



# Back to Back Townhomes

THE PINE COLLECTION

CRAFTED FOR

# YOUR LIFESTYLE

The next chapter at The Heights of Harmony is a master class in modern design, flexible floorplans, and quality features and finishes. Drawing on their 65 years of experience, Minto Communities has expertly applied their exceptional craftsmanship to create a new community that caters to the diverse lifestyles of its residents. The result is a dynamic and welcoming community perfectly suited to homeowner's needs.

Stylish, spacious and attainable, our Back to Back Townhomes are perfect for first-time homebuyers. They feature a front garage, spacious 2-3 bedrooms and a balcony to enjoy the outdoors.

Flex plans are available for all homes, allowing you to tailor your preferred model to perfectly fit your lifestyle.



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

# THE PINE COLLECTION

## Elevation A

Contemporary



# THE PINE COLLECTION

## Elevation B

Contemporary



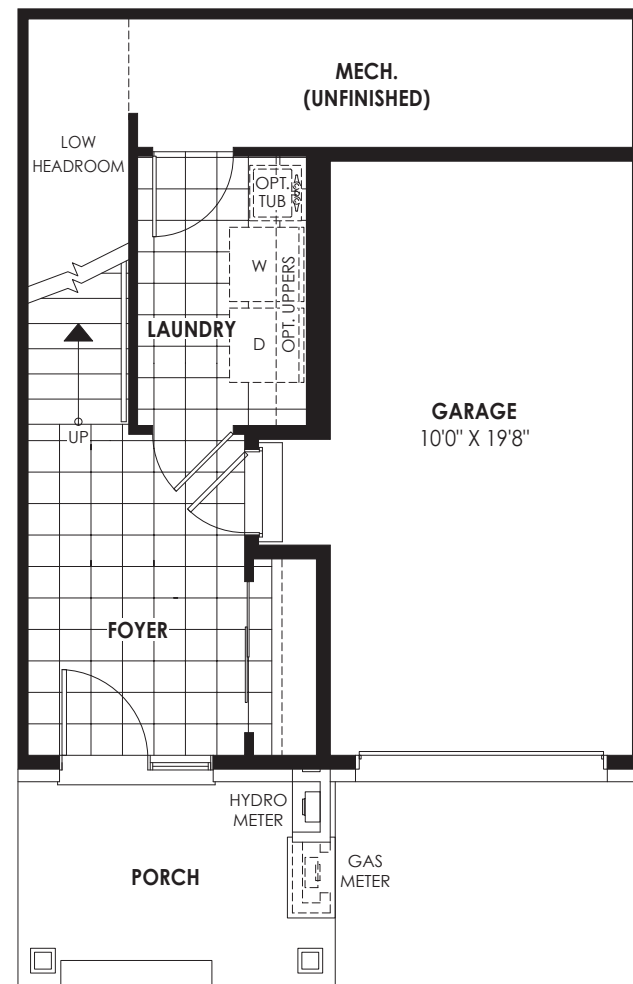
# Pine 1

2 Bedrooms | 1 Bath + Powder Room

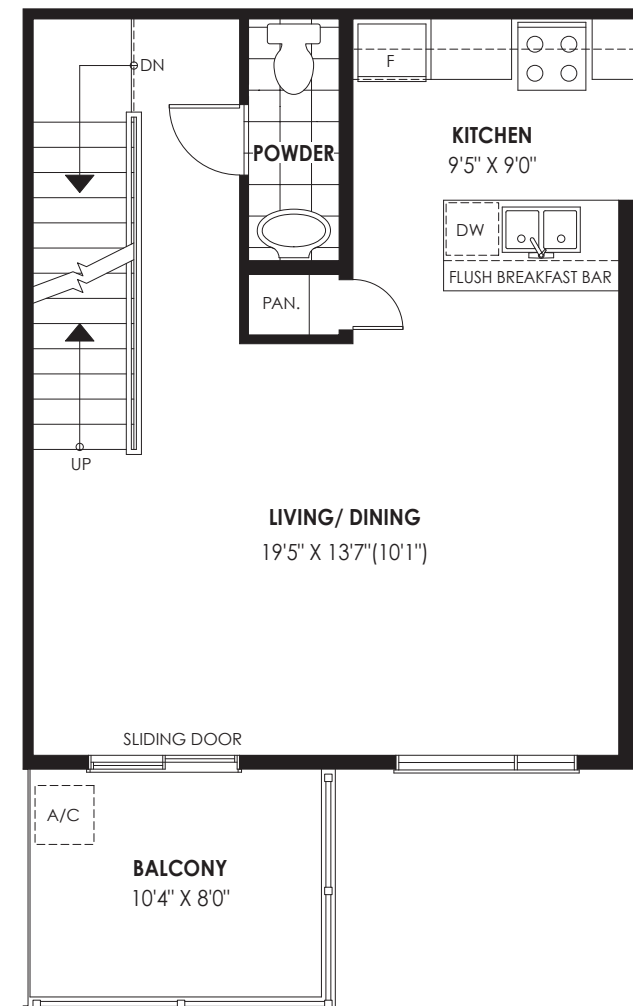
**ELEVATION A** 1,349 SQ.FT.

