

LAWRENCE PARK

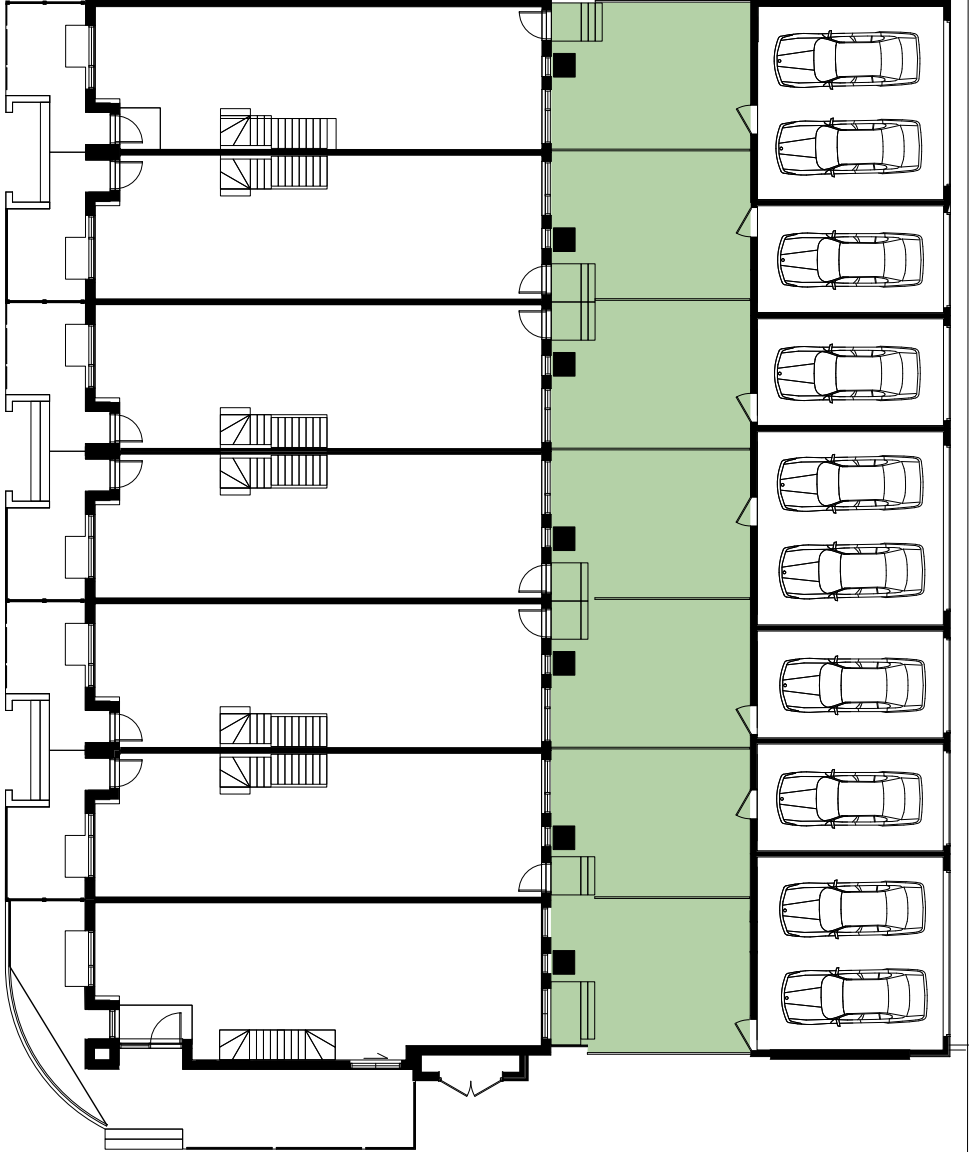
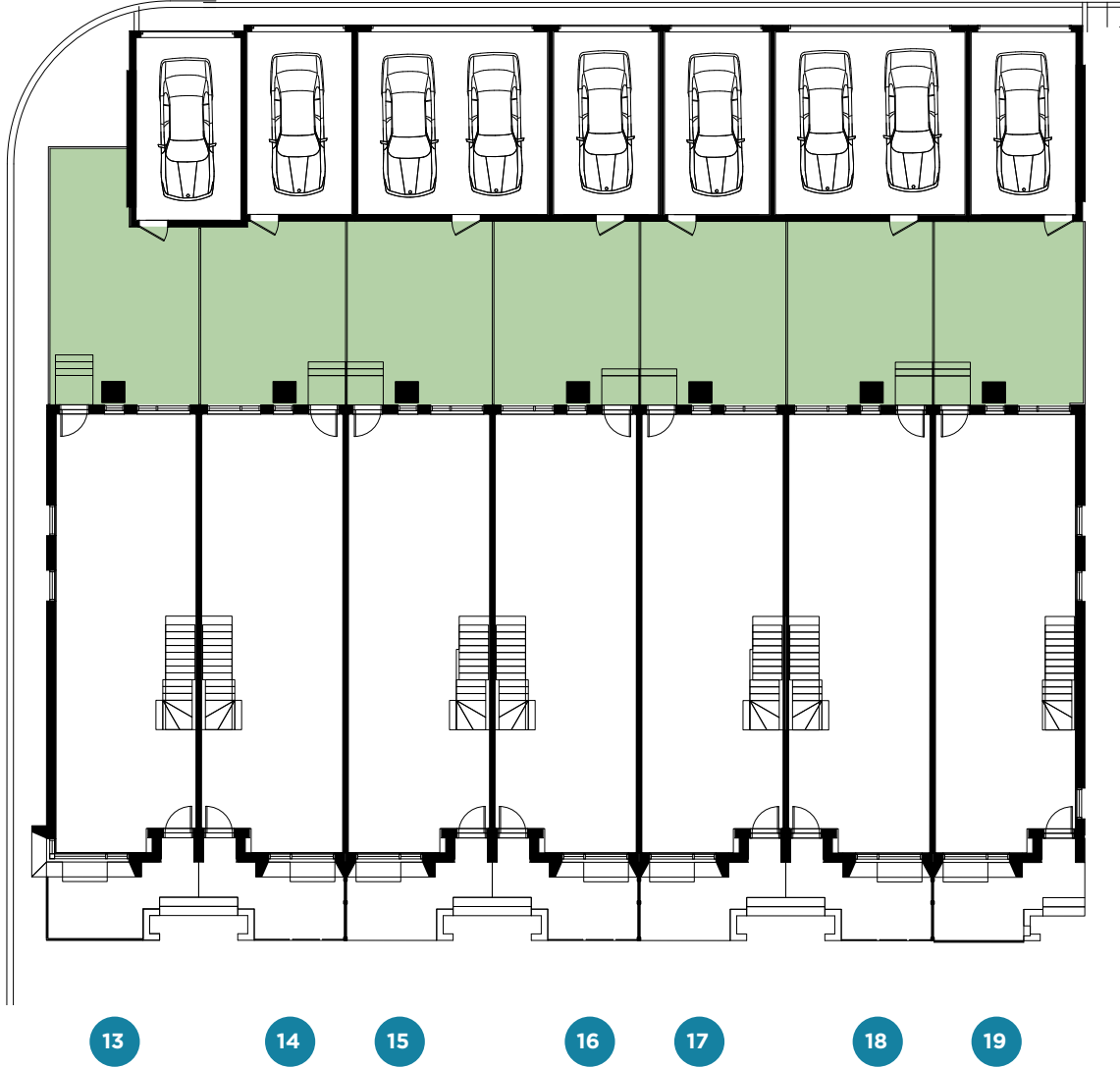
4 BEDROOM + DEN

