

Towns
on Queen



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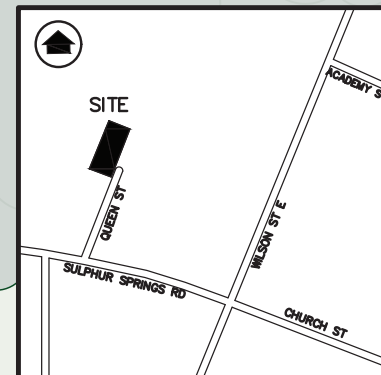
- ★ 8 Units in the Heart of Ancaster
- ★ 3 Bedrooms + 2.5 Bathrooms

- ★ Custom Build + Finishes
- ★ Backing onto Natural Forest

Another project by
New England
HOMES



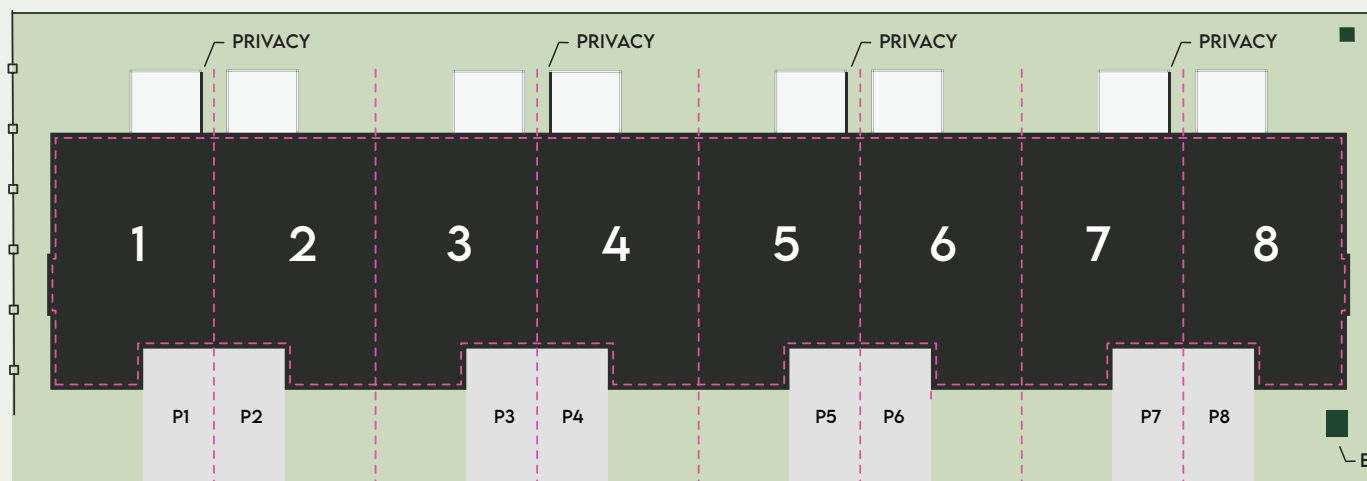
WOODLAND AREA



KEY MAP
N.T.S.



