,162 SQ.FT.
- THE GLEN  
2,220 SQ.FT.
- THE RADIANCE  
2,388 SQ.FT.
- THE MEADOW  
2,689 SQ.FT.

### The Ritual Collection

- THE SPIRIT  
2,212 SQ.FT.
- THE SOLACE  
2,437 SQ.FT.
- THE GLOW  
2,665 SQ.FT.
- THE DAWN  
2,762 SQ.FT.

**MADISON**  
GROUP

Renderings and site plan are not to scale, are artist's concept only and may vary due to grading/walk-out condition. Site plan is subject to approval by applicable authorities and the purchaser agrees to accept any changes. Square footage listed applies to Elevation A only. Please refer to the floor plan for square footage by elevation. Dimensions, sizes, road patterns, park and landscaping are proposed and approximate and may vary from finished community. All details are subject to change without notice. E. & O.E. February 2026

# FEATURES & FINISHES

# Unionglen

UNIONVILLE'S SIGNATURE COMMUNITY

# The Zen & The Ritual COLLECTIONS

**MADISON**  
GROUP



The Zen Collection - Kitchen / Dining Area

## DISTINCTIVE HOUSE EXTERIORS

- UNIONGLEN is a new home community inspired by the sense of neighbourhood. House sitings and exterior colours will be architecturally co-ordinated.
- Distinctive elevations utilizing brick, vinyl, precast stone, stucco, wood, aluminum and other unique materials, as per applicable elevation.
- Self-sealing roof shingles
- Low maintenance-aluminum soffits, fascia, eavestroughs, and downspouts.
- Large contemporary windows on front elevations, as per plan.
- High quality vinyl casement or fixed windows with low E-Argon thermo-pane glass, as per plan. Basement excluded.
- Low maintenance structural vinyl thermo-pane basement windows, as per plan.
- Screens on all operating windows.
- Taller patio sliding doors as per plan.
- All exterior wood trim, as per applicable elevation, is primed and painted.
- Contemporary or traditional exterior light fixtures, as per elevation.
- Taller front entry door as per plan (subject to grade condition).
- Quality elegant hardware with security deadbolt on entry door(s).
- Custom designed municipal number.
- Precast concrete pavers from sidewalk or driveway to front entry and pre-cast steps, if required by grade, as per plan.
- Poured concrete front porch, as per plan.
- Covered front porch, as per plan.
- Two exterior water taps. Location to be determined by Vendor.
- Asphalt driveway, as per plan, to be paved by Vendor subject to construction schedule, to be paid by Purchaser as an adjustment at time of closing.
- Roll-up sectional garage door, as per plan.
- Direct insulated access door from garage to house with deadbolt and closer if grade permits and as per plan. Purchasers are notified that garage to interior doors or side doors to the house, if applicable, may be relocated or eliminated to accommodate drainage as per grading, siting, or municipality requirements.
- Professionally graded and sodded lot as per approved grading plans, except for paved areas. Common side yard may be finished with granular materials or sod, to be determined by Vendor.
- Services included: paved roads, sanitary and storm

sewers, individual water connections.

## INNOVATIVE INTERIOR FEATURES

- Approximately nine-foot (9') high ceilings on first, second and third floors except in powder room and/or laundry room and where architectural design, mechanical or duct work requires the ceiling height to be lowered, raised or cathedral ceilings, as per plan.
- Oak Staircase in stained finish from first to third floors, as per plan. Basement stairs excluded.
- Elegant solid oak handrails, square pickets and posts in stained finish from first to third floors, as per plan (basement handrail and pickets excluded).
- Smooth ceilings throughout. (Basement excluded.)
- Interior walls to be painted one colour selected from Vendor's included samples with premium quality latex paint.
- All trim to be painted cool white.
- Flat stock baseboard and casing for doors and windows.
- Contemporary interior passage doors throughout finished areas (excluding exterior doors, sliding closet doors, garage door to house and cold room), as per plan.
- Contemporary interior door levers (exterior door, sliding doors, garage door to house and cold room excluded). Painted hinges.
- Wire shelving installed in all closets.

