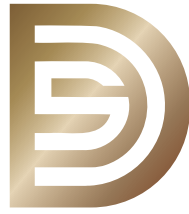


TerraView
**DESIGNER
SERIES**



LOT 01 – 16 NICHOLAS WAY

THIS HOME IS AVAILABLE AT:

NIMA



*Artist Rendering

The Aurora C | 2549 sq.ft.

TerraView
custom homes

Designer finishes in **DESIGNER SERIES HOMES** by Terra View.



TERRA VIEW'S DESIGNER SERIES HOMES Are move-in ready, quick occupancy, quality family homes offered throughout our communities. Each residence is finished in today's most trending designer finishes both inside and out. Comprised of our most sought-after and in demand floorplans, every Designer Series Home constructed will offer a highly livable layout that has been proven to offer the best in modern living for stylish and sophisticated families of today.

Each home is unique, customized and sure to please even the most discerning buyer. You can rest assured that every home will feature Terra View's same exceptional quality, innovation and attention to detail that have become synonymous with our brand.



IMAGES DO NOT DEPICT ACTUAL MODEL

All photos are of recent Terra View models and showcase the same quality you can expect in your Designer Series Home.

BENEFITS OF DESIGNER SERIES HOMES:

- Move-in ready, quick occupancy
- Finishes are selected by professional Interior Designer
- Proven functional designs for modern living

UPGRADES in THIS DESIGNER SERIES HOME by Terra View.

EXTERIOR

- Garage door opener
- Modern garage door with four frosted thermal glass inserts
- Additional coach light at rear of home
- Fence at rear lot line

BASEMENT

- 2 additional plates on foundation to increase basement ceiling height
- 2 additional basement windows
- Ceramic tile on stairs from first floor to first landing
- Rough-in for future basement apartment in an unfinished area
- Includes - above basement apartment ready in an unfinished areas:
- Existing basement windows increased to larger 56x32 with one window being egress slider pane with window well. Relay shut off to furnace, Roxul utility ceiling, rough-in floor drains, sprinkler head in utility and exhaust for additional laundry & kitchen. Side entrance door (solid) (ceramic landing with ceramic stair treads to main floor), note* exterior steps and walkways not included. Additional work by purchaser will be required by city in order to receive municipal approvals.

MAIN FLOOR

- Upgraded ceramic tile in foyer
- LVP flooring in hall, powder room, mud room, dining room & great room
- 4- 4" LED slim line pot light with white trim in great room
- 14 ft box-out in great room complete with 100" electric fireplace with conduit and outlet for television to be mounted to wall

KITCHEN

- LVP in kitchen and walk-in pantry
- Microwave shelf and outlet in extended 10 ft by 36 inch wide island with breakfast bar and waterfall end
- Level 8 quartz countertops
- Chimney hood fan
- Pocket door into walk in pantry
- Under-valance lighting on upper cabinetry
- Upgraded cabinetry hardware
- Stove wall lower cabinetry functionality improved with two sets of pots and pans drawers on either side of stove as well as bank of drawers on either end
- Garbage double waste bin drawer
- Cabinetry upgraded to Level 4 white slab door
- Build-out fridge with gable end
- 42 inch upper cabinets
- Tile backsplash
- Single bowl white granite sink with upgraded faucets
- Water line for fridge ice-maker
- 4- 4" LED slim line pot lights with white trim in kitchen

FIRST TO SECOND FLOOR

- Hardwood stairs
- Glass railing with square post and cap

SECOND FLOOR

- LVP hallway, primary bedroom and bonus room
- Coffered bonus room ceiling
- French double doors into office

ENSUITE WASHROOM

- Custom glass shower with shower niche recess and pot light
- Upgraded vanity cabinetry and hardware as well double upgraded undermounted sinks in quartz countertop
- Light fixture above stand alone tub
- Upgraded faucets in vanity, shower & bath
- Upgraded ceramic floor, and shower walls