EXISTING
RESIDENTIAL



BLACK GALVANIZED
CHAIN LINK FENCE

MEMORIAL ARTS
CENTRE PARKING

PRIVACY FENCE

ELECTRIC BOX

ANCASTER MEMORIAL
ARTS & CULTURE CENTRE
357 WILSON STREET EAST

1600 SQUARE FEET

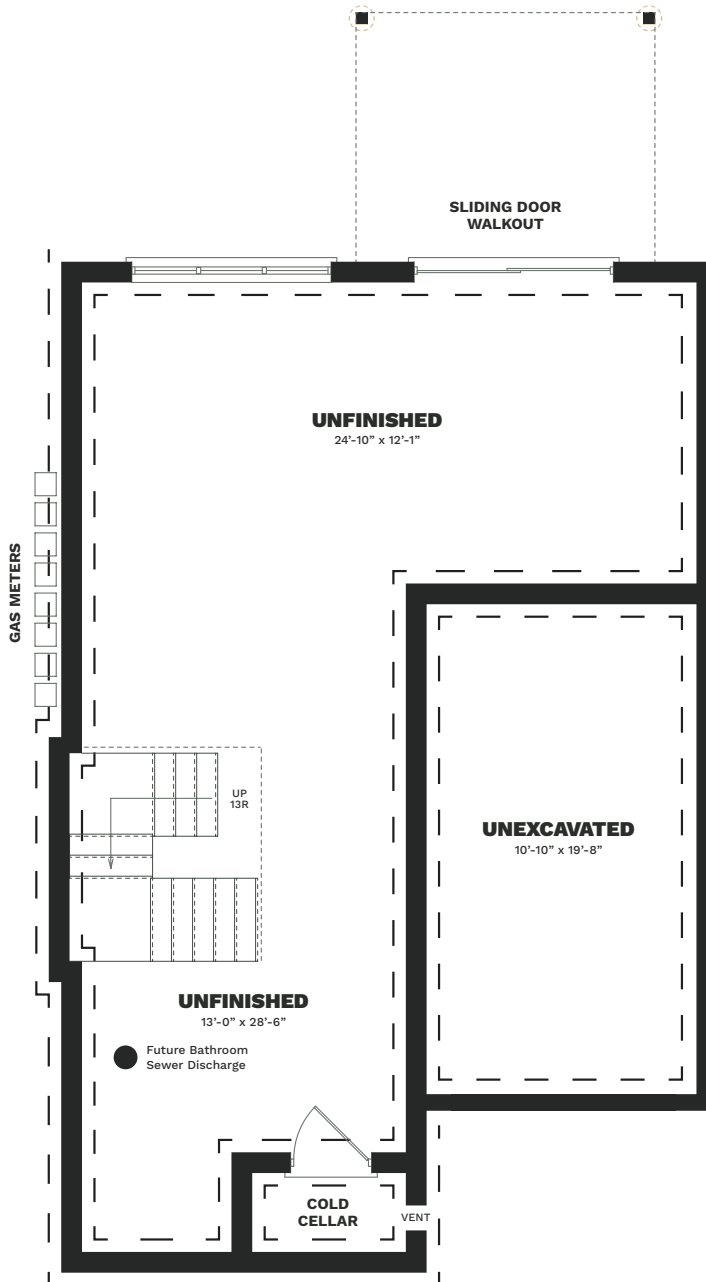
* Includes 35sq ft in Basement

- 3 Bed + 2.5 Bath
- 9" Ceilings on Both Levels
- Open Concept Great Room
- Kitchen with Island
- Quartz Countertops
- Master Bed Ensuite + Walkout
- Upstairs Laundry
- Oversized Garage + Driveway
- Covered Entrance
- Stone and Stucco Elevation
- Oak Stairs in Basement
- Cold Cellar
- Optional Elevator

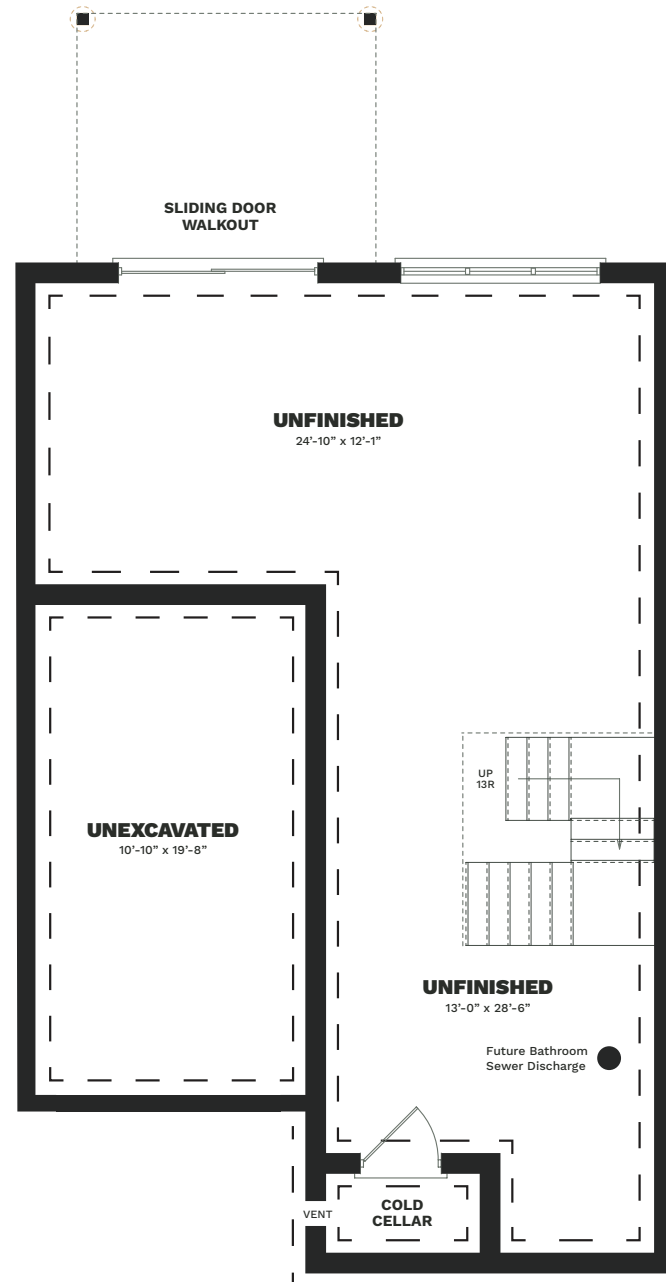
CONTACT TODAY!