INDOOR LIVING AREA - 2004 SQ. FT. + REAR YARD

LH



PARKING CONDITIONS



- 20
- 21
- 22
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- 24
- 25
- 26

FEATURES & FINISHES

KITCHEN

Standard Appliance Package:

- Counter depth stainless steel fridge and freezer
- 30" slide-in glass top electric range
- Stainless steel over-the-range microwave with built-in hood fan
- 24" stainless steel dishwasher

Additional Standard Features:

- Quartz slab counter top
- Single lever pull-out faucet with modern edge undermount sink
- Integrated pantry as per plan
- Custom crafted cabinetry with 3' upper cabinets
- Glass tile backsplash
- Under-cabinet lighting

BATHROOM

Master Ensuite:

- Single vanity with integrated sink, as per floor plan
- Designer porcelain tile tub and shower enclosure
- Wall mounted mirror
- Ceiling light fixture
- Low-flow toilet

Family Bathrooms:

- Vanity with integrated sink
- Designer selected tiles and chrome fixtures
- Soaker tub or shower stall as per plans with pot light
- Custom framed wall mirrors
- Ceiling light fixture
- Low-flow toilet

FLOORING, STAIRS AND CEILING, OTHER

- High efficiency forced-air furnace
- Air conditioning
- Hardwood flooring throughout on ground, 2nd and 3rd levels (except in tiled areas - foyer/baths/laundry)
- Full oak staircase on ground, 2nd and 3rd level stairs stained to match flooring
- 8' ceiling in basement level, 9' ceiling on ground, and 8' ceiling on the 2nd and 3rd levels
- Smooth ceilings throughout
- Modern profile baseboards and casings
- Solid front entry door with glass insert
- USB receptacles in kitchen and bedrooms
- Front-loaded full size washer & dryer
- Standard light fixtures in principle rooms on main level
- Central vacuum rough-in
- "Smart" thermostat
- Wire rod shelving in all closets

*Exceptional Designer Finishes
Selected for Everything From
Your Front Door To Your
Master Suite*