**ELEVATION B** 1,357 SQ.FT.

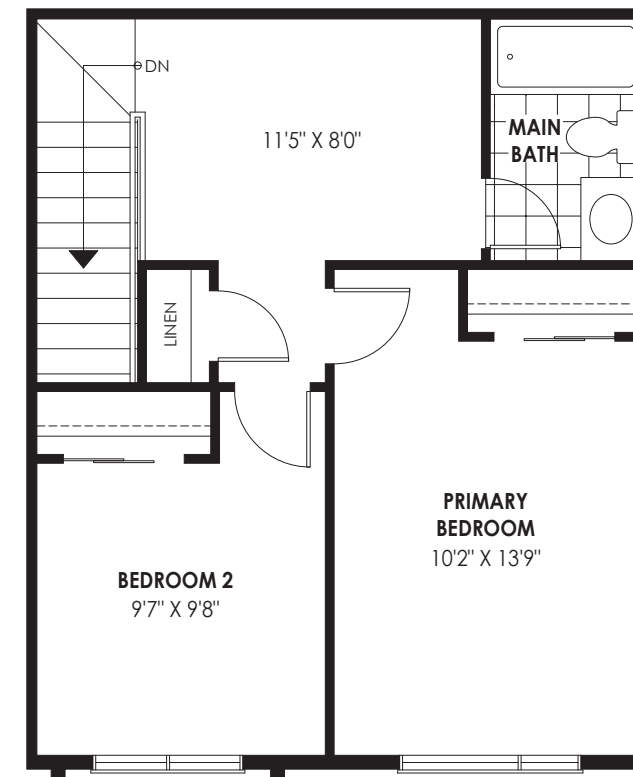
GROUND FLOOR



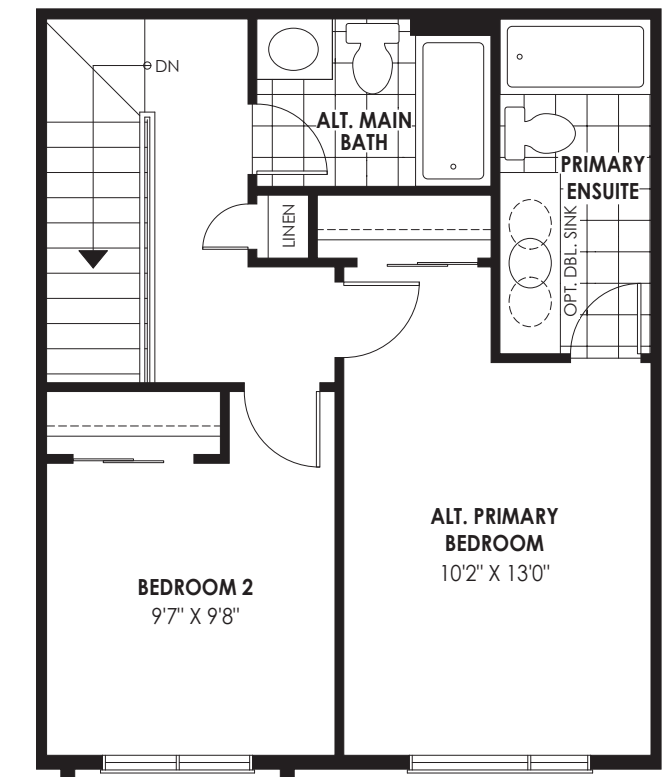
SECOND FLOOR



THIRD FLOOR



OPT. THIRD FLOOR PLAN ELEV.  
 Flex Plan Option  
 Available at Decor Centre



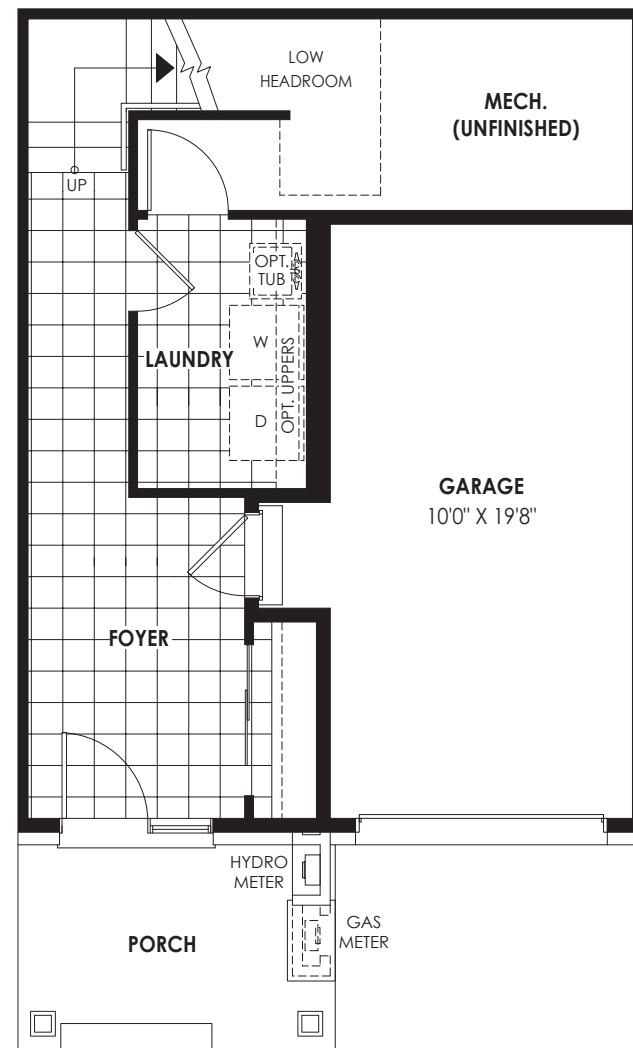
# Pine 2

2 Bedrooms | 1 Bath + Powder Room

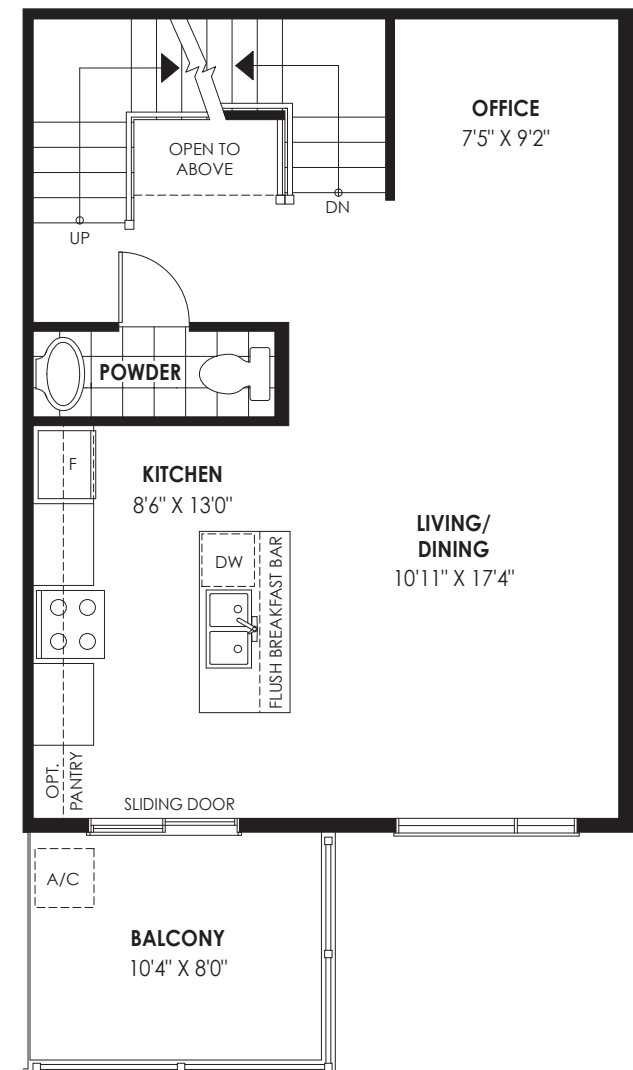
**ELEVATION A** 1,466 SQ.FT.