905.515.6655

townsonqueen.com
newenglandhomes.org

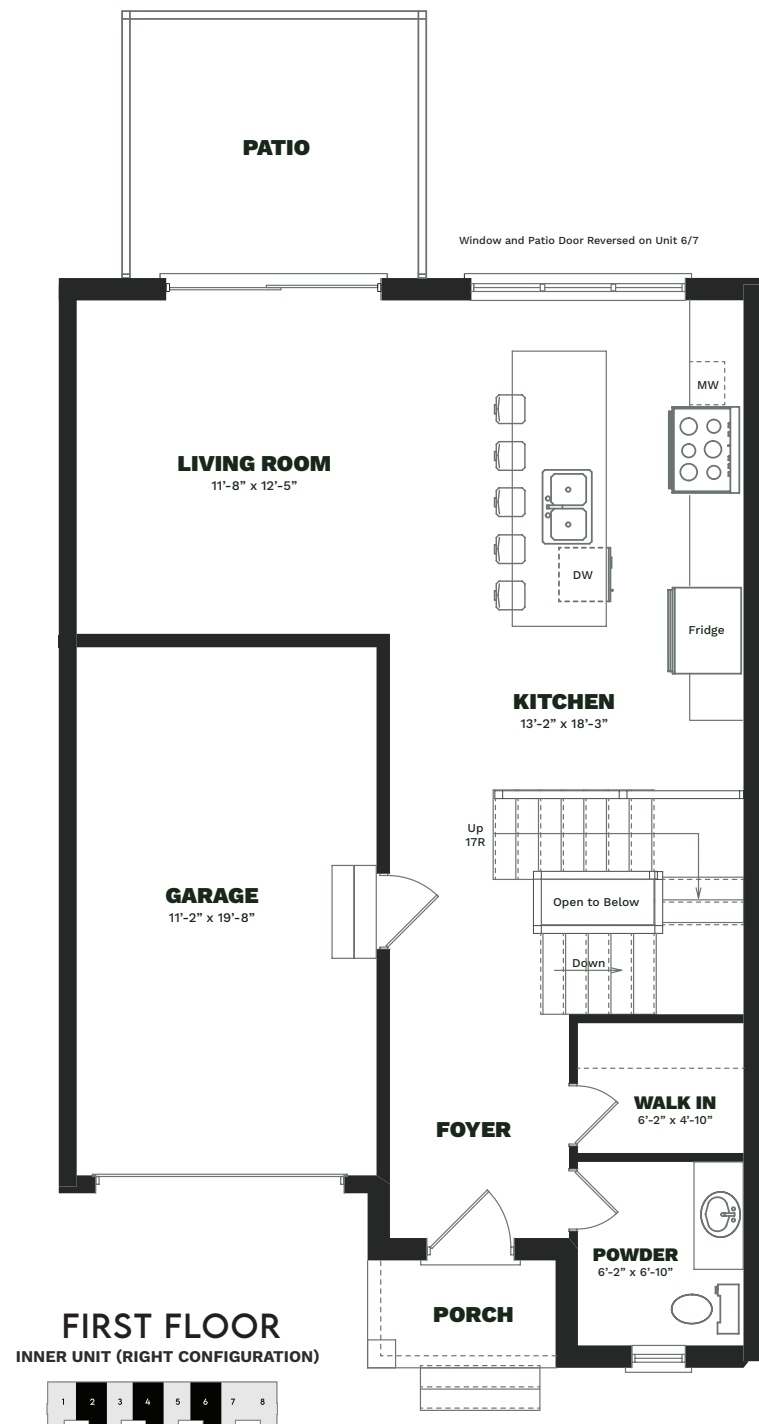
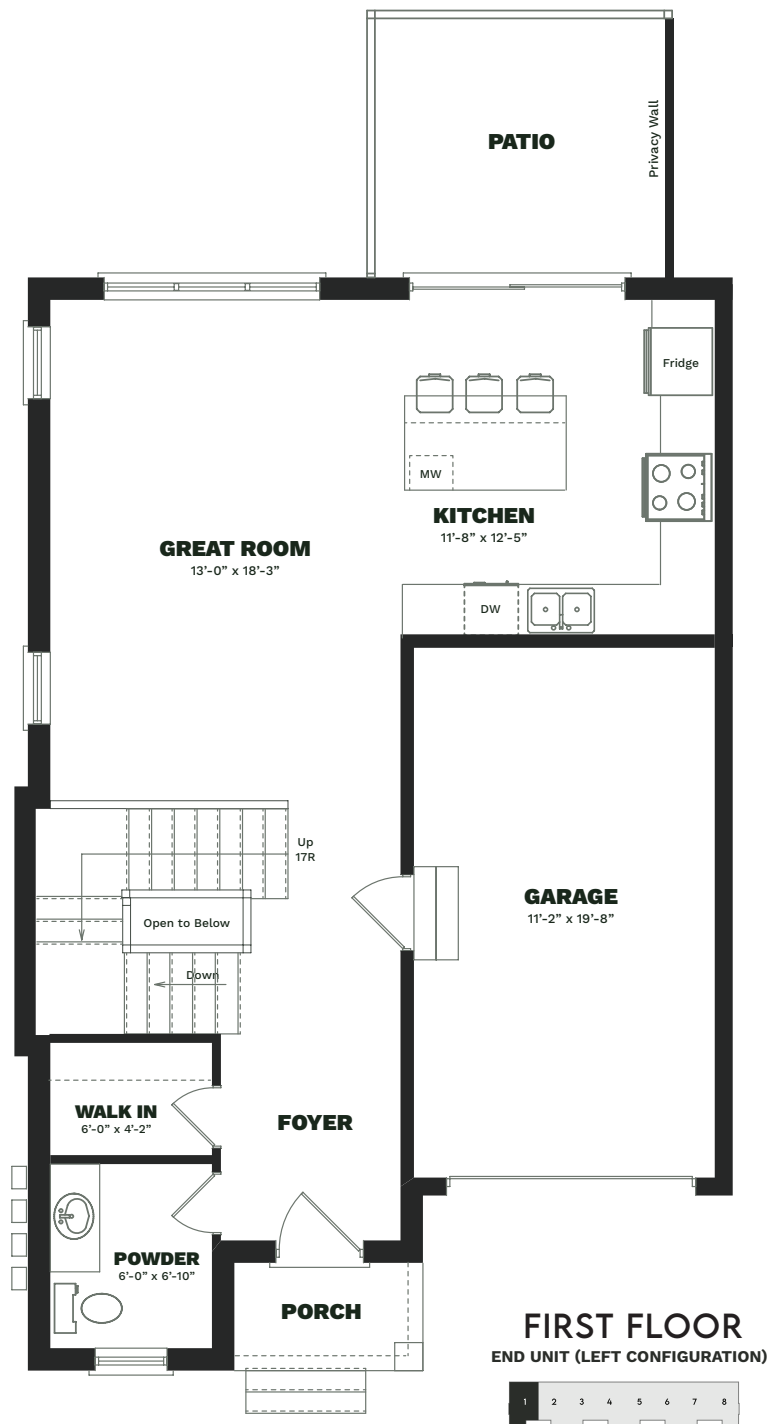