MAIN BATHROOM

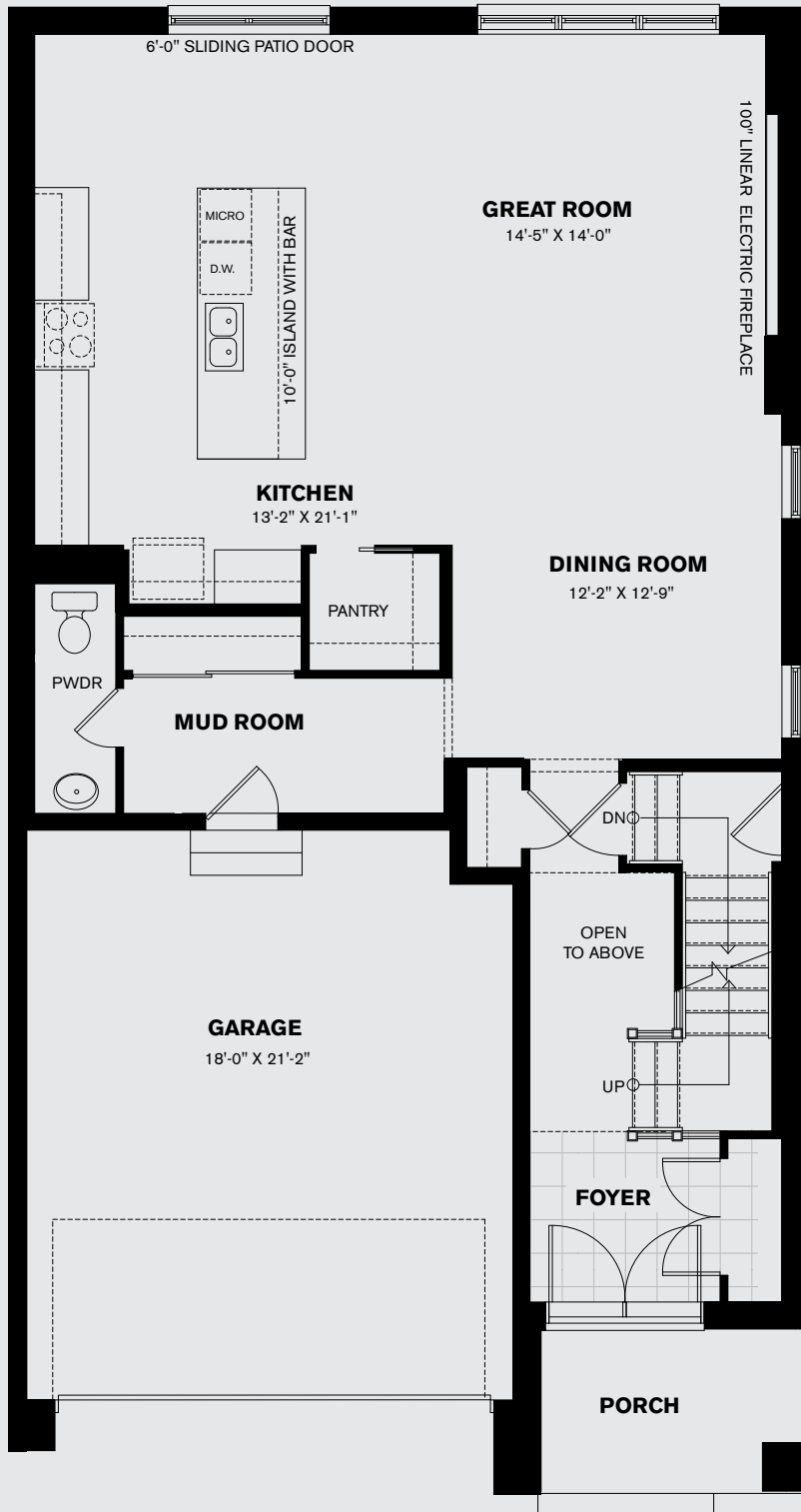
- Quartz countertop with double undermounted sinks in vanity
- Water closet area for toilet and tub
- Upgraded push hardware on cabinetry
- Upgraded sink and faucets
- Pot light in tub enclosure
- Upgraded ceramic in tub wall surround complete with shower niche