## SUPERIOR KITCHEN, BATHROOMS & LAUNDRY FEATURES

- Purchaser's choice of kitchen cabinets and bathroom vanities from Vendor's included samples, as per plan. Excluding powder room.
- Taller upper kitchen cabinetry.
- Built-in pantries, serveries, desks, breakfast bars and kitchen islands, as per plan.
- Choice of granite or quartz kitchen countertop from Vendor's included samples.
- White two-speed exhaust hood fan in kitchen ducted to exterior.
- Stainless steel, undermount sink with pull-out faucet in kitchen.
- White pedestal sink in powder room, as per plan.
- Chrome, single lever faucet in bathrooms and powder room(s).
- Primary ensuite bathroom includes vanity with quartz or granite countertop from Vendor's included samples, with single undermount sink, a separate shower stall with framed glass enclosure and framed glass shower door, and alcove tub with approximately 18" high tile surround or freestanding tub with two-handle faucet, as per plan.
- Choice of quartz or granite countertops in secondary bathrooms, except powder room, from Vendor's included samples with undermount sink, as per plan.

- Ceramic wall and ceiling tile in shower stalls from Vendor's included samples, as per plan.
- Ceramic tile on vertical walls of bathtubs in secondary bathrooms, from Vendor's included samples, as per plan.
- Secondary bathroom shower stalls include marble jambs with shower curtain rod and ceiling light, as per plan.
- Water resistant gypsum board on shower stall and bathtub walls.
- Mirror in all bathrooms and powder room(s).
- Energy efficient water saving shower heads, faucets and toilets.
- Exhaust fan in all bathrooms and powder room(s).
- Privacy locks on all bathroom doors and powder room(s).
- Pressure balance valve in all bath and shower enclosures.
- Shut off valves for all sinks and toilets.
- Laundry room may include a utility tub with hot and cold-water taps, as per plan, and dryer exhaust vent to exterior (location may vary from plans).

## HIGH QUALITY FLOORING FEATURES

- Quality engineered vinyl flooring throughout (except in tiled areas and basement) selected from Vendor's included samples, as per plan.
- Ceramic floor tile in powder room, all bathrooms and laundry room, from Vendor's included samples, as per plan.
- All subfloor sheathing to be screwed to floor joists and joints sanded prior to finished floor installation.
- Concrete basement floor with drain.

## LIGHTING AND ELECTRICAL FEATURES

- 200 amp electrical service.
- Electric vehicle charging outlet in garage, location to be determined by Vendor.
- Two exterior waterproof electrical outlets. Location to be determined by Vendor.
- One electrical outlet in garage.
- Electrical outlet in garage ceiling above each garage door, as per plan, for future door opener.
- One electrical outlet in unfinished area of basement at electrical panel.
- Electric door chime with doorbell at front entry.
- White Decora-style light switches, plugs and plates.
- Smoke detectors and carbon monoxide detectors as per OBC.
- Smoke detectors in all bedrooms are equipped with an alarm and required strobe light as per OBC.
- Energy saving LED lighting to be installed throughout.
- Heavy duty cable and outlet for stove and dryer.
- Pre-wired with four category-6 telecommunication

- lines.
- One USB/USB-C electrical outlet provided in kitchen and in primary bedroom.
- Ground fault interrupter protection in kitchen, all bathrooms and powder room as per ESA requirements.

## ENERGY EFFICIENT FEATURES

- Insulation in full conformity with the OBC for conservation of energy.
- Insulation below basement concrete slab.
- High efficiency forced air direct vent natural gas furnace complete with electronic ignition in conjunction with heat recovery ventilator as a simplified system.
- Programmable smart thermostat centrally located in home.
- EnergyStar qualified tankless water heater is a rental unit. Purchaser to execute agreement with designated supplier.
- High quality vinyl casement or fixed windows with low E-Argon thermo-pane glass, as per plan. Basement excluded.
- Windows and doors sealed with top quality exterior caulking.
- Front entry door to have weather-stripping and metal insulated door with glass panel/insert, as per elevation.

## ROUGH-INS

- Ducting sized for future air conditioning.
- Rough-in drainpipes for future 3-piece basement bathroom, as per plan. Location is subject to change based on drainage.
- Rough-in for central vacuum, terminating in the garage.
- Pre-wired with four category-6 telecommunication lines.