FOUNDATION
END UNIT (LEFT CONFIGURATION)

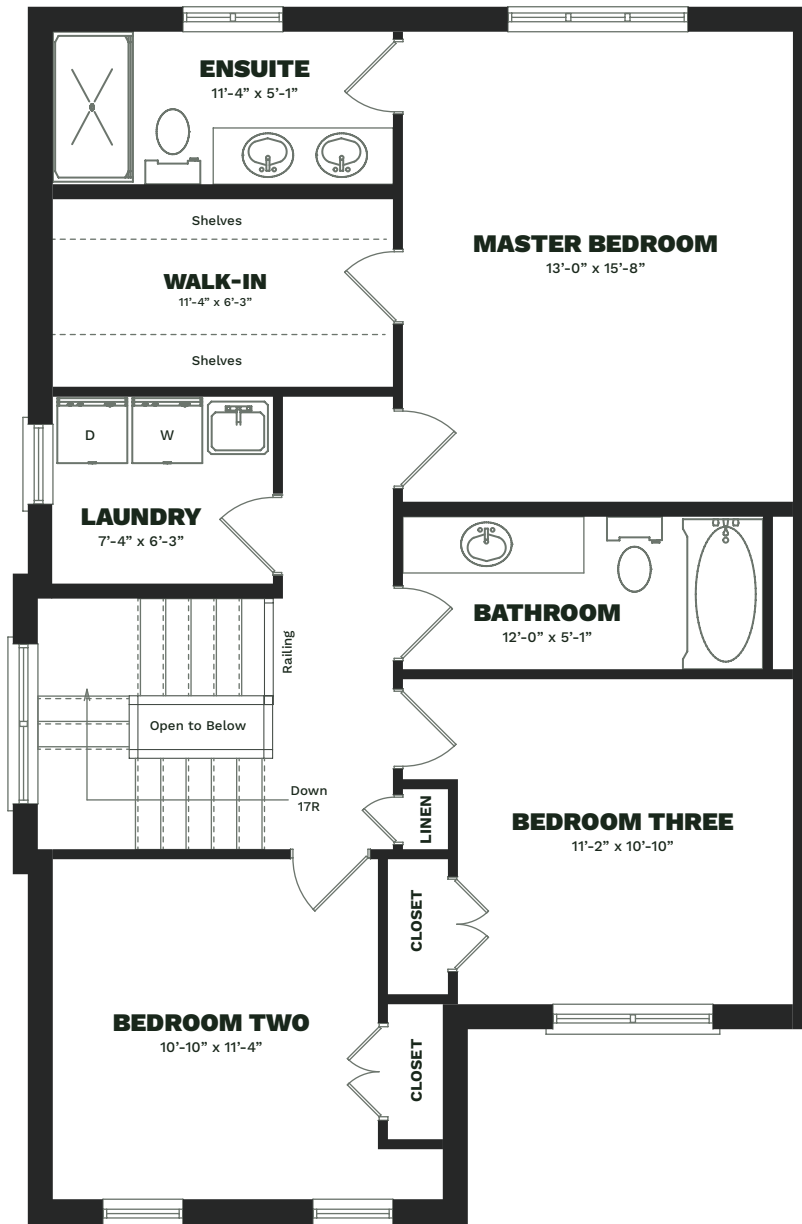


FOUNDATION
INNER UNIT (RIGHT CONFIGURATION)