**ELEVATION B** 1,474 SQ.FT.

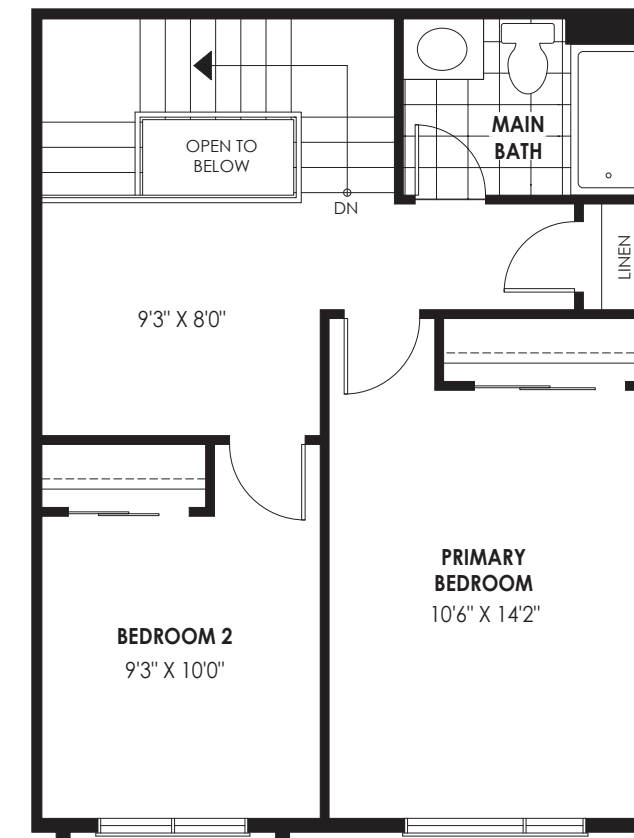
GROUND FLOOR



SECOND FLOOR

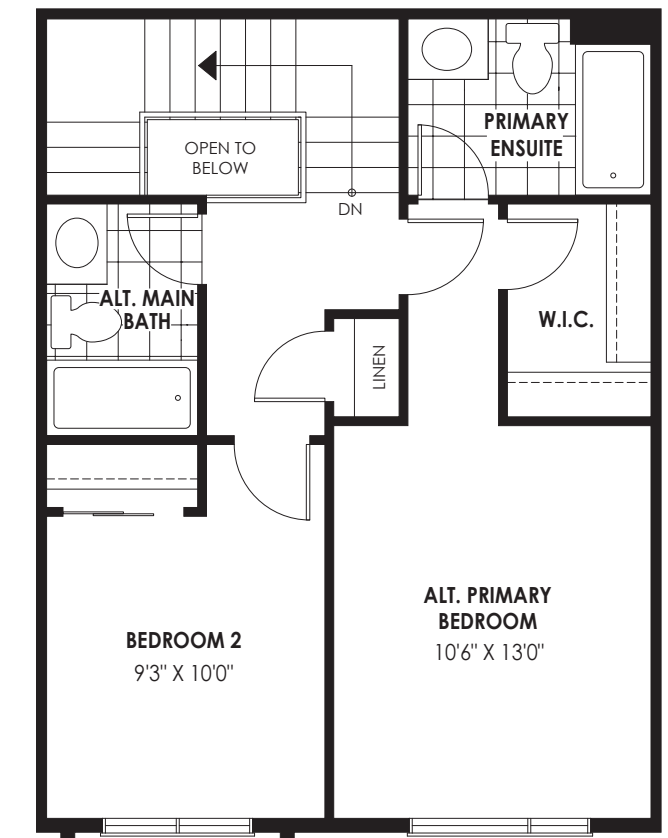


THIRD FLOOR



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*Flex Plan Option  
Available at Decor Centre*