## QUALITY CONSTRUCTION

- Poured concrete foundation walls with heavy duty damp proofing and weeping tiles (excluding garage).
- Basement "wrap" water proofing system to be installed on the foundation wall (excluding garage) to prevent water penetration into basement (as per plan).
- Sump pump(s) and related installations for the storm sewer system, if required.
- Poured concrete cold room with weather stripped solid core door, as per plan and if grading permits.
- Steel and/or wood beam construction in basement, as per plan.
- Garage floor and driveway sloped for drainage.
- Acoustically enhanced stud party wall between units.

## WARRANTY

- Seven (7) year Tarion New Home Warranty Protection Program. Purchaser agrees to pay Tarion and HCRA fees on closing as an adjustment. Purchasers are advised to visit Tarion Warranty Corporation's Learning Hub to review more information on their rights and warranties at <https://www.tarion.com/homeowners/learning-hub>.
- Purchaser's choice of interior colours and materials from Vendor's included samples if not yet ordered, installed or completed, provided that colour and materials are available from supplier and Purchaser agrees to select the colour and materials according to the Vendor's schedule, otherwise the Vendor reserves the right to choose the colour and materials to complete the dwelling and the Purchaser agrees to close the transaction with the Vendor's choice of colour and materials.
- First floor front and rear entry and first floor laundry room floor, where applicable, may be lowered to accommodate entry door(s) at the Vendor's discretion (unfinished basement ceiling height shall be lowered accordingly).
- All plans and specifications are subject to modification from time to time at the sole discretion of the Vendor. The Vendor reserves the right to change the foregoing specifications without notice.
- Purchasers are notified that the number of steps to front entrance, rear entrance and side entrance, if applicable, may be increased or decreased depending on final grading.
- Purchaser agrees to pay on closing for installation of water meter and hydro installation.
- The Purchaser acknowledges that finishing materials contained in any model home, sales office display or renderings, including broadloom, furniture, decorations, electrical fixtures, window treatments, upgraded flooring, kitchen cabinets, countertops, millwork, staircase and railing, staining, painting, wallpaper, etc. may be for display purposes only and may not be of the same grade or type, or may not necessarily be included in the dwelling purchased herein.
- Corner lots, end units and priority lots may require window changes, special exterior features and minor interior modifications to balance and improve the elevations of the house as per architectural control. The Purchaser accepts such required changes as constructed.
- House types and streetscapes subject to final architectural approval of the Municipality or developer's architectural control architect and final siting, and approval of the Vendor's architect.
- When Purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floorplan, elevations or layout of this model and Purchaser agrees to accept such changes as constructed or as necessary.
- Variations from Vendor's samples may occur in exterior finishing materials, kitchen and vanity cabinets, and floor and wall finishes, due to normal production process.
- Sheet goods may be seamed under certain

conditions.

- Flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards.
- The Vendor will not allow the Purchaser to do any work and/or supply any material to finish dwelling before closing date.
- All outside colours and materials pre-selected by Vendor are architecturally controlled and subject to change by approving authority.
- Exterior elevations will be similar to pictures shown, but not necessarily identical. All furniture and landscaping features shown in renderings are not included.
- Siting requirements may require the Vendor to site the dwelling as a reverse model, and the Purchaser agrees to accept the same.
- Actual usable floor space may vary from stated floor area. Location of furnace, tankless water heater, 3-piece rough-in bath and locations and number of posts and beams may vary from brochure and Purchaser is deemed to accept same.
- Room dimensions, window and door configurations may vary with final construction drawings.
- All ceiling heights are approximate and may vary. Some ceiling heights will be dropped to accommodate HVAC, plumbing, venting, electrical, mechanical, insulation, bulkheads and other structural requirements, which will result in areas of lower ceilings heights.
- Drywall smooth ceiling finish may reflect surface variation due to lighting conditions, sheen of applied paint and may be more visible where treated joints, fastener heads or corner beads occur.
- Vendor reserves the right to use visual representations of your home, taken both during construction and after occupancy for the purposes of advertising and I/we consent to the same.
- Prices, terms and conditions subject to change without notice. The Vendor has the right to substitute materials of equal or better quality.