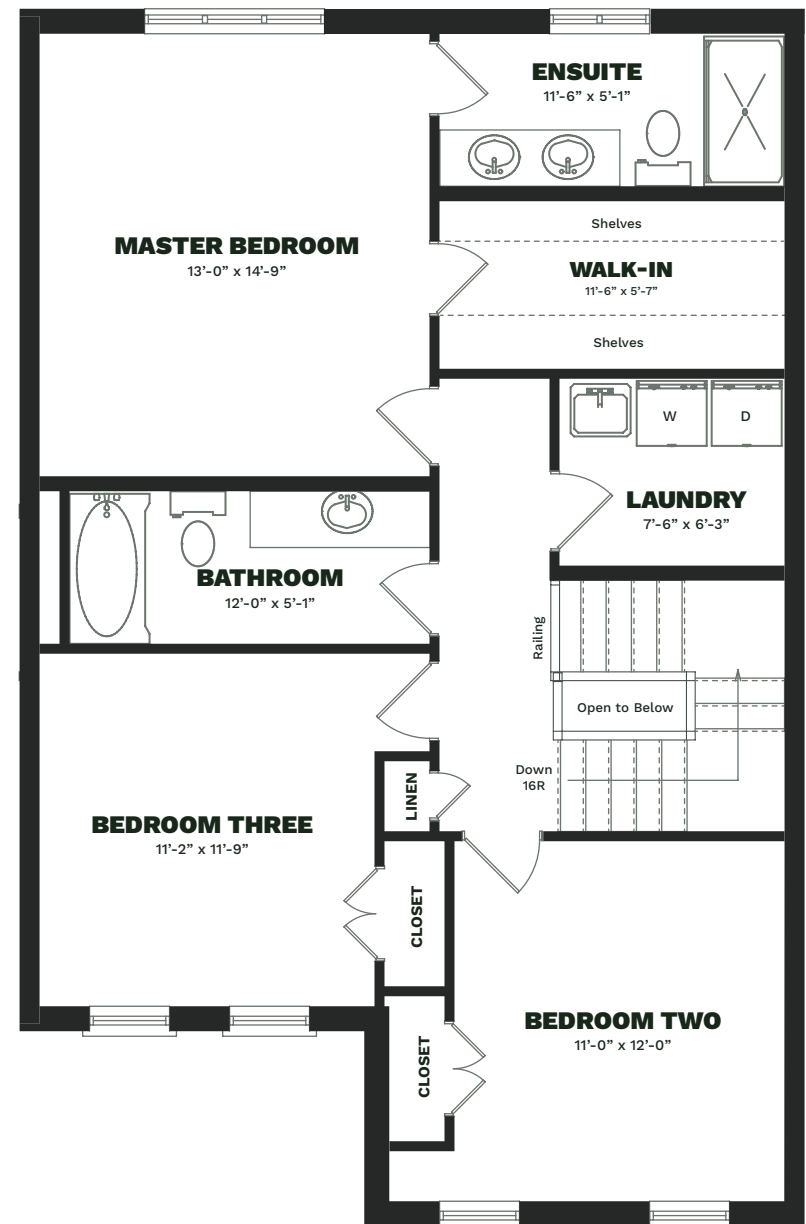




All house renderings and interior drawings are artist conception. Material specifications and floor plans are subject to change without notice.
All floor plans are approximate dimensions, E.&O.E.. NOTE: Actual usable floor space may vary from the stated floor area.



SECOND FLOOR
END UNIT (LEFT CONFIGURATION)

