Terra View

DESIGNER SERIES

PROUD TO BE AWARDED OHBA SMALL VOLUME
2025
ONTARIO HOME BUILDER
OF THE YEAR

LOT 44 – 39 NICHOLAS WAY

THIS HOME IS AVAILABLE AT:

NIMA



*Artist Rendering

The Aurora B WITH BONUS ROOM | 2,645 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. Each residence is finished in today's most trending designer finishes both inside and out. Every Designer Series Home constructed will offers 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.

Terra View

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 THIS DESIGNER SERIES HOME:

- Move-in ready, quick occupancy
- Additional space with bonus room
- Unfinished basement with bathroom and kitchen rough ins
- Finishes are selected by professional Interior Designer
- Proven functional designs for modern living

UPGRADES in THIS DESIGNER SERIES HOME by Terra View.

EXTERIOR & CURB APPEAL

- Lot Feature: Walkout lot with large deck featuring sleek glass railings
- Grand Entrance: Upgraded 8’ double front doors with sandblasted glass
- Garage Details: Insulated garage doors with 4 frosted glass panels, garage door opener, exterior keypad, and 2 remotes
- Lighting: Additional front and rear coach lights

BASEMENT & FUTURE POTENTIAL

- Basement Features: Raised ceiling height (2 plates on foundation), 4-panel garden door, and an additional 40”x24” window
- In-Law / Suite Ready: Rough-in included for wet bar, laundry drain, dryer vent, bathroom fan, and hood fan for seamless future apartment conversion. (Note: Buyer to confirm City of Guelph requirements)

MAIN LIVING SPACE

- Elevated Ceilings: 10’ ceilings throughout the main level
- Indoor-Outdoor Flow: 12’ bi-parting sliding door off the Great Room
- Architectural Touches: 8’ interior doors and 3 7/8” baseboards with 2 ¾” casing in a modern profile
- Fireplace Feature: 74” electric fireplace set in an 8’ wall box-out with integrated television conduit
- Flooring & Trim: Hardwood flooring through the foyer, kitchen, walk-in pantry, dining room, and great room; upgraded hardwood stairs to both the second floor and basement landing
- Lighting: 7 LED Slim Line pot lights (white trim) across the kitchen and great room

GOURMET KITCHEN & DINING

- Custom Cabinetry: Upgraded 42.5” upper cabinets with riser, crown moulding, and under-cabinet LED valance lighting
- Countertops & Island: Upgraded quartz countertops with a custom island featuring a breakfast bar, microwave shelf, and power outlet
- Chef’s Conveniences: Upgraded chimney hood fan, deep build-out fridge with gable end, two pot-and-pan drawers flanking the stove, and a frosted glass pocket door for the walk-in pantry
- Fixtures: Upgraded white granite single-bowl sink with upgraded main and drinking water faucets, plus a dedicated fridge water line