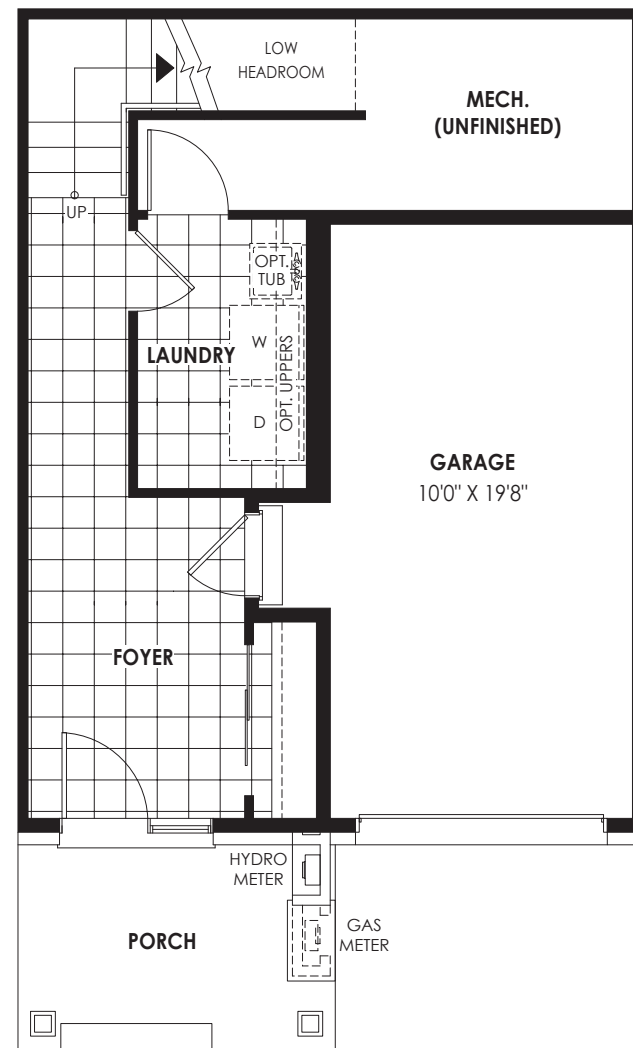
# Pine 3

2 Bedrooms | 1 Bath + Powder Room

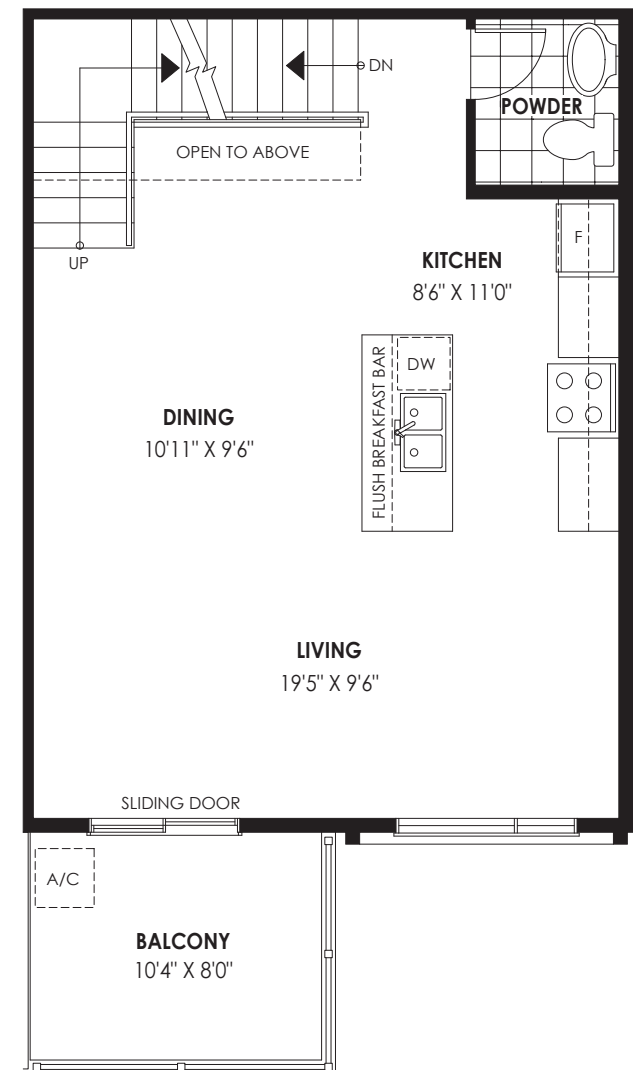
ELEVATION A 1,463 SQ.FT.

ELEVATION B 1,471 SQ.FT.