THROUGHOUT HOME

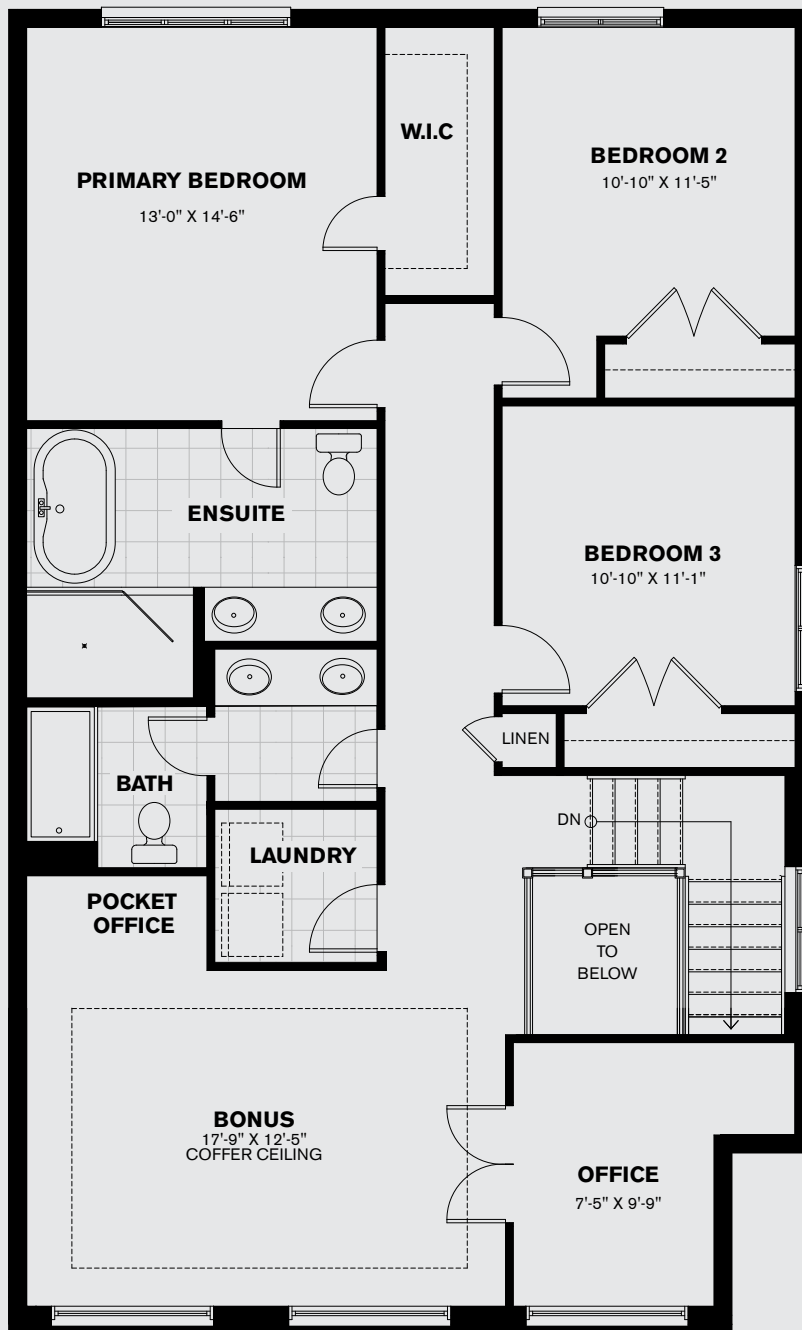
- Third line R.I. (soft throughout home w/ separate line to kitchen sink c/w drinking faucet & hard ext taps)
- Lighting fixtures upgraded throughout
- Interior doors style upgraded to Melrose
- Interior door hardware upgraded to Latitude Lever in brushed nickel
- 3 -7/8" trim and 2-3/4" casing throughout



