

# PARKSIDE EAST

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## GRAND OPENING SPECIAL

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**31' LOTS**

MODEL TYPE	SQUARE FOOTAGE	ELEVATION	PREVIEW PRICE	GRAND OPENING
<b>GLENMORE (30-3001)</b>	2,200 Sq Ft	Elevation A	<b>\$969,990</b>	<b>\$989,990</b>
	2,200 Sq Ft	Elevation B	<b>\$979,990</b>	<b>\$999,990</b>
<b>GLENMORE (30-3001) LOFT**</b>	2,830 Sq Ft	Elevation A	<b>\$1,039,990</b>	<b>\$1,059,990</b>
	2,830 Sq Ft	Elevation B	<b>\$1,049,990</b>	<b>\$1,069,990</b>
<b>KILMAAR (30-3002)</b>	2,510 Sq Ft	Elevation A	<b>\$1,009,990</b>	<b>\$1,029,990</b>
	2,510 Sq Ft	Elevation B	<b>\$1,019,990</b>	<b>\$1,039,990</b>
<b>KILMAAR (30-3002) LOFT**</b>	3,130 Sq Ft	Elevation A	<b>\$1,069,990</b>	<b>\$1,089,990</b>
	3,130 Sq Ft	Elevation B	<b>\$1,079,990</b>	<b>\$1,099,990</b>
<b>AVALON (30-3003)</b>	2,830 Sq Ft	Elevation A	<b>\$1,059,990</b>	<b>\$1,079,990</b>
	2,830 Sq Ft	Elevation B	<b>\$1,069,990</b>	<b>\$1,089,990</b>

**ADD \$20,000 FOR LUXURY MASTER BEDROOM PLAN WITH LOFT\*\***

LOT PREMIUMS MAY APPLY FOR CORNER LOTS, SEE YOUR SALES REPRESENTATIVE FOR DETAILS  
WALK-OUT AND LOOK-OUT PREMIUMS APPLY, REFER TO SALES REPRESENTATIVE FOR DETAILS

See your Sales Representative for details and floor plans. Prices are subject to change. Prices are HST Inclusive if applicable. Prices are effective from May 24, 2013. Actual usable floor space may vary from the stated floor area and square footage includes open to above areas. Prices and terms subject to change at any time with the sole discretion of the Builder.  
E. & O. E.

Sales Office Hours: Mon-Thursday 12pm-7pm, Sat, Sun & Holidays: 11am-6pm / Friday's by appointment Only  
Sales office located at 285 St. Lawrence Blvd.  
For further information call: TEL: 905-887-9950 FAX: 905-887-1572

# PARKSIDE EAST

## GRAND OPENING SPECIAL

### 35' LOTS

MODEL TYPE	SQUARE FOOTAGE	ELEVATION	PREVIEW PRICE	GRAND OPENING
ASHTON (35-1.2)	2,080 Sq Ft	Elevation A	\$1,109,990	\$1,129,990
	2,085 Sq Ft	Elevation B	\$1,114,990	\$1,134,990
RILEY (35-2.2)	2,308 Sq Ft	Elevation A	\$1,129,990	\$1,149,990
	2,338 Sq Ft	Elevation B	\$1,139,990	\$1,159,990
YORK (35-3.2)	2,508 Sq Ft	Elevation A	\$1,159,990	\$1,179,990
	2,502 Sq Ft	Elevation B	\$1,164,990	\$1,184,990
	2,482 Sq Ft	Elevation C	\$1,184,990	\$1,204,990
YORK (35-3.2) With Loft	3,080 Sq Ft	Elevation A	\$1,199,990	\$1,219,990
	3,068 Sq Ft	Elevation B	\$1,204,990	\$1,224,990
	3,048 Sq Ft	Elevation C	\$1,224,990	\$1,244,990
WATERFORD (35-4)	2,710 Sq Ft	Elevation A	\$1,204,990	\$1,224,990
	2,710 Sq Ft	Elevation B	\$1,214,990	\$1,234,990
WATERFORD (35-4) With Loft	3,350 Sq Ft	Elevation A	\$1,239,990	\$1,259,990
	3,350 Sq Ft	Elevation B	\$1,249,990	\$1,269,990

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Sales Office Hours: Mon-Thursday: 11am-7pm, Sat, Sun & Holidays: 11am-6pm / Friday's by appointment Only  
 Sales office located at 285 Argyle Street  
 For further information please call: 588-7445 / Fax: 588-7457