# The Purist COLLECTION



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**MADISON**  
GROUP

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# FEATURES & FINISHES

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# The Purist COLLECTION

**MADISON**  
GROUP



The Purist Collection - Kitchen / Great Room

## DISTINCTIVE HOUSE EXTERIORS

- UNIONGLEN is a new home community inspired by the sense of neighbourhood. House sitings and exterior colours will be architecturally co-ordinated.
- Distinctive elevations utilizing brick, vinyl, precast stone, stucco, wood, aluminum and other unique materials, as per applicable elevation.
- Self-sealing roof shingles
- Low maintenance-aluminum soffits, fascia, eavestroughs, and downspouts.
- Large contemporary windows on front elevations, as per plan.
- High quality vinyl casement or fixed windows with low E-Argon thermo-pane glass, as per plan. Basement excluded.
- Low maintenance structural vinyl thermo-pane basement windows, as per plan.
- Screens on all operating windows.
- All exterior wood trim, as per applicable elevation, is primed and painted.
- Contemporary or traditional exterior light fixtures, as per elevation.
- Taller front entry door as per plan.
- Quality elegant hardware with security deadbolt on entry door(s).
- Custom designed municipal number.
- Precast concrete pavers from sidewalk or driveway to front entry and pre-cast steps, if required by grade, as per plan.
- Poured concrete front porch, as per plan.
- Covered front porch, as per plan.
- Two exterior water taps. Location to be determined by Vendor.
- Asphalt driveway, as per plan, to be paved by Vendor subject to construction schedule, to be paid by Purchaser as an adjustment at time of closing.
- Roll-up sectional garage door, as per plan.
- Direct insulated access door from garage to house with deadbolt and closer if grade permits and as per plan. Purchasers are notified that garage to interior doors or side doors to the house, if applicable, may be relocated or eliminated to accommodate drainage as per grading, siting, or municipality requirements.
- Professionally graded and sodded lot as per approved grading plans, except for paved areas. Common side yard may be finished with granular materials or sod, to be determined by Vendor.
- Services included: paved roads, sanitary and storm sewers, individual water connections.

## INNOVATIVE INTERIOR FEATURES

- Approximately nine-foot (9') high ceilings on first and second floors except in powder room and/or laundry room and where architectural design, mechanical or duct work requires the ceiling height to be lowered, raised or cathedral ceilings, as per plan.
- Oak Staircase in stained finish from first to second floor, as per plan. Basement stairs excluded.
- Elegant solid oak handrails, square pickets and posts in stained finish from first to second floor, as per plan (basement handrail and pickets excluded).
- Smooth ceilings throughout. (Basement excluded.)
- Interior walls to be painted one colour selected from Vendor's included samples with premium quality latex paint.
- All trim to be painted cool white.
- Flat stock baseboard and casing for doors and windows.
- Contemporary interior passage doors throughout finished areas (excluding exterior doors, sliding closet doors, garage door to house and cold room), as per plan.
- Contemporary interior door levers (exterior door, sliding doors, garage door to house and cold room excluded). Painted hinges.
- Wire shelving installed in all closets.

## SUPERIOR KITCHEN, BATHROOMS & LAUNDRY FEATURES

- Purchaser's choice of kitchen cabinets and bathroom vanities from Vendor's included samples, as per plan. Excluding powder room.
- Taller upper kitchen cabinetry.
- Built-in pantries, serveries, desks, breakfast bars and kitchen islands, as per plan.
- Choice of granite or quartz kitchen countertop from Vendor's included samples.
- White two-speed exhaust hood fan in kitchen ducted to exterior.
- Stainless steel, undermount sink with pull-out faucet in kitchen.
- White pedestal sink in powder room, as per plan.
- Chrome, single lever faucet in bathrooms and powder room(s).
- Primary ensuite bathroom includes vanity with quartz or granite countertop from Vendor's included samples, with single undermount sink, a separate shower stall with framed glass enclosure and framed glass shower door, and alcove tub with approximately 18" high tile surround or freestanding tub with two-handle faucet, as per plan.
- Choice of quartz or granite countertops in secondary bathrooms, except powder room, from Vendor's included samples with undermount sink, as per plan.
- Ceramic wall and ceiling tile in shower stalls from Vendor's included samples, as per plan.