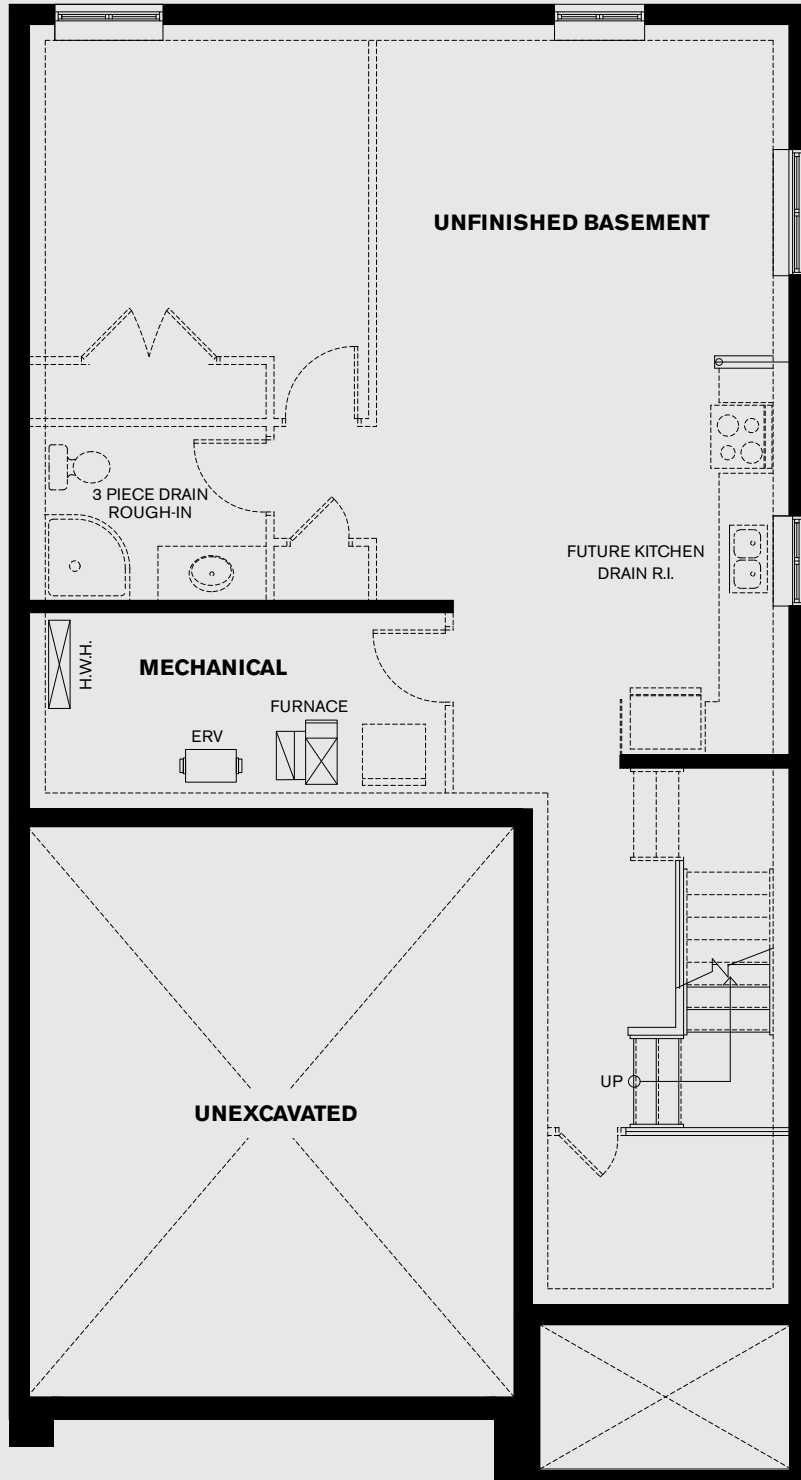
| The Aurora C | Main Floor



 | The Aurora C | Second Floor



 | The Aurora C | Basement



STANDARDS in EVERY DESIGNER SERIES HOME by Terra View.