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# PARKSIDE EAST

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## GRAND OPENING SPECIAL

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### 43' LOTS

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MODEL TYPE	SQUARE FOOTAGE	ELEVATION	PREVIEW PRICE	GRAND OPENING
<b>HOLTON (43-1.2)</b>	2,832 Sq Ft	Elevation A	<b>\$1,269,990</b>	<b>\$1,289,990</b>
	2,888 Sq Ft	Elevation B	<b>\$1,271,990</b>	<b>\$1,291,990</b>
<b>BENSON (43-2.2)</b>	3,338 Sq Ft	Elevation A	<b>\$1,308,990</b>	<b>\$1,328,990</b>
	3,388 Sq Ft	Elevation B	<b>\$1,309,990</b>	<b>\$1,329,990</b>
<b>BENSON (43-2.2) With Loft</b>	4,038 Sq Ft	Elevation A	<b>\$1,368,990</b>	<b>\$1,388,990</b>
	4,088 Sq Ft	Elevation B	<b>\$1,369,990</b>	<b>\$1,389,990</b>
<b>OAKLEY (43-3.2)</b>	3,438 Sq Ft	Elevation A	<b>\$1,318,990</b>	<b>\$1,338,990</b>
	3,518 Sq Ft	Elevation B	<b>\$1,318,990</b>	<b>\$1,338,990</b>

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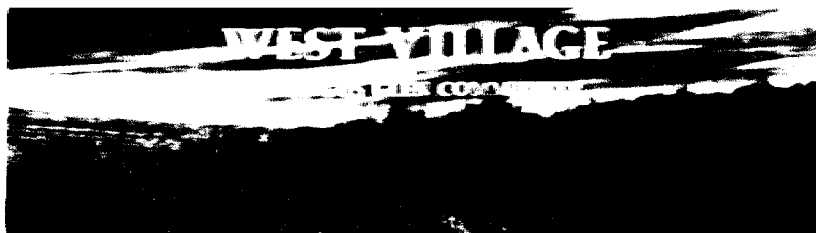
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**Sales Office Hours: Mon-Thurs: 1pm-7pm, Sat, Sun & Holidays: 11am-6pm / Friday's by appointment Only**

Sales office located at 285 Angus Glen Blvd.

For further information please call: 905-887-9950 Fax: 905-887-1572



## SCHEDULE A1-I THE SCHOOL BLOCK – 30', 35', 43' LOTS

### CLASSIC EXTERIOR AND CONSTRUCTION FEATURES

- Brick, stone and or stucco exteriors as per plan with unique masonry and stucco detailing including keystones and decorative mouldings as per plan.
- All elevations, exterior colours and materials are architecturally controlled.
- Superior Engineered wood flooring system.
- Decorative architectural columns, low maintenance pickets and railings as per applicable plan.
- Steep roof pitches enhance all elevations.
- Premium quality "coach house" style sectional roll-up garage door, as per plans.
- Self-sealing high-grade asphalt shingles, with a 25-year manufacturer warranty.
- Superior 2" x 6" wood exterior construction. Exterior walls are insulated to R22, basement walls to be insulated to full height per code, R50 insulation in ceilings.
- All subfloors to be 3/4" tongue and groove and are glued, screwed and sanded.
- 3/8" plywood roof sheathing.
- Aluminum soffits, fascia, eaves troughs and downspouts.
- Superior maintenance free vinyl casement windows throughout, as per plan. All operating windows have screens.
- Maintenance free vinyl sliding patio door or insulated garden door with glass insert, as per applicable plan.
- Upgraded front painted fiberglass entry door with inset pane lites and transom window above, weather stripping and deadbolt lock (as per applicable plan).
- Basement windows to be maintenance free structural vinyl.
- All building envelope perforations including doors and windows to be fully caulked.
- Foundation wrapped with a superior drainage membrane to protect from water penetration. All windows are foamed.
- Antique bronze finish grip set and deadbolt.
- Entire yard to be fully sodded including front yard landscape package.
- Where applicable detached two car garage sited at the rear will be constructed with material to compliment main house elevation.
- 35' and 43' Lots - Driveways off laneways to be fully paved.
- Two (2) exterior hose bibs, one at front and rear of house.
- Decorative Kylemore Homes front house number.

