

TerraView
**DESIGNER
SERIES**



LOT 48 – 31 NICHOLAS WAY

THIS HOME IS AVAILABLE AT:

NIMA



*Artist Rendering - Contemporary Exterior Package #3

The Woodlands C | 2806 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.

TerraView
**DESIGNER
SERIES**



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

- Walkout lot
- Upgraded 8' front door system with sand blasted glass
- Additional coach light on front of home and rear of home
- Garage doors includes 4 frosted glass panels
- Garage door opener with keypad and two remotes

BASEMENT

- 1 Additional basement window 56" x 32"
- 1 Additional basement window 40" x 24"
- 2 Plates on foundation - raise basement ceiling height
- R.I. For future basement apartment in an unfinished area
- Basement apartment ready in an unfinished area includes:

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. Note* exterior steps and walkways not included. Additional work by purchaser will be required by city in order to receive municipal approvals.

MAIN FLOOR

- 100 square feet of additional floor space creating office
- 12 ft bi-parting door off great room,
- 10 - 4" LED slim line pot light with white trim 4 in kitchen and 6 in great room
- 74" electric fireplace in 8 ft wall box out with conduit for television above fireplace
- French doors into office
- Hardwood floor in kitchen, walk in pantry, dining room, great room and office
- Powder room - upgraded sink, faucet and toilet

- Upgraded hardwood stairs from first floor to basement first landing

KITCHEN / DINING ROOM

- Kitchen cabinetry extended on right side of fridge
- 2 floating shelves on either side of hood-fan
- Kitchen uppers upgraded to 42"
- Upper kitchen cabinetry with riser and reverse crown moulding
- LED valance Lighting under kitchen uppers
- Water line for fridge ice-maker
- Upgraded kitchen island finished in Hale Navy with quartz countertop, waterfall end and breakfast bar
- Upgraded quartz kitchen countertop
- Microwave shelf and outlet in kitchen island
- Upgraded pantry door to a pocket door with frosted glass
- Upgraded chimney hood fan
- Deep build out fridge with gable ends
- Upgraded Ceramic backsplash
- Pull out waste bin
- Upgraded granite white single bowl sink
- Kitchen and drinking water faucet upgraded
- Upgraded kitchen hardware

FIRST TO SECOND FLOOR

- Upgraded hardwood stairs from first floor to second floor

SECOND FLOOR

- Hardwood floor in bonus room and second floor hallway and primary bedroom
- Coffered ceiling in bonus room
- 4 pot lights in bonus room

ENSUITE WASHROOM

- Custom glass shower with upgraded tile on shower walls, shower niche recess and pot light
- Light fixture in ensuite above soaker tub
- Double upgraded sinks in vanity with upgraded quartz countertop
- Upgraded sink, bath and shower faucets
- Upgraded toilet
- Upgraded ceramic tile floor
- Timer for fan

MAIN BATHROOM

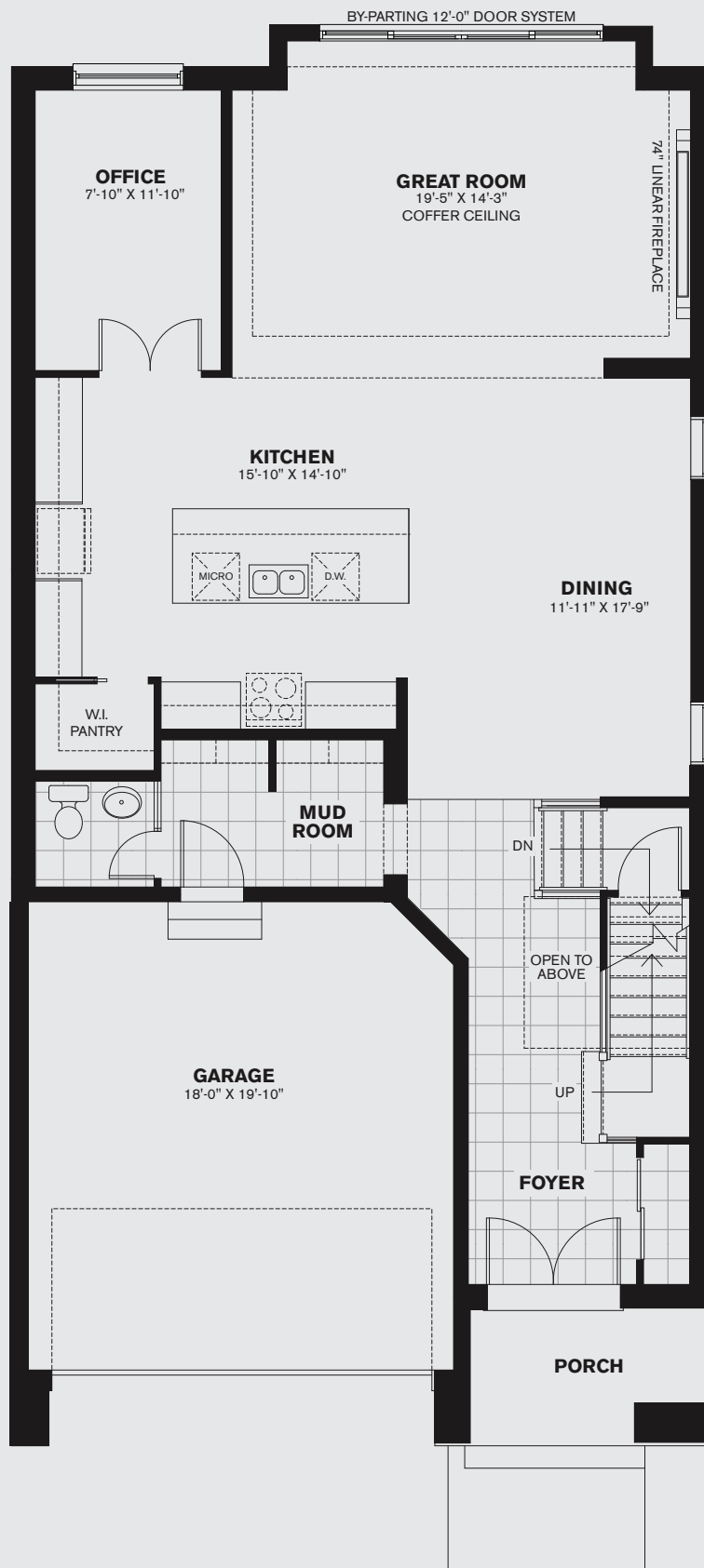
- Pot light above tub
- Upgraded Hale Navy vanity with quartz countertop
- Upgraded sink and faucets
- Upgraded ceramic wall tile
- Timer for fan