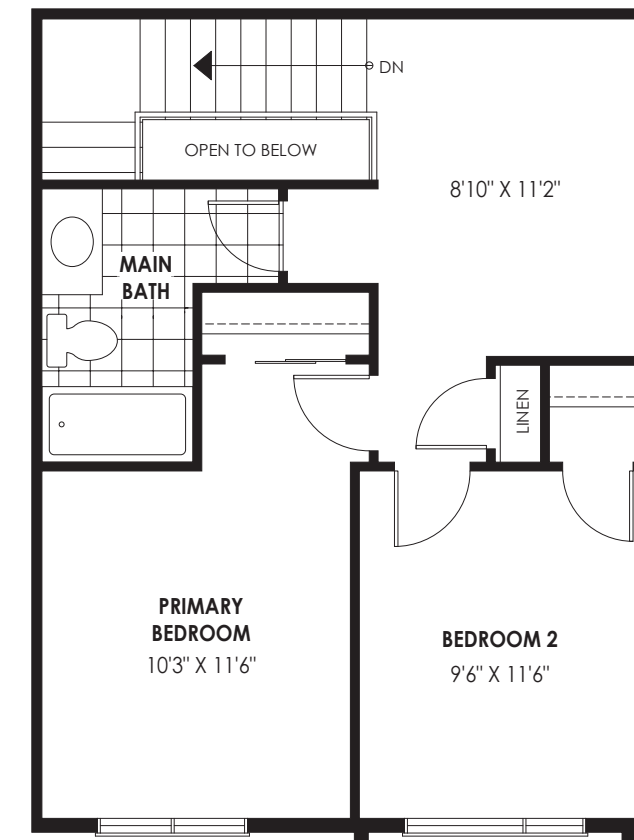
GROUND FLOOR



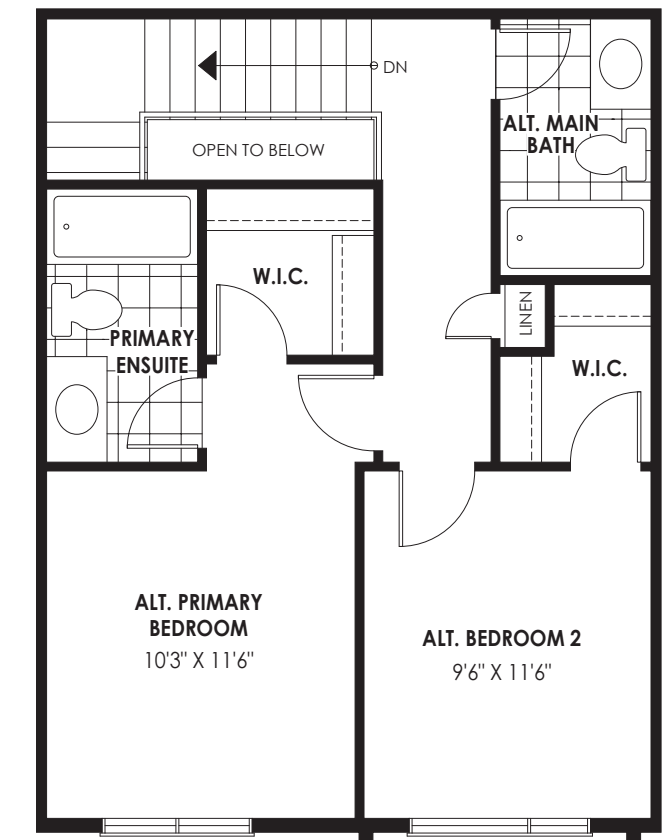
SECOND FLOOR



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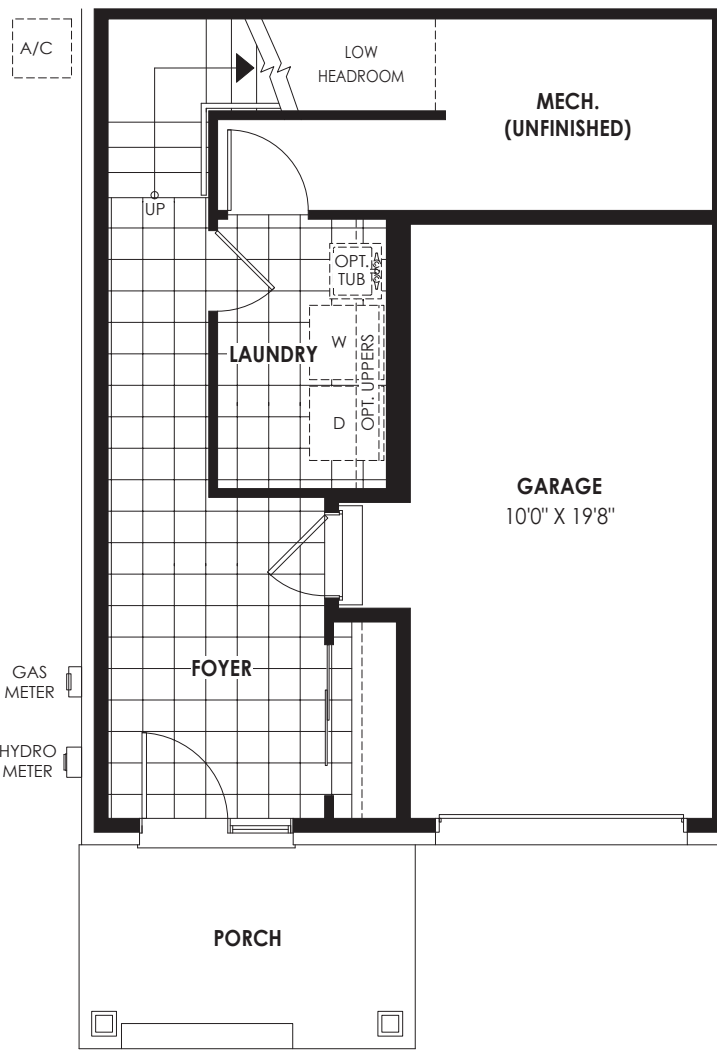
# Pine 4 End

3 Bedrooms | 1 Bath + Powder Room

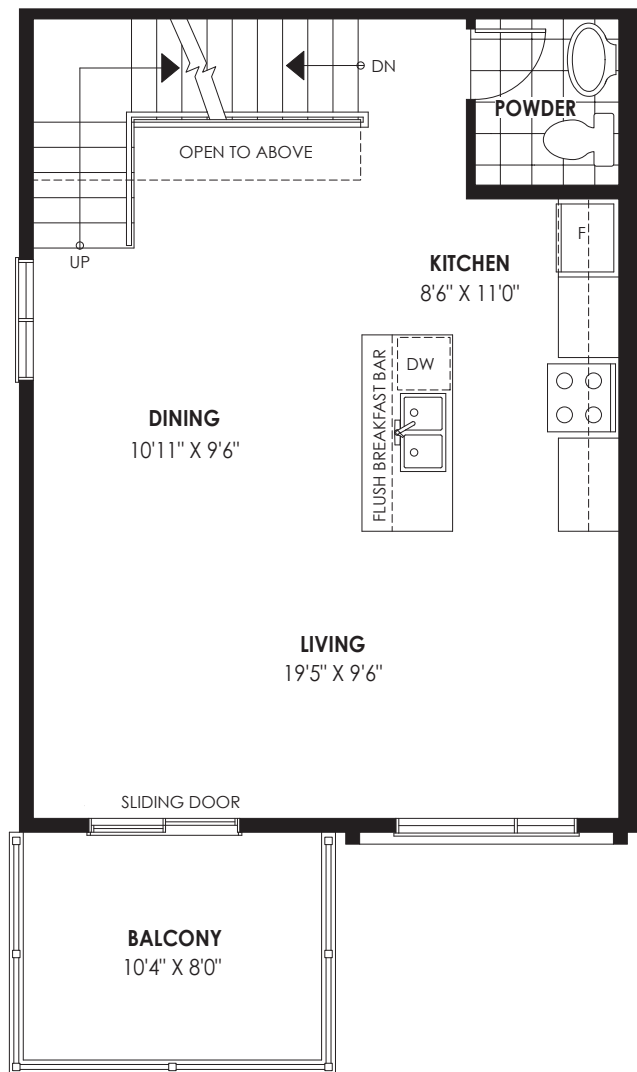
**ELEVATION A** 1,484 SQ.FT.