- Ceramic tile on vertical walls of bathtubs in secondary bathrooms, from Vendor's included samples, as per plan.
- Secondary bathroom shower stalls include marble jambs with shower curtain rod and ceiling light, as per plan.
- Water resistant gypsum board on shower stall and bathtub walls.
- Mirror in all bathrooms and powder room(s).
- Energy efficient water saving shower heads, faucets and toilets.
- Exhaust fan in all bathrooms and powder room(s).
- Privacy locks on all bathroom doors and powder room(s).
- Pressure balance valve in all bath and shower enclosures.
- Shut off valves for all sinks and toilets.
- Laundry room may include a utility tub with hot and cold-water taps, as per plan, and dryer exhaust vent to exterior (location may vary from plans).

## HIGH QUALITY FLOORING FEATURES

- Quality engineered vinyl flooring throughout (except in tiled areas and basement) selected from Vendor's included samples, as per plan.
- Ceramic floor tile in powder room, all bathrooms and laundry room, from Vendor's included samples, as per plan.
- All subfloor sheathing to be screwed to floor joists and joints sanded prior to finished floor installation.
- Concrete basement floor with drain.

## LIGHTING AND ELECTRICAL FEATURES

- 200 amp electrical service.
- Electric vehicle charging outlet in garage, location to be determined by Vendor.
- Two exterior waterproof electrical outlets. Location to be determined by Vendor.
- One electrical outlet in garage.
- Electrical outlet in garage ceiling above each garage door, as per plan, for future door opener.
- One electrical outlet in unfinished area of basement at electrical panel.
- Electric door chime with doorbell at front entry.
- White Decora-style light switches, plugs and plates.
- Smoke detectors and carbon monoxide detectors as per OBC.
- Smoke detectors in all bedrooms are equipped with an alarm and required strobe light as per OBC.
- Energy saving LED lighting to be installed throughout.
- Heavy duty cable and outlet for stove and dryer.
- Pre-wired with four category-6 telecommunication lines.
- One USB/ USB-C electrical outlet provided in kitchen

and in primary bedroom.

- Ground fault interrupter protection in kitchen, all bathrooms and powder room as per ESA requirements.

## ENERGY EFFICIENT FEATURES

- Insulation in full conformity with the OBC for conservation of energy.
- Insulation below basement concrete slab.
- High efficiency forced air direct vent natural gas furnace complete with electronic ignition in conjunction with heat recovery ventilator as a simplified system.
- Programmable smart thermostat centrally located in home.
- EnergyStar qualified tankless water heater is a rental unit. Purchaser to execute agreement with designated supplier.
- High quality vinyl casement or fixed windows with low E-Argon thermo-pane glass, as per plan. Basement excluded.
- Windows and doors sealed with top quality exterior caulking.
- Front entry door to have weather-stripping and metal insulated door with glass panel/insert, as per elevation.

## ROUGH-INS

- Ducting sized for future air conditioning.
- Rough-in drainpipes for future 3-piece basement bathroom, as per plan. Location is subject to change based on drainage.
- Rough-in for central vacuum, terminating in the garage.
- Pre-wired with four category-6 telecommunication lines.

## QUALITY CONSTRUCTION

- Poured concrete foundation walls with heavy duty damp proofing and weeping tiles (excluding garage).
- Basement "wrap" water proofing system to be installed on the foundation wall (excluding garage) to prevent water penetration into basement (as per plan).
- Sump pump(s) and related installations for the storm sewer system, if required.
- Poured concrete cold room with weather stripped solid core door, as per plan and if grading permits.
- Steel and/or wood beam construction in basement, as per plan.
- Garage floor and driveway sloped for drainage.
- Acoustically enhanced stud party wall between units.