THROUGHOUT HOME

- Upgraded lighting package
- Upgraded to Logan interior doors
- Upgraded bright chrome lever door hardware
- Upgraded 7 ¼" baseboard and 3 ½" casing
- Third line R.I. (soft throughout home w/ separate line to kitchen sink c/w drinking faucet & hard ext taps)
- Upgraded folding window hardware on first and second floor windows

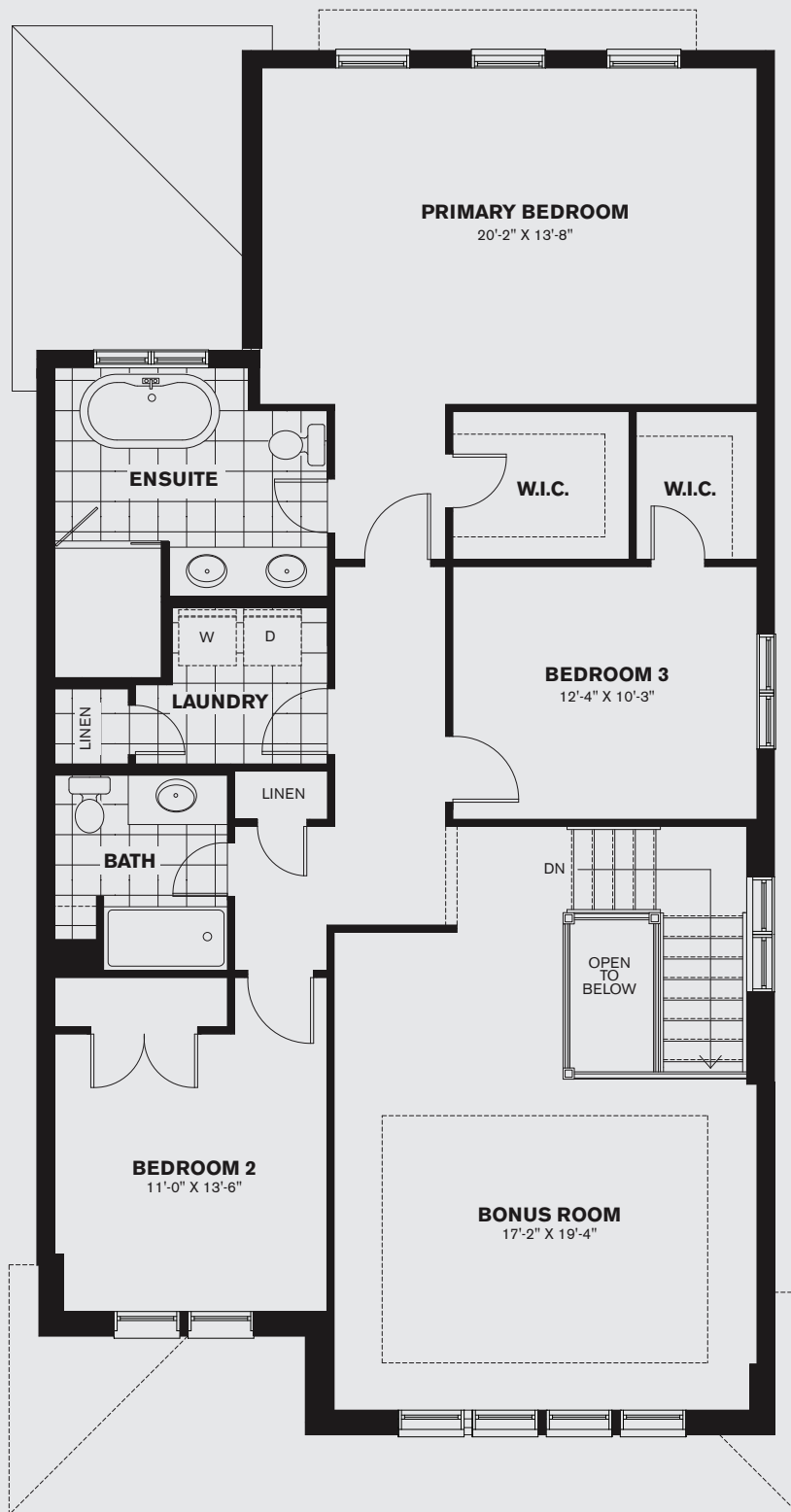