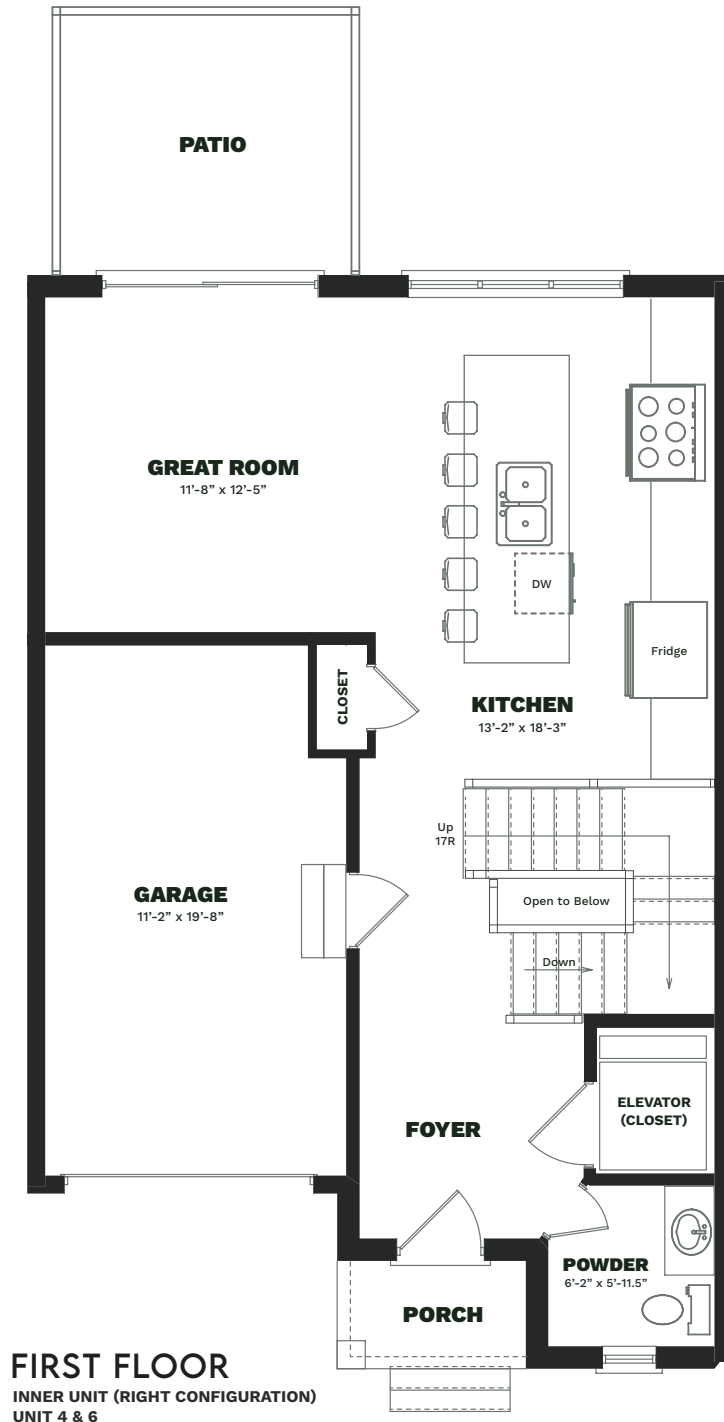


SECOND FLOOR
INNER UNIT (RIGHT CONFIGURATION)

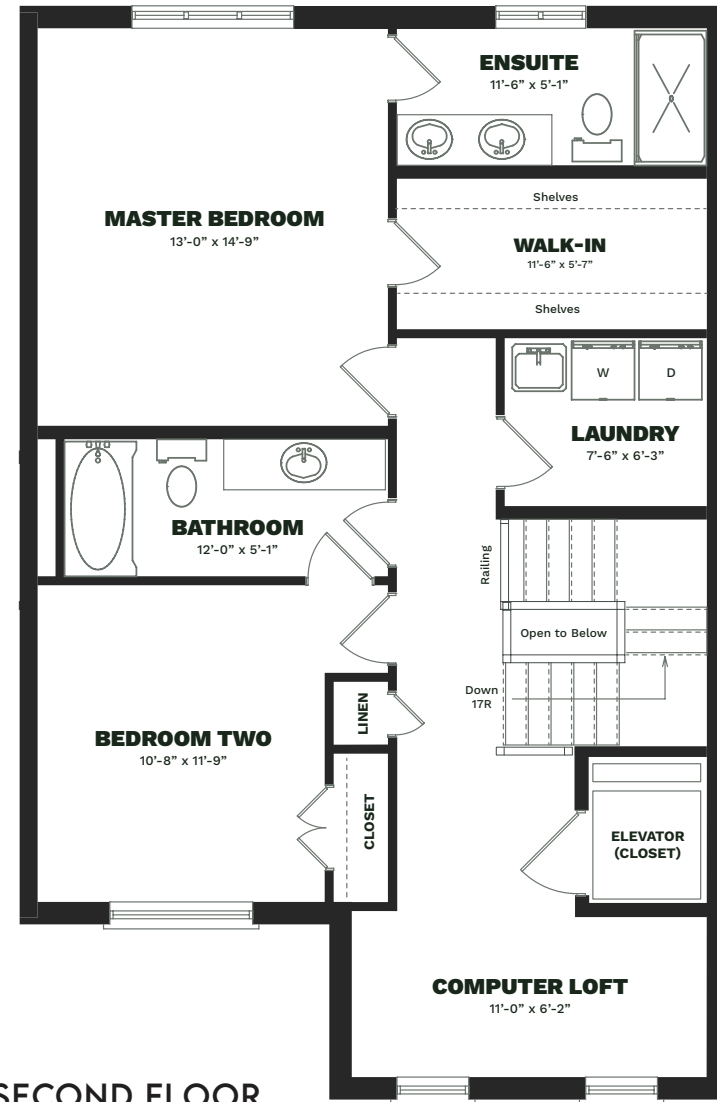


OPTIONAL ELEVATOR (CLOSET)

Available upon request on certain units.
Elevator rough-in as a large closet for future installation!