LAWRENCE PARK SECONDARY SUITE

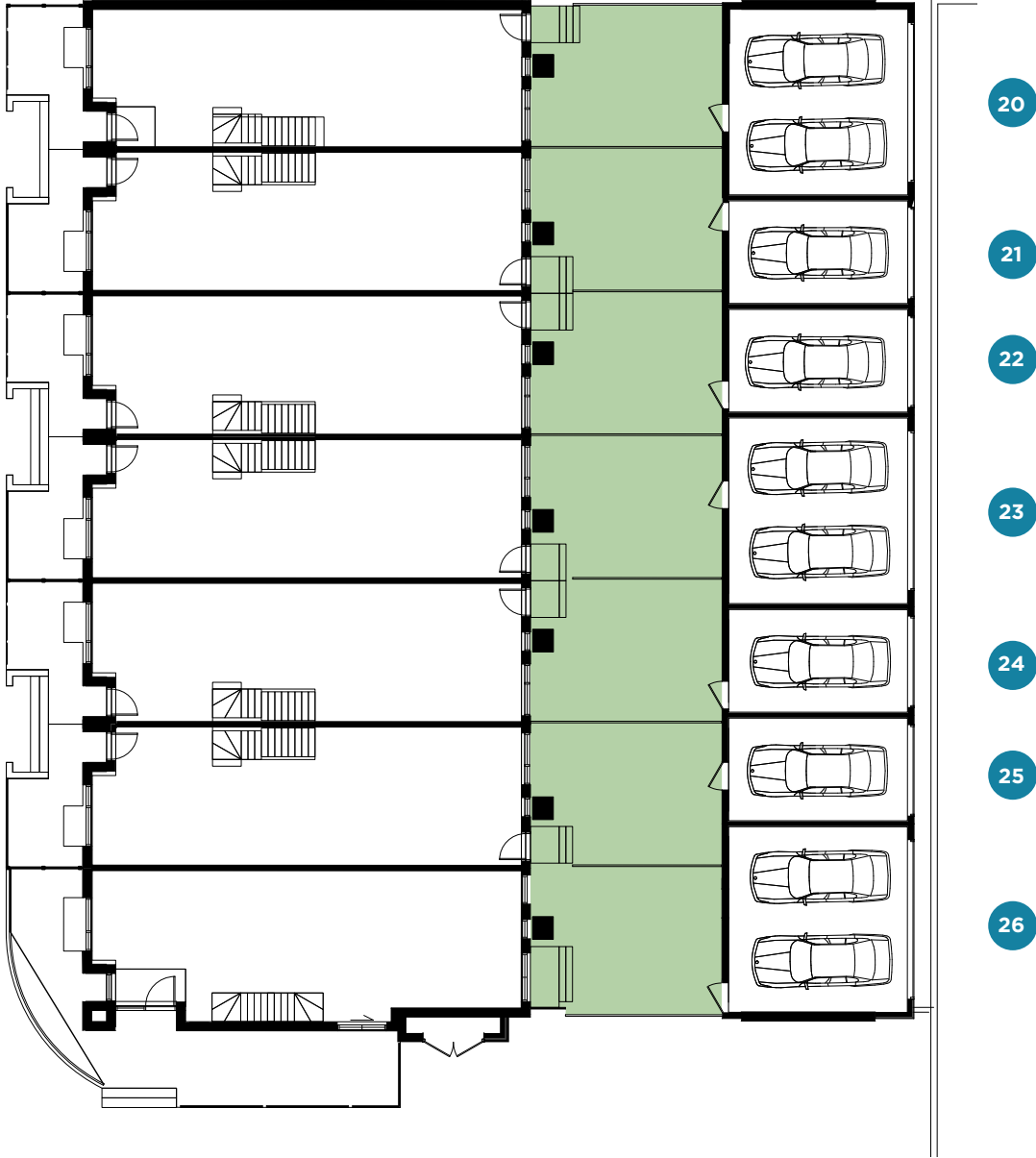