**ELEVATION B** 1,495 SQ.FT.

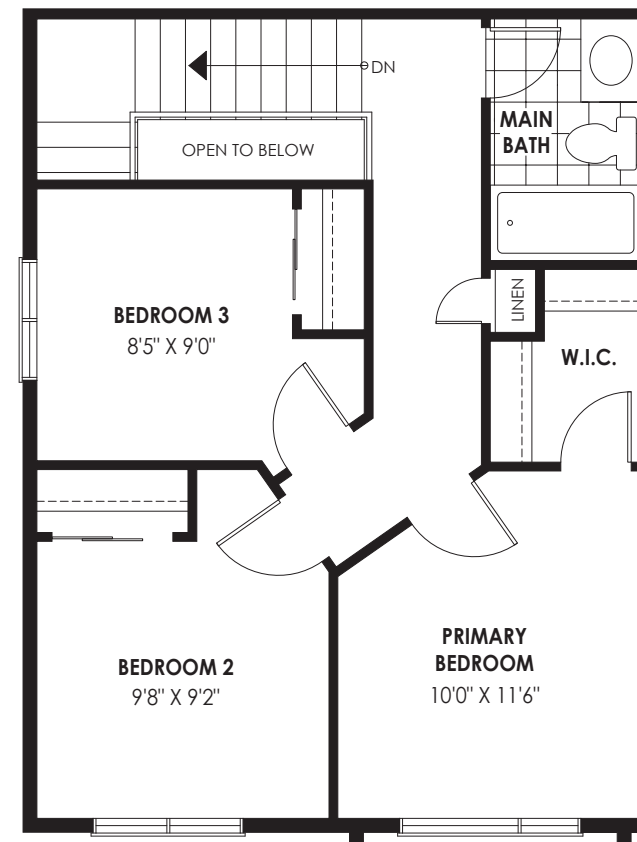
GROUND FLOOR



SECOND FLOOR

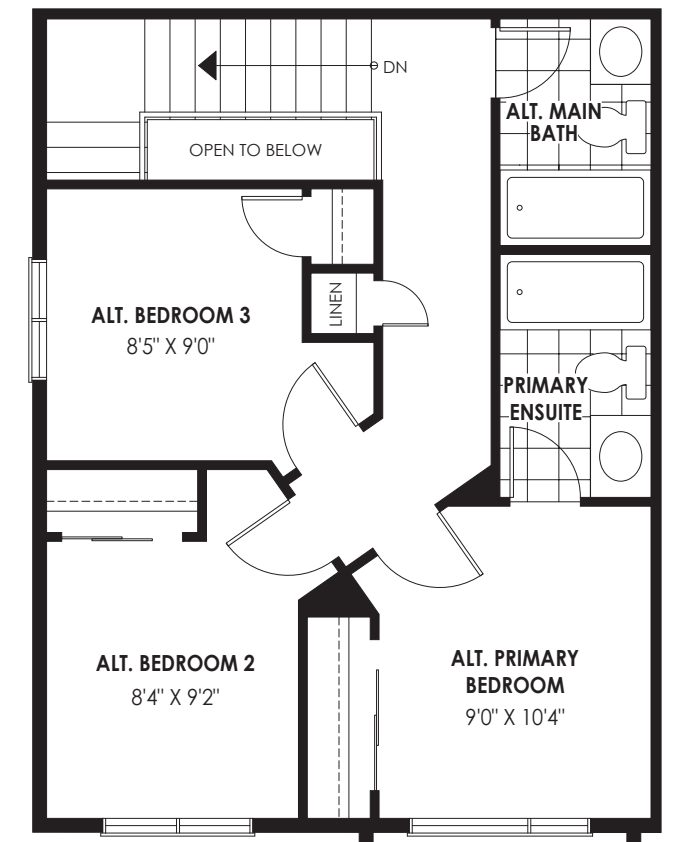


THIRD FLOOR



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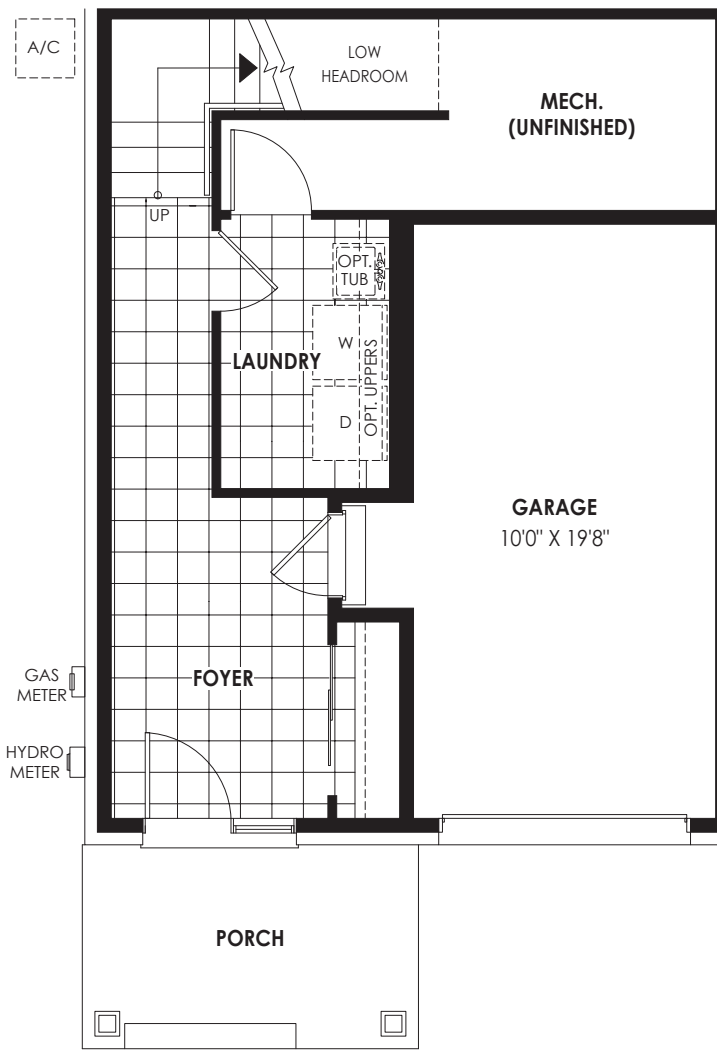
# Pine 5 End

2 Bedrooms | 1 Bath + Powder Room

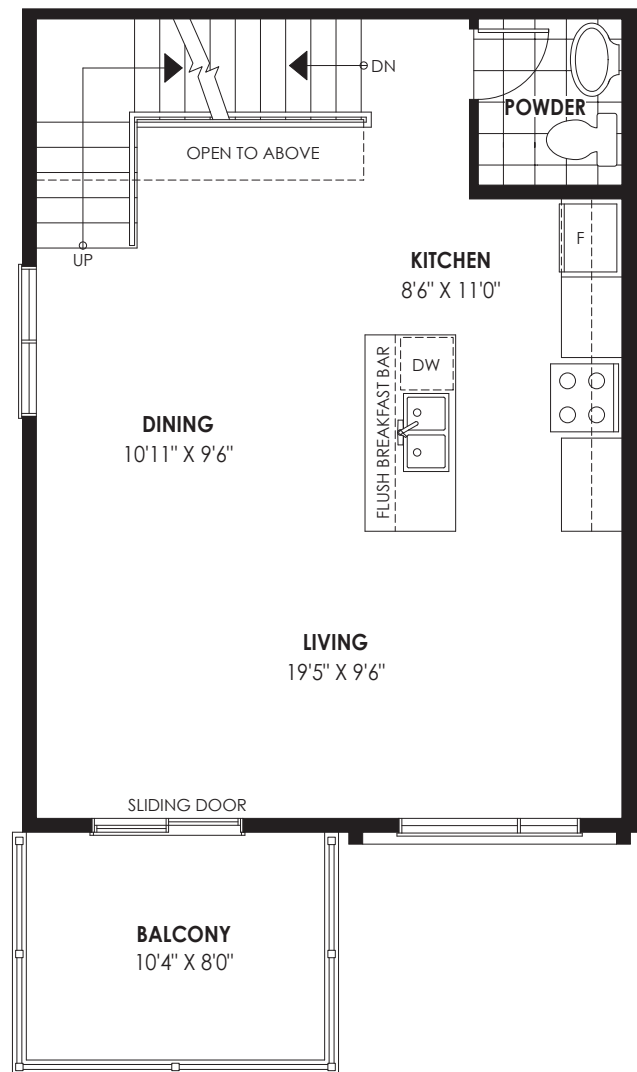
**ELEVATION A** 1,484 SQ.FT.