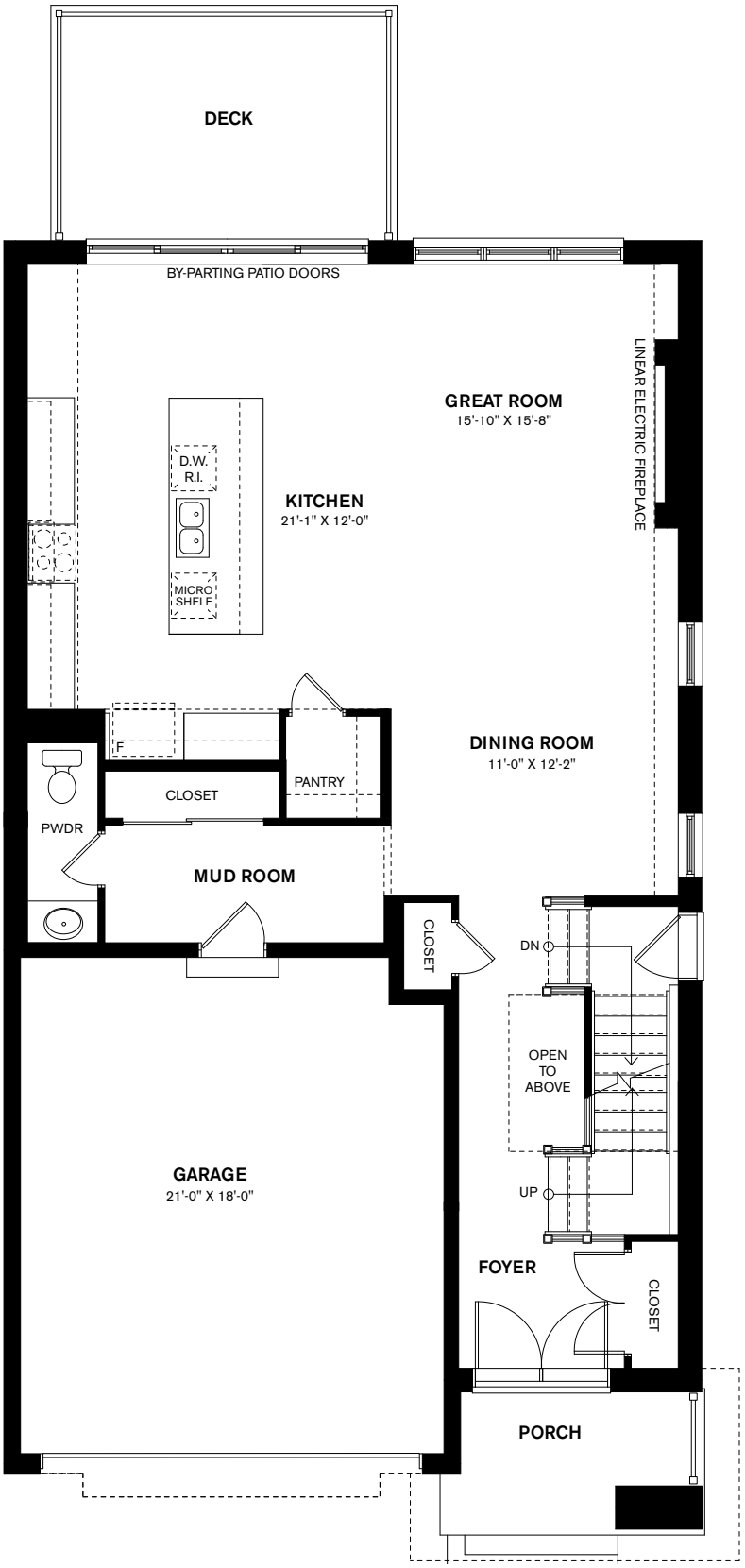
BEDROOMS & UPPER LEVELS

- Staircase: Upgraded hardwood stairs with wrought iron pickets (no boots)
- Bonus Room & Hallway: Premium hardwood flooring with 5 pot lights in the Bonus Room
- Laundry Room: Upgraded ceramic tile installed in an elegant 1/3 brick pattern

LUXURY BATHROOMS

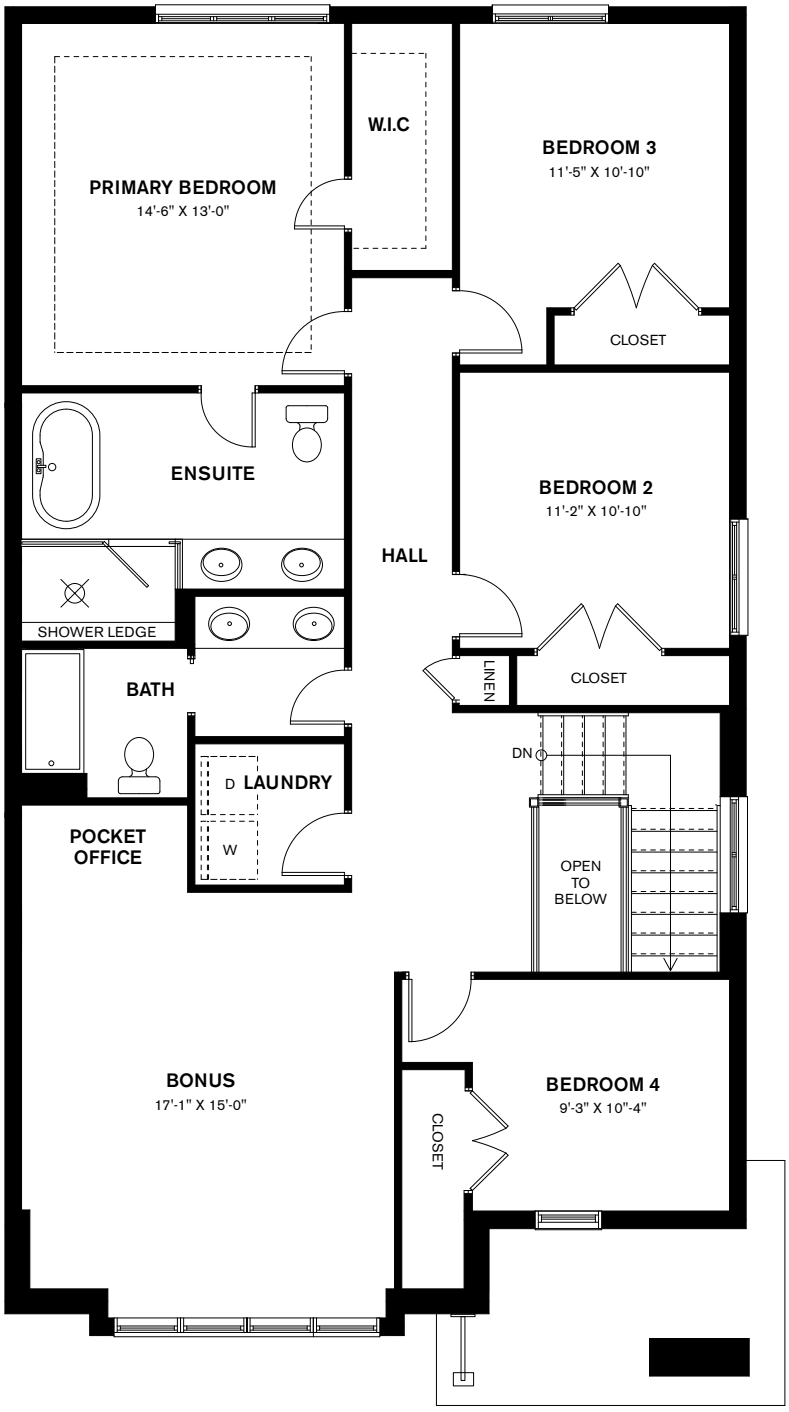
- Primary Ensuite: Custom glass shower with upgraded wall/mosaic tiles, shower ledge, sill, and pot light; light fixture above soaker tub; upgraded vanity with double undermount sinks, quartz countertops, and matte black hardware/faucets
- Main Bath: Private water closet for tub and toilet; double undermount sinks with quartz countertops; upgraded ceramic wall tile in a 1/3 brick offset pattern; pot light above tub
- Powder Room: Main floor powder room features a 36” maple vanity with matte black hardware, quartz countertop, and upgraded undermount sink and faucet