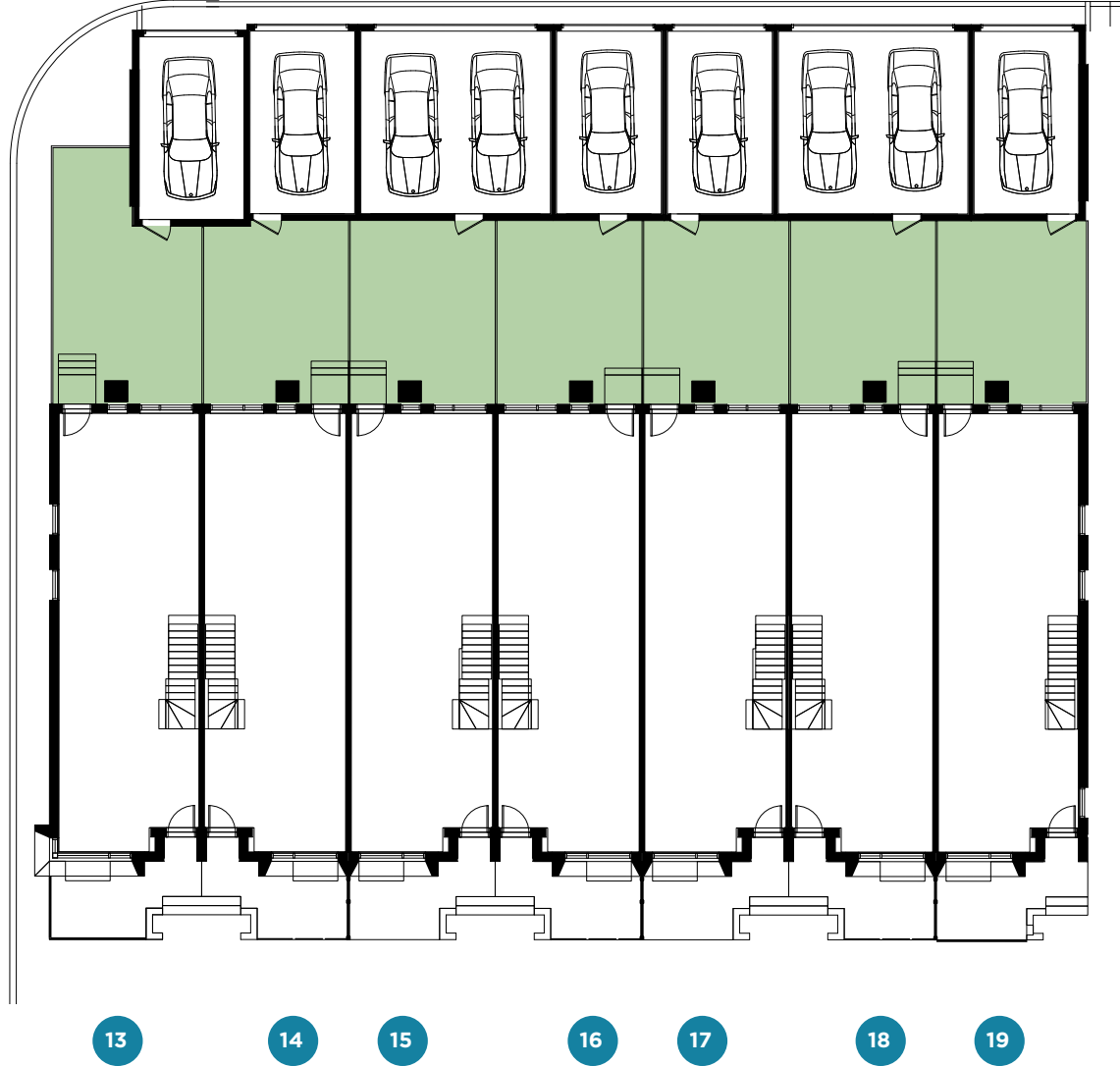
4 BEDROOM + DEN + SECONDARY SUITE