**ELEVATION B** 1,484 SQ.FT.

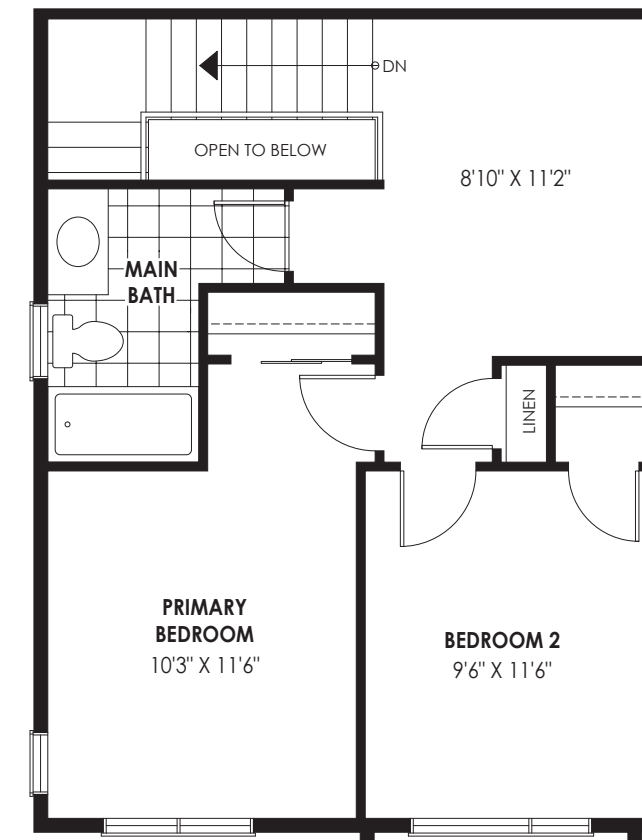
GROUND FLOOR



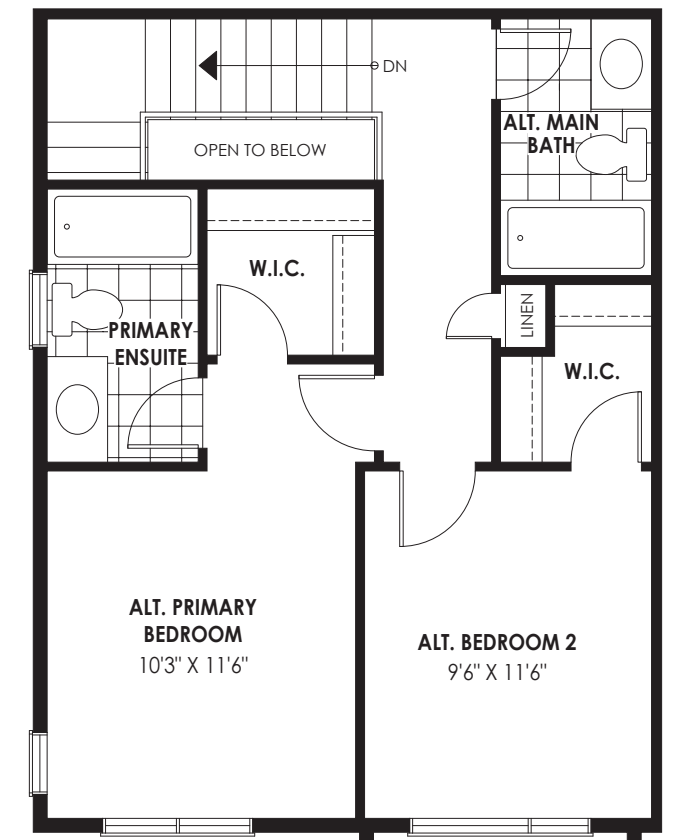
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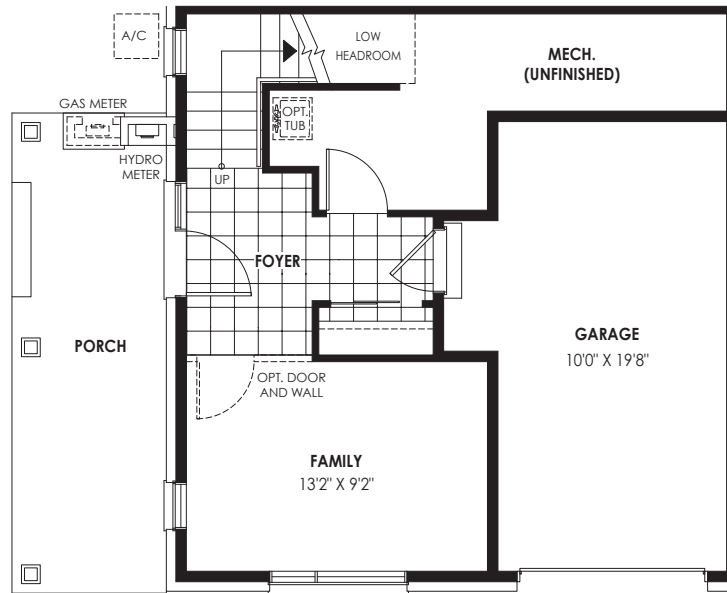
# Pine Corner

3 Bedrooms | 1 Bath + Powder Room

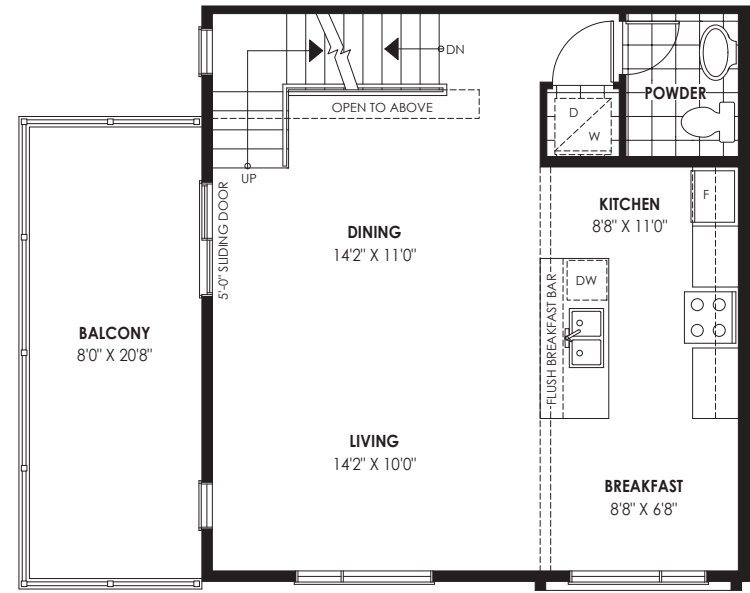
ELEVATION A 1,628 SQ.FT.

ELEVATION B 1,628 SQ.FT.