QUALITY CONSTRUCTION

- 9' ceiling height on main floor and 8' ceiling on second floor.
- Moisture resistant high density 3/4" tongue and groove engineered subfloors are nailed, screwed & glued to prevent squeaks.
- Basement sealed with 2 lb spray foam to protect against potential soil gases.
- Basement concrete slab insulated to R10 with spray foam.
- Basement wrapped in superior foundation membrane with weeping tile. In addition, the entire basement walls are tarred for additional moisture protection.
- Reinforced poured concrete foundations.
- Control joints cut or placed in concrete slabs to help control cracking.
- All exterior walls sheathed with a R10 superior insulation panel system to reduce heating costs and thermal bridging.
- Insulation far in excess of Ontario Building Code Requirements.
- Exterior walls insulated to R 32, perimeter basement walls insulated to R 28 to floor and studded, extra heavy R 60 insulation in all flat ceilings, all floors over garage spaces insulated to min. R 41 with 2 lb closed cell urethane foam.

EXTERIOR FINISHING DETAILS

- Architecturally distinctive exterior finishes consisting of a wide variety of brick, stone, vinyl shake, PVC detailing, stucco, and maintenance free high gauge horizontal vinyl siding.*
- Architectural roof shingles with limited lifetime warranty.
- Maintenance free high gauge aluminum fascia, soffit, 5" seamless eaves trough and downspouts.
- Poured 32 Mpa reinforced concrete front porches with pre-finished aluminum

white railings as per plan and grading requirements.

- Poured concrete steps & front walk (#of risers subject to grade.)
- All building penetrations including doors and windows are sealed with urethane foam and fully caulked to prevent drafts and improve window performance
- Exterior coach lamps or pot lights as per plan.
- All homes include hand crafted Indiana address stone or stainless house number as per plan.
- Brick or Stone soldier coursing, keystones, lintels and detailing over all doors and windows as per applicable plan.
- Low Maintenance detailing including frieze boards, window surrounds, brackets, bay surrounds and gable vents as per plan.
- Quality pre-finished coach style or contemporary garage doors.
- Low E argon filled "Triple Pane" vinyl EnergyStar® windows with all front windows having integral decorative grill inserts as per plan.
- Low E argon filled Triple Pane 6' -0" sliding patio door with security lock or exterior French door as per applicable plan.
- Screens supplied on all opening windows and patio/double garden doors.
- Lot fully sodded (side-yard may be gravel if distance between homes is less than 8').
- Basecoat paved asphalt driveways and aprons charged to Purchaser as an adjustment on closing.
- If your lot receives a tree the tree will be planted on the sodded area between the front curb and the front of the home.
- Purchasers furnished with a complimentary certificate for exterior window cleaning upon receipt of post closing survey.

INTERIOR FEATURES

- Flat ceilings in all bathrooms, California texture on all other ceilings with a 4" smooth border on main level.
- Embossed doors throughout.
- 4" baseboard and 2 3/4" door and window casings throughout.
- Finished walls are painted white with two coats of low VOC latex paint.
- Natural finish Oak handrails, solid wood newels and pickets as per plan.
- Coffered ceilings as per plan.
- Studio walls are finished with a cap and casings. (as per plan)
- Satin Nickel doorknobs, and hinges throughout with privacy locks on all bathroom doors.
- Quality broadloom throughout with 10mm under pad in all areas which are not specified as hard surface.*
- Foyer, main or second floor laundry to be ceramic tile.
- Wire shelving in all closets with 4 shelves in each linen cupboard.