TOTAL INDOOR LIVING AREA 2641 SQ. FT. | INCLUDING 636 SQ. FT. SECONDARY SUITE

LH



PARKING CONDITIONS



FEATURES & FINISHES

KITCHEN

Standard Appliance Package:

- Counter depth stainless steel fridge and freezer
- 30" slide-in glass top electric range
- Stainless steel over-the-range microwave with built-in hood fan
- 24" stainless steel dishwasher

Additional Standard Features:

- Quartz slab counter top
- Single lever pull-out faucet with modern edge undermount sink
- Integrated pantry as per plan
- Custom crafted cabinetry with 3' upper cabinets
- Glass tile backsplash
- Under-cabinet lighting

BATHROOM

Master Ensuite:

- Single vanity with integrated sink, as per floor plan
- Designer porcelain tile tub and shower enclosure
- Wall mounted mirror
- Ceiling light fixture
- Low-flow toilet

Family Bathrooms:

- Vanity with integrated sink
- Designer selected tiles and chrome fixtures
- Soaker tub or shower stall as per plans with pot light
- Custom framed wall mirrors
- Ceiling light fixture
- Low-flow toilet

FLOORING, STAIRS AND CEILING, OTHER

- High efficiency forced-air furnace
- Air conditioning
- Hardwood flooring throughout on ground, 2nd and 3rd levels (except in tiled areas - foyer/baths/laundry)
- Full oak staircase on ground, 2nd and 3rd level stairs stained to match flooring
- 8' ceiling in basement level, 9' ceiling on ground, and 8' ceiling on the 2nd and 3rd levels
- Smooth ceilings throughout
- Modern profile baseboards and casings
- Solid front entry door with glass insert
- USB receptacles in kitchen and bedrooms
- Front-loaded full size washer & dryer
- Standard light fixtures in principle rooms on main level
- Central vacuum rough-in
- "Smart" thermostat
- Wire rod shelving in all closets

OPTIONAL LAWRENCE PARK SECONDARY SUITE

Standard Appliance Package:

- Stainless steel fridge and freezer
- Slide-in glass top electric range
- Stainless steel over-the-range microwave with built-in hood fan
- 24" stainless steel dishwasher

Additional Standard Features:

- Quartz slab counter top
- Kitchen faucet with sink
- Lower and upper cabinetry
- ceramic tile backsplash
- Stacked washer and dryer

BATHROOM

- Vanity with integrated sink
- Chrome fixtures
- Tub
- Wall mirrors
- Ceiling light fixture
- Low-flow toilet

FLOORING

- Laminate flooring throughout except in bathroom and laundry
- Full oak staircase to secondary suite
- Tiled bathroom and laundry area
- Insulation added between the Secondary Suite and Main Floor to absorb noise and vibration