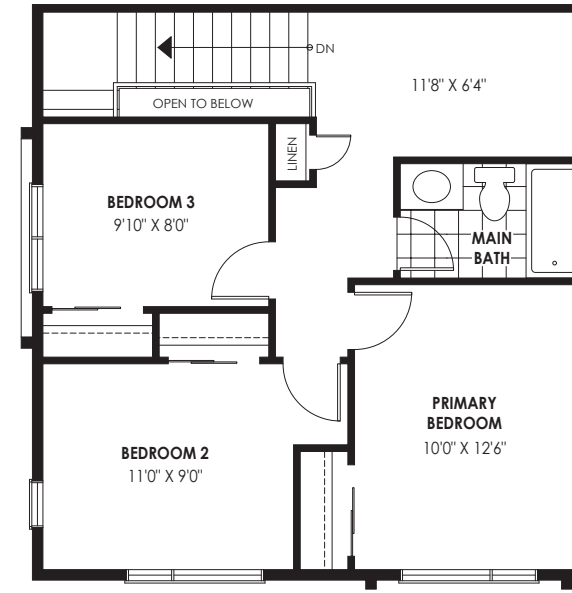
GROUND FLOOR



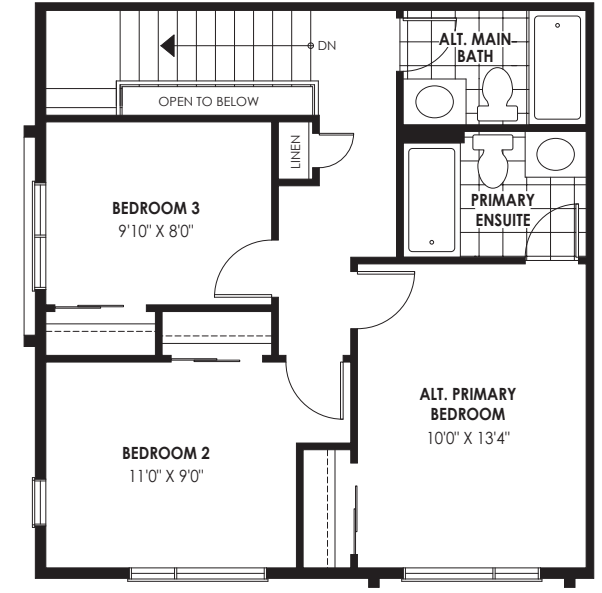
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# Features & Finishes



## ARCHITECTURAL FEATURES

- A pleasing mix of architectural styles including high quality exterior materials may include a combination of masonry, quality siding, durable shingles, decorative columns, frieze boards, etc. as per elevations.
- Low maintenance pre-finished aluminum soffits, fascia, eavestroughs and downspouts installed, as per elevation.
- Self-sealing architectural shingle roof with limited manufacturer's lifetime warranty.
- Black coach lamps and/or soffit pot lights to front porch/garage as per model type and elevation.
- Quality insulated front entry door with a vinyl frame, shall receive a quality grip set and smart lock for your family's added security.
- Premium quality steel 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 via an insulated metal door complete with safety door closure with Powerbolt deadbolt where shown on plans only, and where grade permits only.
- Main living level 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 terraces as per plan.
- 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.
- Professionally graded and sodded lot per approved grading plans except driveway, front walkway, rear steps and treed areas, where applicable.

## HEALTH, WELLNESS AND SUSTAINABLE FEATURES

- The homes at The Heights of Harmony are designed to help support physiological and psychological health through the use of natural materials, connections to nature throughout the community, open concept layouts and maximized exposure to natural light.
- Targeting ENERGY STAR® for New Homes certification to ensure a highly efficient home that offers increased comfort and quality. Homes shall receive inspections and an air tightness test from a Third-Party inspector.

- Vinyl Low-E Argon coloured casement windows on all elevations. Large windows provide maximized natural daylighting throughout the interior living spaces of the home. All operating windows are to receive screens.
- 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-performance gas fired heating system ensures the home performs efficiently and provides optimal comfort. 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 volatile organic compound (VOC), washable matte paint, helping to improve indoor air quality.
- Superior 2" x 6" exterior walls feature R22 insulation with an additional R5 rigid insulation installed on the exterior, offering strength, stability and increased thermal comfort.
- Townhomes will have a staggered stud demising wall constructed superior to building code requirements for increased fire rating and reduced sound attenuation.
- Engineered floor joists 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, providing increased thermal comfort.
- 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.

## 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 linen closets offer shelving, as per applicable plan.
- Electrical outlet in garage ceiling for future garage door opener.

## LIVING AND SLEEPING AREA FEATURES

- Smooth ceilings in kitchen, bathrooms, powder room and finished laundry room as per plan; sprayed stipple ceiling with 4" smooth perimeter border in all other areas.
- Ceramic floor tile from Minto Communities Level 1 selections in foyer, powder room(s), finished laundry room and bathrooms, as per plan. Excludes mechanical and unfinished areas.
- Minto Communities Level 1 laminate flooring throughout second floor living level as per plan. Excludes tiled areas.
- Quality Green-Label+ broadloom in family room, third floor hallway, den and all bedrooms from Minto Level 1 selections, as per plan.
- Carpeted stairs with natural finish oak stringers, handrail, square-style pickets and posts.
- Approximately 4" baseboards with approximately 2-3/4" casing on all windows, and swing doors throughout, to be painted white.
- Interior swing doors to include lever-style door hardware, as per plan. Privacy locks included on all bathroom doors and primary bedroom door.
- Closet doors to have white panel sliders, as per plan
- Sliding glass patio door to rear, complete with screen, as per applicable plan.
- Heavy-duty 220V electrical outlet provided for laundry dryer, with vent provided to exterior.
- Ceiling light fixtures provided in the kitchen, living room, dining room, den, office, family room, laundry room (excluding laundry closets), hallways, staircase, all bedrooms and walk-in closets, as per applicable plan.

## KITCHEN FEATURES

- Designer cabinetry including extended upper cabinets, a convenient bank of drawers and flush breakfast bar on kitchen islands, as per applicable plan. Choice of cabinetry finishes and hardware from Minto Communities Level 1 selections.
- Laminate countertop from Minto Communities Level 1 selections.
- Double basin stainless steel sink with single lever faucet and convenient pulldown spray.
- Heavy-duty 220V electrical outlet for electric stove.
- Stainless steel hood fan with exhaust vented to the exterior.

## BATHROOM & ENSUITE FEATURES

- Designer cabinetry and hardware from Minto Communities Level 1 selections.
- Laminate countertop from Minto Communities Level 1 selections in all bathrooms excluding powder room(s).
- Top mount sink in all bathrooms, excluding powder room(s). Powder room(s) to receive white pedestal sink.
- Mirror above sink in all bathrooms and powder room(s).
- Bathroom accessories to include towel bar and toilet tissue dispenser.
- Baths include an acrylic tub with ceramic wall tile to 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 toilets throughout to save water and money on utility bills.
- ENERGY STAR® exhaust fan vented to the exterior in all bathrooms, powder room(s), and laundry room (excluding laundry closets), as per applicable plan.
- Wall mount light fixture installed above each sink in all bathrooms and powder room(s).