## WARRANTY

- Seven (7) year Tarion New Home Warranty Protection Program. Purchaser agrees to pay Tarion and HCRA fees on closing as an adjustment. Purchasers are advised to visit Tarion Warranty Corporation's Learning Hub to review more information on their rights and warranties at <https://www.tarion.com/homeowners/learning-hub>.
- Purchaser's choice of interior colours and materials from Vendor's included samples if not yet ordered, installed or completed, provided that colour and materials are available from supplier and Purchaser agrees to select the colour and materials according to the Vendor's schedule, otherwise the Vendor reserves the right to choose the colour and materials to complete the dwelling and the Purchaser agrees to close the transaction with the Vendor's choice of colour and materials.
- First floor front and rear entry and first floor laundry room floor, where applicable, may be lowered to accommodate entry door(s) at the Vendor's discretion (unfinished basement ceiling height shall be lowered accordingly).
- All plans and specifications are subject to modification from time to time at the sole discretion of the Vendor. The Vendor reserves the right to change the foregoing specifications without notice.
- Purchasers are notified that the number of steps to front entrance, rear entrance and side entrance, if applicable, may be increased or decreased depending on final grading.
- Purchaser agrees to pay on closing for installation of water meter and hydro installation.
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- Vendor may modify and reduce space in the main house, notably the rear entry closet, to accommodate any mechanical, plumbing and duct work for Coach House, if applicable.
- Corner lots, end units and priority lots may require window changes, special exterior features and minor interior modifications to balance and improve the elevations of the house as per architectural control. The Purchaser accepts such required changes as constructed.
- House types and streetscapes subject to final architectural approval of the Municipality or developer's architectural control architect and final siting, and approval of the Vendor's architect.
- When Purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floorplan, elevations or layout of this model and Purchaser agrees to accept such changes as constructed or as necessary.
- Variations from Vendor's samples may occur in

exterior finishing materials, kitchen and vanity cabinets, and floor and wall finishes, due to normal production process.

- Sheet goods may be seamed under certain conditions.
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- Siting requirements may require the Vendor to site the dwelling as a reverse model, and the Purchaser agrees to accept the same.
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- Self-sealing roof shingles
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- High quality vinyl casement or fixed windows with low E-Argon thermo-pane glass, as per plan. Basement excluded.
- Low maintenance structural vinyl thermo-pane basement windows, as per plan.
- Screens on all operating windows.
- All exterior wood trim, as per applicable elevation, is primed and painted.
- Contemporary or traditional exterior light fixtures, as per elevation.
- Taller front entry door as per plan.
- Quality elegant hardware with security deadbolt on entry door(s)
- Custom designed municipal number.
- Precast concrete pavers from sidewalk or driveway to front entry and pre-cast steps, if required by grade, as per plan.
- Poured concrete front porch, as per plan.
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- Asphalt driveway, as per plan, to be paved by Vendor subject to construction schedule, to be paid by Purchaser as an adjustment at time of closing.
- Roll-up sectional garage door, as per plan.
- Direct insulated access door from garage to house with deadbolt and closer if grade permits and as per plan. Purchasers are notified that garage to interior doors or side doors to the house, if applicable, may be relocated or eliminated to accommodate drainage as per grading, siting, or municipality requirements.
- Professionally graded and sodded lot as per approved grading plans, except for paved areas. Common side yard may be finished with granular materials or sod, to be determined by Vendor.
- Services included: paved roads, sanitary and storm sewers, individual water connections.

## INNOVATIVE INTERIOR FEATURES

- Approximately nine-foot (9') high ceilings on first, second and third floors except in powder room and/or laundry room and where architectural design, mechanical or duct work requires the ceiling height to be lowered, raised or cathedral ceilings, as per plan.
- Oak Staircase in stained finish from first to third floors, as per plan. Basement stairs excluded.
- Elegant solid oak handrails, square pickets and posts in stained finish from first to third floors, as per plan (basement handrail and pickets excluded).
- Smooth ceilings throughout. (Basement excluded.)
- Interior walls to be painted one colour selected from Vendor's included samples with premium quality latex paint.
- All trim to be painted cool white.
- Flat stock baseboard and casing for doors and windows.
- Contemporary interior passage doors throughout finished areas (excluding exterior doors, sliding closet doors, garage door to house and cold room), as per plan.
- Contemporary interior door levers (exterior door, sliding doors, garage door to house and cold room excluded). Painted hinges.
- Wire shelving installed in all closets.