| The Aurora B | Main Floor



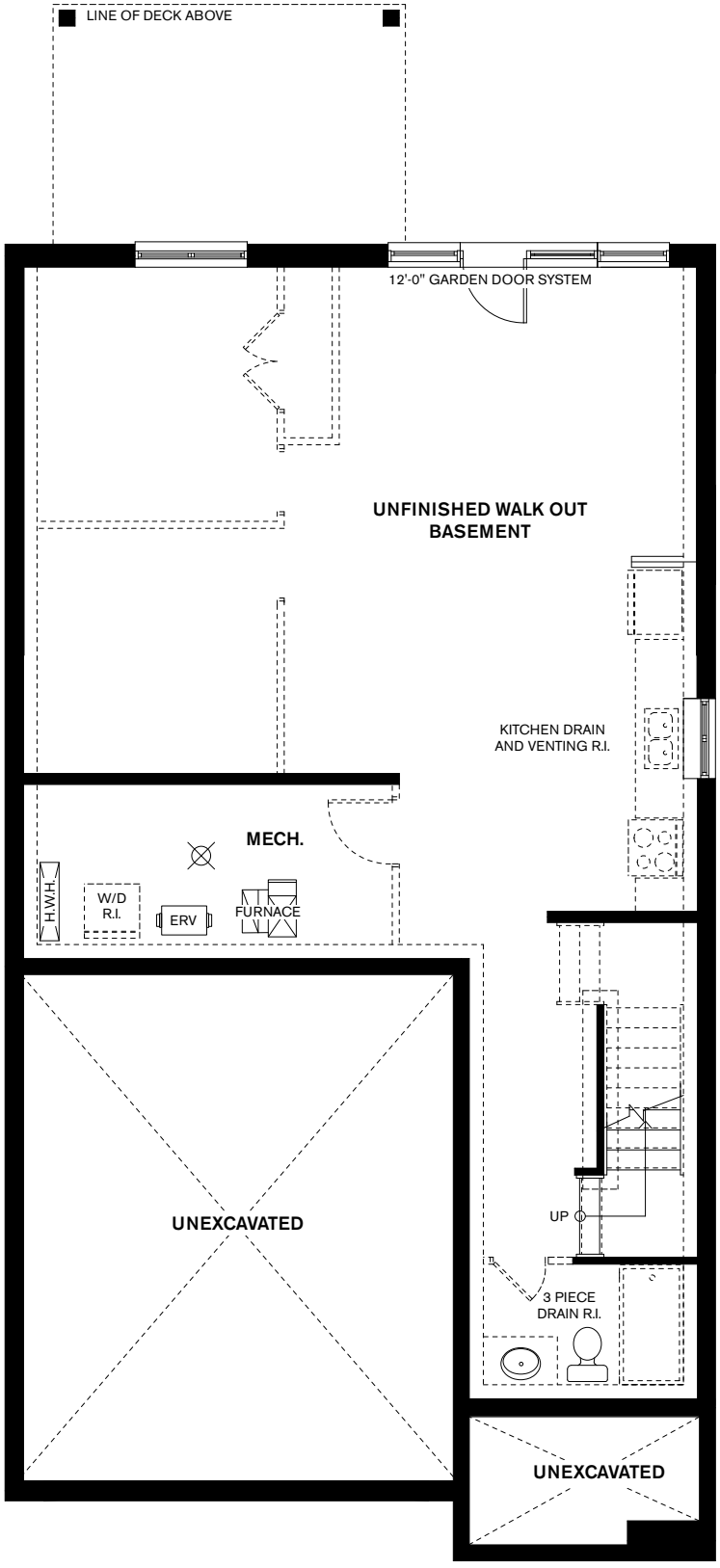
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| The Aurora B | Second Floor



