

The Gardens Townhome Collection

ON THE PARK

Luxury Features

ENERGY STAR® AND QUALITY CONSTRUCTION FEATURES

- SOUND 2" x 6" EXTERIOR WALL CONSTRUCTION WITH R-20 batt insulation and R-5 styrofoam sheathing on exterior.
- ENERGY STAR® QUALIFIED, Low maintenance vinyl clad casement and slider, LOW-E ARGON GAS FILLED WINDOWS WITH INSULATED SPACERS. All operating windows to have screens in habitable areas.
- R-40 insulation in all attic and roof areas.
- UPGRADED R-31 SPRAYED FOAM insulation on garage ceilings and overhangs with liveable areas above.
- R-12 exterior basement wall insulation installed within 6" from the floor.
- Exposed DUCTWORK TO BE SEALED to increase furnace efficiency and air flow throughout the home.
- Relay connection between Principal Exhaust Fan and Furnace to increase air flow and provide BETTER INDOOR AIR QUALITY.
- ENERGY STAR® QUALIFIED Honeywell Programmable Thermostat — to help save energy costs.
- COMPACT FLUORESCENT LIGHT BULBS in all compatible fixtures.
- ENERGY STAR® QUALIFIED gas forced air HIGH-EFFICIENCY FURNACE complete with electronic ignition power vented to exterior and ducting SIZED FOR FUTURE AIR CONDITIONING.
- Third party testing and certification to ensure your home is ENERGY STAR® QUALIFIED.
- ENERGY EFFICIENT gas fired hot water heater on a rental basis power vented to exterior. Direct vent where possible.
- Poured concrete basement walls with HEAVY DUTY damp proofing and UPGRADED DRAINAGE MEMBRANE.
- INSULATED double wall between units for improved sound barrier on townhomes.
- STEEL BEAM construction in basement.
- Floor joists to O.B.C. specifications.
- 3/8" roof PLYWOOD sheathing.
- COPPER or COMPOSITE pipe, and ABS plumbing throughout using lead FREE SOLDER on all copper pipes.

EXTERIOR

- Architecture designed for MAXIMUM CURB APPEAL.
- Quality CLAY BRICK, STONE, STUCCO with maintenance free vinyl siding on second floor sides and back (where applicable) as per elevation. All exterior elevations sitings and colours are to be architecturally controlled by Multi-Area Developments Inc.
- Prefinished MAINTENANCE FREE aluminum soffits, fascia, eavestroughs and downpipes as per elevation.
- COVERED FRONT ENTRIES AND PORCHES as per plan.

- Raised sectional STEEL GARAGE DOORS with factory paint finish and glass inserts as per plan.
- Spacious garages on most plans with concrete floor and REINFORCED grade beams. Finished in drywall (except block wall) with one coat of tape (not sanded).
- Lots to be FULLY SODDED, precast concrete steps, decks (4' x 7') where applicable. Pre-cast patio slabs from front door to driveway.
- One exterior water tap and one in garage.
- Self sealing quality asphalt shingles (20 year).
- Quality painted METAL INSULATED FRONT ENTRY DOOR with glass insert or sidelite as per plan, WITH ELECTRONIC DEADBOLT.
- STONE ENGRAVED house number on front elevation of a pleasing streetscape.
- Metal insulated interior garage access door (if grade permits) complete with safety door closure.
- PAVED DRIVEWAY for convenience and enhanced streetscape.

INTERIOR

- Efficient and clean DIRECT VENT GAS FIREPLACE with custom natural oak or white semi-gloss mantle. (Purchaser may substitute fireplace for appliance package offered by vendor).
- UPGRADED CALIFORNIA CEILINGS with 4" SMOOTH BORDER in all rooms except kitchen, bathrooms, powder room and laundry which have easy maintenance smooth ceilings as per plan. (No border on vaulted ceilings).
- COLONIST interior passage doors complete with POLISHED BRASS interior knobs and hinges.
- 2-3/4" COLONIAL STYLE CASINGS on all ARCHWAYS, DOORS and window frames as well as 3-1/4" COLONIAL STYLE BASEBOARDS throughout. (No trim to archways with columns.)
- OAK RAILINGS in natural finish 3" newel posts 2-3/4" handrail, 1-1/4" pickets and 4" nosing to finished areas as per plan.
- ALL OAK STRINGERS on staircases natural finish (finished areas only).
- Interior trim and doors to be painted with upgrade paint "Cool White" to all finished areas.
- All interior walls to be painted two colours throughout. CHOICE OF COLOURS from builder's samples.

FLOORING FEATURES

- EXTENSIVE CHOICE OF QUALITY IMPORTED CERAMIC FLOOR TILES in foyer, kitchen, breakfast room and bathrooms from builder samples.
- 40 OZ. BROADLOOM with quality underpad in all non-ceramic areas as per plan. Purchaser to have choice of colours as per builders samples.

- 5/8" TONGUE AND GROOVE ASPENITE sub-flooring throughout.
- All sub-floors to be nailed and SCREWED DOWN and joints sanded.

KITCHEN FEATURES

- QUALITY CABINETS with a bank of drawers and designed to accommodate the installation of a dishwasher with rough-in plumbing and electrical.
- Double stainless steel "LEDGE BACK" sink with SINGLE LEVER faucet.
- Cabinet valance above kitchen windows (where applicable).
- Post formed arborite or formica counter top.
- White hood exhaust fan with VENT TO EXTERIOR.
- Breakfast bar and islands as per plan. (Some are optional).
- HEAVY DUTY electrical outlet for future stove.