### SPECTACULAR INTERIOR FINISHES

- Grand nine (9) foot ceilings on main floor.
- Natural oak finish pickets, railing and stringer on stairwells in finished areas, as per plans.
- 8" x 8", 10" x 10", 12" x 12" or 13" x 13" Imported ceramic tile flooring throughout foyer, main hallway, kitchen, powder room, ensuite, bathrooms and laundry room in finished areas, where applicable per plan from Kylemore Communities standard samples.
- Premium quality 40 oz. carpeting with 5/16" underpad in non tiled areas throughout. Purchaser to have choice of two colour selections, from Kylemore Communities standard samples.
- Gas fireplace featuring colonial painted wooden mantel, and marble surround complete with glass panel, gas log and wall switch
- Purchaser's choice of 2 colours of quality paint on interior walls from Kylemore's samples. Trim to be white
- Smooth finish ceilings in kitchen and bathrooms and stippled ceilings with 4" smooth border throughout main, second floor and third floor (if applicable). Interior doors, woodwork trim to be finished with white semi-gloss paint.
- Colonial style 5-1/4" baseboard and 3" backband casing for doors and window casings throughout.
- Mirror sliding closet doors in the foyer, as per applicable plan.
- Polished brass interior hardware and lever door handles.
- Series 800 doors throughout as per plan

### GOURMET KITCHEN APPOINTMENTS

- Purchaser's choice of deluxe cabinetry in kitchen with laminate countertop from vendors standard samples
- Breakfast Bar in kitchen with flush counter, as per applicable plan.
- Double stainless steel sink in kitchen with single lever pull out faucet.
- Exhaust white hood fan over stove area, vented to exterior.
- Dishwasher rough-in provided includes electrical wire in basement and plumbing only, with space for dishwasher. Hookup cost is not included
- Dedicated electrical outlets for refrigerator
- In electrical outlets at counter level for small appliances
- Superior paint and or delivery as per applicable plan

### LUXURIOUS BATHROOMS

- Purchaser's choice of deluxe cabinetry in bathroom with laminate countertop from Kylemore's samples.
- Master ensuite to have acrylic oval tub as per plan with ceramic tile backsplash and deck mounted faucets where tub and shower are separate.
- Separate showers where applicable to have marble jambs and framed shower enclosure on half walls, as per plan. Including shower light
- Single lever taps in all bathrooms with mechanical pop up drain.
- Privacy locks on all bathroom doors.
- Quality white bathroom fixtures.
- Main bathroom to have tub enclosure with ceramic tile (6" x 8") standard, to ceiling height.
- Mirror in all bathrooms over vanities. Oval mirror in the Powder Room.
- Pedestal sink in powder room as per plan
- Pressure/temperature balance valves for all showers.
- Energy efficient water saver shower and toilet tanks.
- Ceramic bathroom accessories to include towel bar, tissue dispenser, and soap dish. Towel bar and tissue dispenser only in powder room.

### ELECTRICAL AND PLUMBING

- 200 AMP electrical service with circuit breakers.
- Heavy duty cable for stove and dryer.
- Two weather proof exterior electrical outlets, one each at front and rear of home, plus two electrical outlets in garage. Front plug to be switched for Holiday lights.
- Garage Door ceiling outlets as per plan for future garage door openers
- White "Decora" switches and receptacles throughout.
- Ceiling outlets with builder supplied fixtures for foyer, hallway, kitchen and breakfast, and all bedrooms, as per plan. Dining room outlets to be capped.
- Prewired for television in 3 locations: Kitchen, Master Bedroom and Family Room Great Room
- Prewired for telephone in 3 locations: Family Great Room, Kitchen and Master Bedroom. Includes additional wires for future uses
- Data prewire (Cat5) up to 4 locations for future home computer network. Future conduit to attic
- Bell Chime at front door and prewire for future Tele door bell.
- Smoke detectors, with electrical connection on each floor, including basement. Includes CO2 detectors.
- Rough-In for central vacuum system provided, at least one outlet per floor. All pipes drop to basement
- Rough-in for security systems includes wire to ground floor doors and wire to motion detector. Wiring dropped to basement only.
- All copper wiring throughout.
- Forced air, high efficiency gas furnace with ducting sized for future air conditioning.
- Gas fired hot water heater on rental basis.

### LAUNDRY AREA

- One laundry tub provided, in basement or where applicable as per plan.
- Hot and cold laundry taps for washer and heavy duty wiring for dryer.
- Exterior exhaust for dryer.
- Second floor laundry room (as per plan) to have drain, rubber membrane and ceramic flooring.

### TARION NEW HOME WARRANTY PROGRAM COVERAGE

- 7-years-major structural defects.
- 2-years-plumbing, heating and electrical systems and building envelope.
- 1-year-all other items.
- Backed by Tarion Warranty Program.

### COLOUR SELECTION AND FINISHINGS

- All colour and finishing selections are to be made at Kylemore Communities Décor Centre and from Builder's standard samples. Kylemore Communities provides the services of a decorator to assist purchaser in the completion of their interior colour selections and the selections of upgrades.
- Please refer to Agreement of Purchase and Sale for disclaimers
- E. & O.E. April 19, 2012