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| The Aurora B | Basement



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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 then 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.
- 100" linear electric fireplace.

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

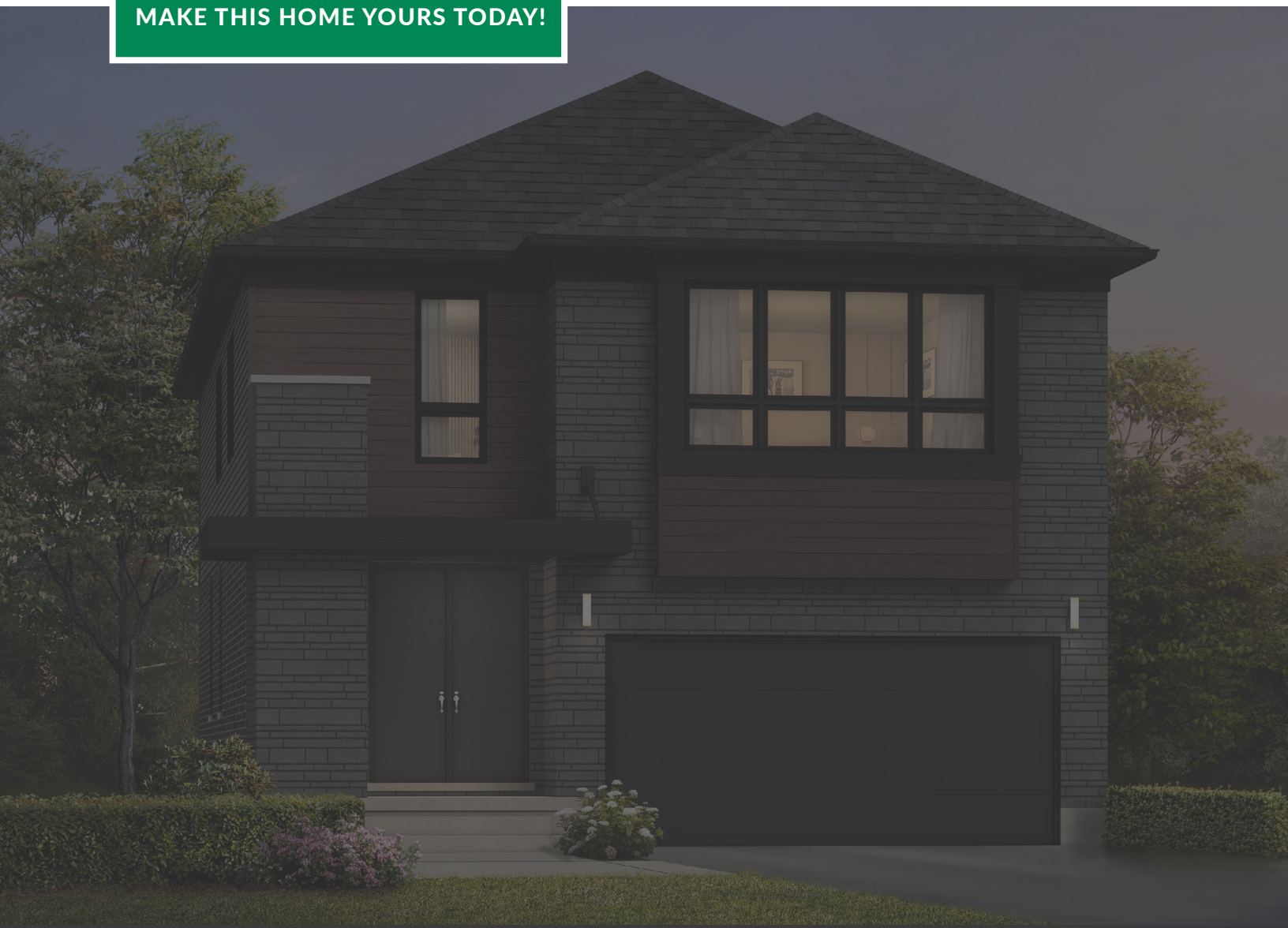
***E. & O. E. March 2025

For more information contact:

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