## SUPERIOR KITCHEN, BATHROOMS & LAUNDRY FEATURES

- Purchaser's choice of kitchen cabinets and bathroom vanities from Vendor's included samples, as per plan. Excluding powder room.
- Taller upper kitchen cabinetry.
- Built-in pantries, serveries, desks, breakfast bars and kitchen islands, as per plan.
- Choice of granite or quartz kitchen countertop from Vendor's included samples.
- White two-speed exhaust hood fan in kitchen ducted to exterior.
- Stainless steel, undermount sink with pull-out faucet in kitchen.
- White pedestal sink in powder room, as per plan.
- Chrome, single lever faucet in bathrooms and powder room(s).
- Primary ensuite bathroom includes vanity with quartz or granite countertop from Vendor's included samples, with single undermount sink, a separate shower stall with framed glass enclosure and framed glass shower door, and alcove tub with approximately 18" high tile surround or freestanding tub with two-handle faucet, as per plan.
- Choice of quartz or granite countertops in secondary bathrooms, except powder room, from Vendor's included samples with undermount sink, as per plan.
- Ceramic wall and ceiling tile in shower stalls from Vendor's included samples, as per plan.

- Ceramic tile on vertical walls of bathtubs in secondary bathrooms, from Vendor's included samples, as per plan.
- Secondary bathroom shower stalls include marble jambs with shower curtain rod and ceiling light, as per plan.
- Water resistant gypsum board on shower stall and bathtub walls.
- Mirror in all bathrooms and powder room(s).
- Energy efficient water saving shower heads, faucets and toilets.
- Exhaust fan in all bathrooms and powder room(s).
- Privacy locks on all bathroom doors and powder room(s).
- Pressure balance valve in all bath and shower enclosures.
- Shut off valves for all sinks and toilets.
- Laundry room may include a utility tub with hot and cold-water taps, as per plan, and dryer exhaust vent to exterior (location may vary from plans).

## HIGH QUALITY FLOORING FEATURES

- Quality engineered vinyl flooring throughout (except in tiled areas and basement) selected from Vendor's included samples, as per plan.
- Ceramic floor tile in powder room, all bathrooms and laundry room, from Vendor's included samples, as per plan.
- All subfloor sheathing to be screwed to floor joists and joints sanded prior to finished floor installation.
- Concrete basement floor with drain.

## LIGHTING AND ELECTRICAL FEATURES

- 200 amp electrical service.
- Electric vehicle charging outlet in garage, location to be determined by Vendor.
- Two exterior waterproof electrical outlets. Location to be determined by Vendor.
- One electrical outlet in garage.
- Electrical outlet in garage ceiling above each garage door, as per plan, for future door opener.
- One electrical outlet in unfinished area of basement at electrical panel.
- Electric door chime with doorbell at front entry.
- White Decora-style light switches, plugs and plates.
- Smoke detectors and carbon monoxide detectors as per OBC.
- Smoke detectors in all bedrooms are equipped with an alarm and required strobe light as per OBC.
- Energy saving LED lighting to be installed throughout.
- Heavy duty cable and outlet for stove and dryer.
- Pre-wired with four category-6 telecommunication lines.
- One USB/USB-C electrical outlet provided in kitchen

and in primary bedroom.

- Ground fault interrupter protection in kitchen, all bathrooms and powder room as per ESA requirements.

## ENERGY EFFICIENT FEATURES

- Insulation in full conformity with the OBC for conservation of energy.
- Insulation below basement concrete slab.
- High efficiency forced air direct vent natural gas furnace complete with electronic ignition in conjunction with heat recovery ventilator as a simplified system.
- Programmable smart thermostat centrally located in home.
- EnergyStar qualified tankless water heater is a rental unit. Purchaser to execute agreement with designated supplier.
- High quality vinyl casement or fixed windows with low E-Argon thermo-pane glass, as per plan. Basement excluded.
- Windows and doors sealed with top quality exterior caulking.
- Front entry door to have weather-stripping and metal insulated door with glass panel/insert, as per elevation.

## ROUGH-INS

- Ducting sized for future air conditioning.
- Rough-in drainpipes for future 3-piece basement bathroom, as per plan. Location is subject to change based on drainage.
- Rough-in for central vacuum, terminating in the garage.
- Pre-wired with four category-6 telecommunication lines.