BATHROOM AND LAUNDRY FEATURES

- Acrylic SOAKER TUB with separate shower in ensuite bathrooms as per plan.
- Shower enclosure to be either neo angle or acrylic one piece to be determined by vendor as per plan. (Some models may have ceramic shower).
- ACRYLIC ONE PIECE TUBSHOWER in main bath for easy cleaning and maintenance free.
- Post formed arborite or formica counter top.
- All white bathroom plumbing fixtures.
- Ceramic bathroom accessories to include towel bar, toilet tissue dispenser and soap dish in bathtub enclosure and shower enclosure.
- 40" high by width of vanity plate mirror in all bathrooms.
- SINGLE LEVER faucets in all vanities including shower stalls.
- Ground fault INTERRUPTER PROTECTION in all bathrooms and powder room.
- Single basin LAUNDRY TUB in laundry where possible as per plan.
- Pressure balance temperature control valves in all showers.
- Drain and water connections, and electrical outlet for future automatic washer.
- Heavy-duty electrical outlet and outside vent for future dryer.

ELECTRICAL FEATURES

- STATE-OF-THE-ART TECHNOLOGY — roughed-in for three telephone jacks and three cable connections.
- Roughed-in HIGH SPEED WIRING for INTERNET ACCESS.
- 100 Amp electrical service with circuit breaker panel (LABELLED) and all COPPER WIRING.
- One garage electrical CEILING OUTLET for future garage door opener(s).

- Rough-in central VACUUM SYSTEM to basement
- One electrical outlet in the garage and one exterior WEATHER-PROOF ELECTRICAL OUTLET AT REAR.
- Smoke detectors and Carbon Monoxide detectors as per code.
- LUXURIOUS INTERIOR LIGHT FIXTURES throughout including all bedrooms (except family room and living room to have controlled wall outlets).

SECURITY FEATURES

- Roughed-in SECURITY SYSTEM.
- Security DEAD-BOLT LOCK on front entrance door with ELECTRONIC KEYLESS ENTRY SYSTEM.
- Patio doors to have CHARLIE BAR.
- Light fixtures provided on all exterior doors.
- All windows with proper locking device.

WARRANTY

MULTI-AREA DEVELOPMENTS HAS BEEN PROUDLY AWARDED AN "EXCELLENT SERVICE RATING" FROM THE TARIION WARRANTY CORPORATION, EVERY YEAR SINCE REGISTERING, with the following coverage:

- The home is free from defects in workmanship and materials for one (1) year.
- The home is free of defects in workmanship and materials on electrical, plumbing, heating delivery and distribution systems, exterior cladding, windows and doors, and the building envelope and basement remains free from water penetration for two (2) years.
- The home is warranted against all major structural defects for seven (7) years

NOTE

All purchaser's selections are from Builder's samples only. Purchaser acknowledges that various decorative items, including light fixtures, window coverings, wall coverings and all other decorative and upgrade items as shown in the Model Homes, Sales Office or Décor Centre are not necessarily included in the purchase price. All options shown on floor plan are available at extra cost.

ALL DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE. ALL BRICK OPTION MAY BE ILLUSTRATED. EXTERIOR, GRADING, LANDSCAPING, GARAGE, ROOF ANGLES, WINDOWS AND ENTRANCE MAY VARY FROM THE "AS-BUILT" UNIT. PLANS AND DIAGRAMS ATTACHED TO THE AGREEMENT SUPERCEDE THESE ARTISTIC RENDERINGS. EXTERIOR RENDERINGS MAY DISPLAY UPGRADES AND OPTIONAL APPOINTMENTS. THE PURCHASER ACKNOWLEDGES THAT THE FLOORPLANS MAY BE REVERSED. © COPYRIGHT MULTI-AREA DEVELOPMENTS 2008



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MULTI-AREA
DEVELOPMENTS INC.



Another first from Multi-Area!

BUILDING A WORLD OF DIFFERENCE

PRE-CONSTRUCTION SPECIAL OVER \$20,000 BONUS AND MUCH, MUCH, MORE!



- *ENERGY STAR® QUALIFIED HOME including third party testing and verification*
- *Estate Styled Homes, maximize curb appeal with stone and stucco application as per plan and maintenance free clay brick and vinyl exterior as per plan*
 - *Paved Driveways*
- *Direct vent gas fireplace or appliance package*
- *Roughed in security system and "SMART" wired homes to meet ongoing technological developments*

Exclusive Royal Bank Package for Summit Park purchasers!

*1.25% 'PREFERRED' RATE DISCOUNT ON
A 5 YEAR TERM – SAVE THOUSANDS*

*Please see Sales Representative for example with
the current market rates.*

- *Upgraded Viking II, III & III Plus kitchen cabinetry*
 - *Upgraded California ceilings*
- *Acrylic one-piece tub-shower in main bath*
 - *Separate shower in most ensuites*
 - *Upgraded drainage membrane*
- *Upgraded 40 oz. broadloom and berber*
 - *Luxurious ceramic tiles*

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**ENERGY STAR
PARTICIPANT**

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