| The Woodlands C | Main Floor



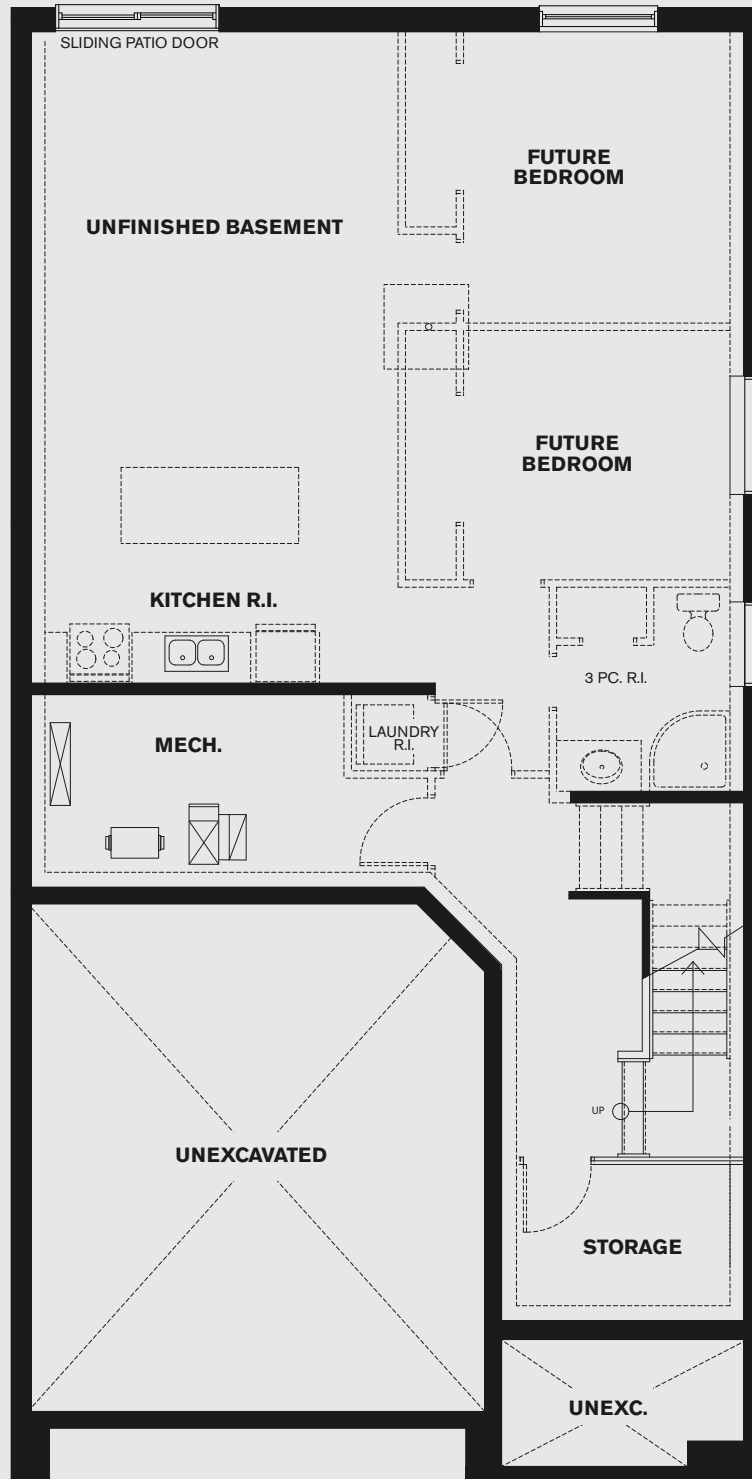


| The Woodlands C | Second Floor





| The Woodlands 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.

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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

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