FIRST FLOOR
INNER UNIT (RIGHT CONFIGURATION)
UNIT 4 & 6



SECOND FLOOR
INNER UNIT (RIGHT CONFIGURATION)
UNIT 4 & 6

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EXTERIOR FEATURES

- Custom elevations feature Craftsman inspired exteriors which include CLAY BRICK, STONE, ENHANCED VINYL HIGHLIGHTS, DECORATIVE COLUMNS, PRE-CAST DETAILING SUCH AS: KEYSTONES, BANDING, SILLS, OVERSIZED MAIN FLOOR WINDOWS, as per plan and elevation.
- Pre- packaged Professionally selected, exterior color schemes from Builder's selection to ensure an aesthetically pleasing streetscape and distinction within this master planned community.
- COVERED FRONT ENTRIES and PORCHES, as per plan.
- LAMINATED ASPHALT SHINGLES with manufacturer's warranty.
- Pre- finished maintenance—free soffits, eaves trough, fascia, downspouts, siding, and ceiling of front covered porches, as per plan and elevation.
- Thermal insulated fiberglass Front Entry Doors with Glass window inserts, TRANSOMS, as per elevation
- GRIP SET with DEADBOLT LOCK and CAST ALUMINUM COACH LIGHTS as per elevation
- MAINTENANCE- FREE VINYL CASEMENT (LOW-E) or SINGLE HUNG WINDOWS (fixed/operators) throughout. All operating windows to have screens.
- Patio doors in living room area, as per plan.
- Steel INSULATED sectional, roll-up garage doors equipped with decorative glass inserts, as per plan and elevation
- Two (2) hose bibs (one in garage, one at the rear of the home).
- Fully sodded front, rear and side yards. As per approved grading plans.
- Poured concrete front porch.
- Reinforced poured concrete garage floor
- Insulated steel-clad DOOR FROM THE GARAGE into the premises complete with deadbolt lock and safety door closure, as per plan where grade permits (2 Risers or Less).
- Engraved address marker installed at front elevation (location to be determined by builder)
- All Exterior Doors and Windows to be sealed with Foam insulation.
- Egress window included in basement (as per plan)

INTERIOR FEATURES

- Oak Stairs, OAK HANDRAILS, POSTS AND PICKETS ON THE MAIN TO SECOND FLOOR AND MAIN TO LOWER LEVEL
- MOULDED PANEL INTERIOR PASSAGE DOORS.
- 4 ¼ BASEBOARDS throughout with doorstop in all tiled / hardwood areas.
- 2 ¾ CASING ON DOORS, and WINDOWS throughout in all finished area. As per plan
- 9 FT. CEILINGS ON MAIN FLOOR AND SECOND FLOOR. (Ceilings may be dropped in some areas)
- MASTER BEDROOMS COMPLETE WITH ENSUITE & WALK IN CLOSETS, as per plan.
- Square corners on all drywall joints.
- FULLY DRYWALLED GARAGE AND LEVERS
- Interior door hardware from Builder's standard samples
- Interior walls to be painted with premium quality paint. Purchaser's Choice of one color from builder's samples. All Smooth Ceilings, Doors and Trim to be painted white.
- Smooth ceilings in kitchen, powder room, and all bathrooms. Textured ceiling with in all other rooms.
- Interior garage walls and ceiling to be dry walled (with one coat of tape—unfinished)

FLOORING FEATURES

- Choice of Ceramic Floor in Powder room, All Bathrooms, Main floor/ 2nd Floor Laundry Rooms.
- Quality carpet in all non-ceramic areas on the second floor with under pad in all non-ceramic areas, as per plan, and Engineered Hardwood on main floor
- OSB sub-flooring will be screwed into position on all floor joists.
- Engineered hardwood included in living room/ dining room, kitchen and foyer as per plans (level 1 as per builder samples)

QUALITY CONSTRUCTION AND ENERGY SAVINGS FEATURES

- 2" x 6" EXTERIOR WALL CONSTRICTION
- 2" x 10" FLOOR SYSTEM
- SPRAYED FOAM INSULATION to garage ceilings and overhangs with livable areas above.
- Roof insulation and Basement wall insulation, height as per O.B.C
- Caulking and weather stripping on insulated metal front entry door.
- All windows caulked with professional grade caulking
- 20mpa Poured concrete basement walls with heavy duty damp proofing, DRAINAGE MEMBRANE SYSTEM and weeping tile.
- Gas forced air HIGH-EFFICIENCY FURNACE complete with electronic ignition power vented to exterior, and ducting sized for future air conditioning
- HIGH- EFFICIENCY gas fired HOT WATER HEATER on a rental basis power vented to exterior (Purchase must execute Rental Agreement with natural gas/ tank provider.
- Home shall be cleaned before occupancy
- PROGRAMMABLE THERMOSTAT installed on main floor (location to be determined by Builder)
- Home Ventilation provided by HRV system (Heat Recovery Ventilator)
- Sewage Pumps installed in basement (Pump and Discharge locations to be determined by the builder)
- Pex Water Supply lines (Hot and Cold) throughout. Note: Copper pipe may be required for some applications.
- All closets fitted with Shelving
- Air conditioner included with all units