## QUALITY CONSTRUCTION

- Poured concrete foundation walls with heavy duty damp proofing and weeping tiles (excluding garage).
- Basement "wrap" water proofing system to be installed on the foundation wall (excluding garage) to prevent water penetration into basement (as per plan).
- Sump pump(s) and related installations for the storm sewer system, if required.
- Poured concrete cold room with weather stripped solid core door, as per plan and if grading permits.
- Steel and/or wood beam construction in basement, as per plan.
- Garage floor and driveway sloped for drainage.
- Acoustically enhanced stud party wall between units.

## WARRANTY

- Seven (7) year Tarion New Home Warranty Protection Program. Purchaser agrees to pay Tarion and HCRA fees on closing as an adjustment. Purchasers are advised to visit Tarion Warranty Corporation's Learning Hub to review more information on their rights and warranties at <https://www.tarion.com/homeowners/learning-hub>.
- Purchaser's choice of interior colours and materials from Vendor's included samples if not yet ordered, installed or completed, provided that colour and materials are available from supplier and Purchaser agrees to select the colour and materials according to the Vendor's schedule, otherwise the Vendor reserves the right to choose the colour and materials to complete the dwelling and the Purchaser agrees to close the transaction with the Vendor's choice of colour and materials.
- First floor front and rear entry and first floor laundry room floor, where applicable, may be lowered to accommodate entry door(s) at the Vendor's discretion (unfinished basement ceiling height shall be lowered accordingly).
- All plans and specifications are subject to modification from time to time at the sole discretion of the Vendor. The Vendor reserves the right to change the foregoing specifications without notice.
- Purchasers are notified that the number of steps to front entrance, rear entrance and side entrance, if applicable, may be increased or decreased depending on final grading.
- Purchaser agrees to pay on closing for installation of water meter and hydro installation.
- The Purchaser acknowledges that finishing materials contained in any model home, sales office display or renderings, including broadloom, furniture, decorations, electrical fixtures, window treatments, upgraded flooring, kitchen cabinets, countertops, millwork, staircase and railing, staining, painting, wallpaper, etc. may be for display purposes only and may not be of the same grade or type, or may not necessarily be included in the dwelling purchased herein.
- Vendor may modify and reduce space in the main house, notably the rear entry closet, to accommodate any mechanical, plumbing and duct work for Coach House, if applicable.
- Corner lots, end units and priority lots may require window changes, special exterior features and minor interior modifications to balance and improve the elevations of the house as per architectural control. The Purchaser accepts such required changes as constructed.
- House types and streetscapes subject to final architectural approval of the Municipality or developer's architectural control architect and final siting, and approval of the Vendor's architect.
- When Purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floorplan, elevations or layout of this model and Purchaser agrees to accept such changes as constructed or as necessary.
- Variations from Vendor's samples may occur in

exterior finishing materials, kitchen and vanity cabinets, and floor and wall finishes, due to normal production process.

- Sheet goods may be seamed under certain conditions.
- Flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards.
- The Vendor will not allow the Purchaser to do any work and/or supply any material to finish dwelling before closing date.
- All outside colours and materials pre-selected by Vendor are architecturally controlled and subject to change by approving authority.
- Exterior elevations will be similar to pictures shown, but not necessarily identical. All furniture and landscaping features shown in renderings are not included.
- Siting requirements may require the Vendor to site the dwelling as a reverse model, and the Purchaser agrees to accept the same.
- Actual usable floor space may vary from stated floor area. Location of furnace, tankless water heater, 3-piece rough-in bath and locations and number of posts and beams may vary from brochure and Purchaser is deemed to accept same.
- Room dimensions, window and door configurations may vary with final construction drawings.
- All ceiling heights are approximate and may vary. Some ceiling heights will be dropped to accommodate HVAC, plumbing, venting, electrical, mechanical, insulation, bulkheads and other structural requirements, which will result in areas of lower ceilings heights.
- Drywall smooth ceiling finish may reflect surface variation due to lighting conditions, sheen of applied paint and may be more visible where treated joints, fastener heads or corner beads occur.
- Vendor reserves the right to use visual representations of your home, taken both during construction and after occupancy for the purposes of advertising and I/we consent to the same.
- Prices, terms and conditions subject to change without notice. The Vendor has the right to substitute materials of equal or better quality.