LUXURIOUS BATHROOMS

- White China pedestal sinks in powder rooms.*
- Main bathroom to have tub with tile surround.*
- Ensuite bathroom to have granite countertops with undermount sink.*
- Ensuite to have white acrylic oversized freestanding tub where plan allows or separate ceramic walk in shower complete with glass door as per plan.
- Ensuite, main bath and powder room floors to be ceramic tile.
- Efficient water saver taps, showerheads and dual flush toilets.
- Non-beveled glass mirrors in all bathrooms.

continued on next page...

standard features continued...

GOURMET KITCHENS

- Granite Countertop with undermount sink*.
- Choice of custom cabinetry in kitchen* with extended 36" upper cabinetry (when possible), with 12" depth and soft close doors and drawers.
- Kitchens are equipped with 2 speed exhaust fans, single lever faucet, and dishwasher electrical and plumbing rough-in separate hot water line to dishwasher.
- Pantry or walk-in pantry as per plan.
- Kitchen and breakfast areas to be ceramic flooring.*

ELECTRICAL, PLUMBING AND MECHANICAL FEATURES

- 3-piece drain rough-in in basement (as per plan).
- 2 exterior hose bibs with interior winter shut offs.
- Water shut off valves under all sinks and toilets.
- Laundry floor drain as per plan.
- Water supply lines are non-toxic plastic water piping to reduce water hammer noise and reduced connections
- 2 exterior GFI outlets. (one front, one rear unless otherwise specified).
- 220 volt dryer and stove outlet and 4" exterior vent where specified.
- Interconnected hard-wired strobe smoke detectors on all levels and in all bedrooms for your safety.
- Interconnected hard-wired carbon monoxide detector in all bedroom levels for your safety.
- 200 amp electrical service with copper wiring & circuit breakers.
- Interior and exterior light fixtures selected by builder, switched outlets in living and great rooms.

- Rough in electrical for garage door opener including ceiling outlet and low voltage wire.
- Rough in for future electric car charger.
- High Efficiency MPV (variable speed) natural gas furnace, rented or leased power vented high efficiency natural gas on demand tankless hot water heater.
- ERV provides filtered fresh air throughout home.
- All homes and duct work cleaned professionally.
- High performance air to air heat pump to greatly reduce energy costs for heating and A/C.
- Conduit to attic for photovoltaic installation.

GENERAL NOTES

- All homes evaluated by 3rd Party Energy Auditor
- All homes covered by Tarion Warranty Corporation Comprehensive 1 year warranty plus a 2 year warranty covering the electrical, plumbing, heating systems & water penetration of the building envelope and a 7 year warranty against major structural defects. (enrollment fee to be paid by purchaser as an adjustment on closing)
- The number of steps at the front, rear, and in the garage may vary from that shown, and are subject to grade. Garage to house doors are included where grading permits.
- The decorated model home contains items not included in the base price. These may include but may not be limited to lighting, wall and window treatments, upgrades and landscaping.
- Ceilings, walls and bulkheads may be modified to accommodate heating and ventilating requirements.
- Variations in uniformity and colour (i.e. Ceramics) from Vendors samples may occur and can be expected in finished materials.

- Plans and specifications are subject to modification at the discretion of the Vendor. The Vendor reserves the right to substitute materials of equal or better quality.
- Building location survey for mortgage purposes paid by the Vendor.
- Marketing Renderings may show optional features which may not be included in the base price.

* Purchaser to select from Vendor's samples, unless already ordered or installed.

* Due to lot limitations, some side windows may not be permitted.

** Net Zero standard may be limited to model lot orientation and subject to utility approval

***E. & O. E. February 2025

For more information contact:

Shelley Barclay
Sales Representative
Terra View Homes

519-249-9356
shelley@terra-view.com

MAKE THIS HOME YOURS TODAY!



TERRA-VIEW.COM

TerraView
custom homes