KITCHEN FEATURES

- Choice of QUALITY DESIGNED CABINETS with one bank of drawers, from Builders standard samples.
- Granite or Equivalent from Builders standard samples.
- Double Basin Stainless steel kitchen sink in kitchen
- WORKTOP ISLANDS, as per plan
- Rough in electrical and plumbing from future dishwasher, with open space in cabinetry.
- Kitchen exhaust fan over stove centered to exterior (Stainless steel)
- Heavy- duty Stove receptacle
- Electrical outlet for refrigerator.
- Split electrical outlets at counter level for small appliances.
- Color coordinated kick plated to compliment cabinets
- Kitchen Cabinets Sized, to Accommodate Future Over the range Microwave, Dishwasher, Fridge and Stove. Note: Purchaser to notify design consultant of appliance dimensions at time of selections.
- Extended 36" uppers (as per builder samples)
- Subway tile backsplash (as per builder samples)

ELECTRICAL FEATURES

- 200 AMP ELECTRICAL SERVICE with circuit breaker panel (labeled) and all copper wiring.
- Decora electrical switches and plugs throughout
- Interior Light fixtures throughout
- Two (2) exterior weatherproof electrical outlets with ground fault interrupter, one at the front of the home, one at the rear of the home.
- Light fixture provided adjacent to rear and/or side exterior door, as per plan.
- Electrical outlets in the garage for a future garage door opener.
- Electrical outlet in unfinished area of basement by electrical panel
- Shower pot light in all enclosed shower areas.
- Strip lighting in all bathrooms and powder room.
- Ground fault interrupter protection in all bathrooms and powder room.
- Door chime installed for front entry door
- Interconnected Smoke and Carbone Monoxide Detectors complete with strobe light, as per O.B.C
- Total x4 basic drops included (cable, phone network)

BATHROOM AND LAUNDRY FEATURES

- Deshield Board or Cement Board used on tub and shower enclosure walls.
- Choice of cabinetry countertops from Builder's standard samples.
- Color coordinated kick plates to compliment cabinets
- Energy efficient WATER SAVER shower heads and toilet tanks
- Chrome Faucet in Powder Room.
- Mirrors in all bathrooms
- White bathroom fixtures from Builder's standard samples.
- Cabinet or White Pedestal sink in powder room (as per plan)
- SINGLE LEVER FAUCETS with pop-up drains in all vanities.
- Choice of Ceramic Tile for main bathtub/shower stall from Builder's standard samples.
- Choice of ceramic Tile, For Master Ensuite Tub Apron, Deck and Tub Splash as per plan, from Builder's standard samples.
- Glass Shower Door in Master Ensuite Shower Stall (as per plan)
- Pressure Balance Temperature control valves in all showers
- Electrical outlet for small appliances beside vanity in all bathrooms
- Drain and water connections, and electrical outlet for future washer
- Heavy Duty electrical outlet and outside bent for future fryer
- 3 PIECE PLUMBING ROUGH IN for future bathroom in the basement, as well as a sewage pump, as per plan.
- Tub/Shower units to include spring tension shower curtain rod) curtain not included)
- Tubs without showerhead to have approximately 1' foot high ceramic tile splash

WARRANTY AND NOTES

- Styles, materials, location of features, grade heights, door swings and specifications are subject to site, industry and Municipal conditions and may vary. The Vendor reserves the right to substitute Materials with that of equal or better quality and make modifications with respect to such conditions
- Dimensions and measurements are approximate and may vary within industry accepted tolerances from the actual.
- Where Builder is unable to provide any of the items contained herein or must substitute finishes and/or materials for any reason at the sole discretion of the Builder, the Purchaser(s) shall not be entitled to any compensation, monetary or otherwise.
- Purchaser agrees to pay the Tarion fee, as an adjustment on closing. All illustrations are Artists' Concept. Plans, dimensions and specifications are subject to change at the discretion of the vendor
- All dimensions are approximate. E & O.E.

EXTRA FEATURES AND NOTES

- Back deck off MAIN floor with GLASS RAILING.
- Fully finished lower patio done in builders specs or Landscapers or concrete finishers.
- Fully landscaped with shrubs, trees in front and rear property as per landscape designer.
- Fencing provided as per renderings, rear and side yards as well as materials designed and approved by city.
- oak stairs and railing from lower level to main floor landing to 2nd floor.
- 9' ceiling on 1st and 2nd floor, not excluding any boxing.
- Fully finished pavement or concrete or interlock or combination of both as per builder's discretion with Permeable stones for water drainage in driveways leading into rear yard stone basin.
- Please note mail delivery and or mailboxes and delivery have not been finalized and purchaser accepts the final decision and or any mailboxes that are installed at one of the units.