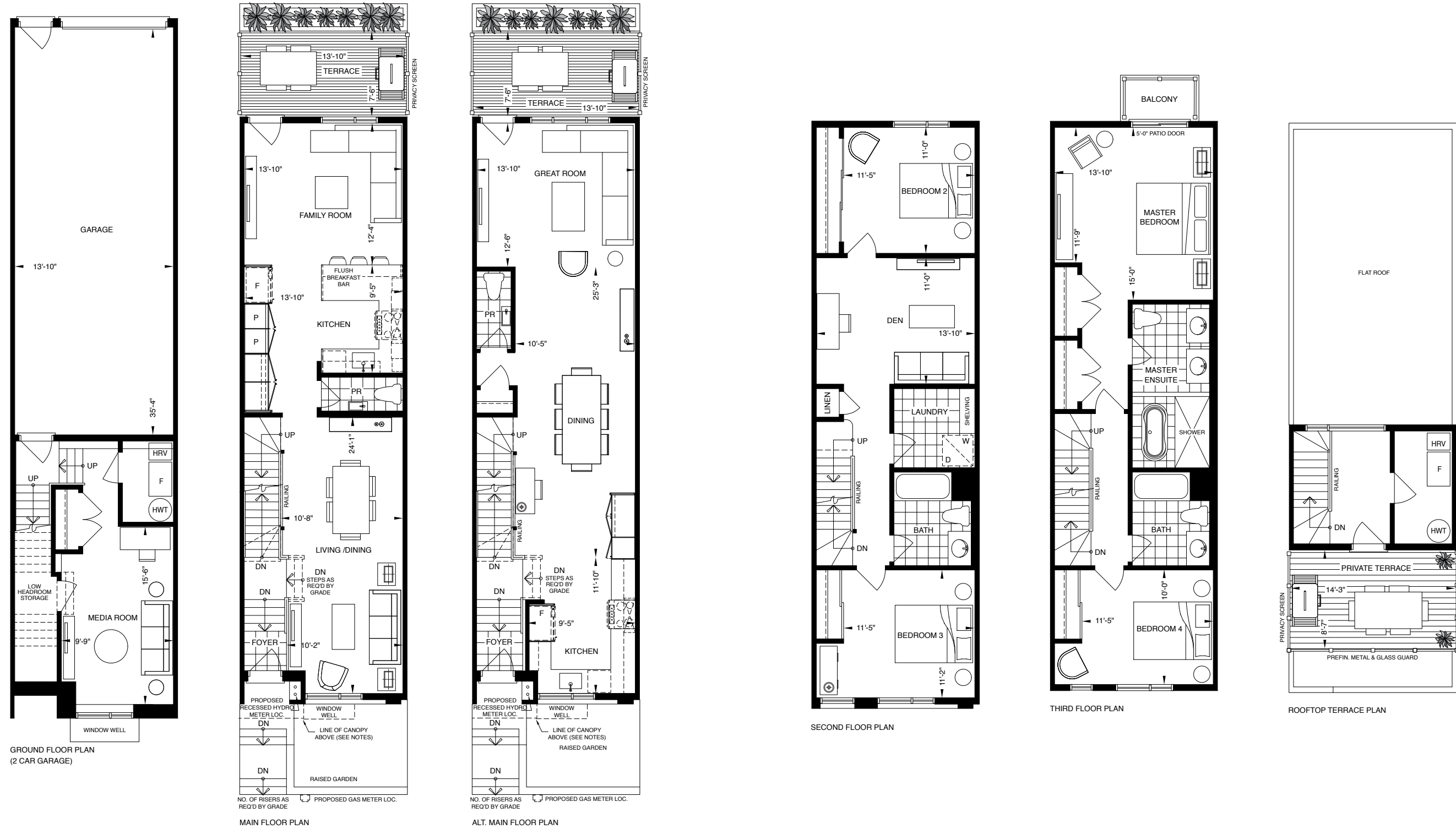
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SHERWOOD PARK 2 CAR PARKING

4 BEDROOM + DEN

TOTAL INDOOR LIVING AREA - 2580 SQ. FT. | TOTAL OUTDOOR LIVING AREA 267 SQ. FT.

LH



FEATURES & FINISHES

KITCHEN

Standard Appliance Package:

- Counter depth stainless steel fridge and freezer
- 30" slide-in glass top electric range
- Stainless steel over-the-range microwave with built-in hood fan
- 24" stainless steel dishwasher

Additional Standard Features:

- Quartz slab counter top
- Single lever pull-out faucet with modern edge undermount sink
- Integrated pantry and closet as per plan
- Custom crafted cabinetry with 3' upper cabinets
- Glass tile backsplash
- Under-counter lighting

BATHROOM

Master Ensuite:

- Single or double vanities with integrated sinks, as per floor plan
- Shower enclosure with one rainwater shower head
- Stand-alone soaker tub
- Floating wall mounted mirror
- Ceiling light fixture
- Low-flow toilet

Family Bathrooms:

- Vanity with integrated sink
- Designer selected tiles and chrome fixtures
- Soaker tub or shower stall as per floor plan
- Wall mirrors
- Ceiling light fixture
- Low-flow toilet

FLOORING, STAIRS AND CEILING, OTHER

- High efficiency forced-air furnace
- Air conditioning
- Hardwood Wood flooring throughout on ground, main, 2nd and 3rd levels (except in tiled areas - foyer/baths/laundry)
- Full oak staircase on main, 2nd and 3rd level stairs stained to match flooring
- 8' ceiling on ground level, 9' ceiling on main, and 8' ceiling on the 2nd and 3rd levels
- Smooth ceilings throughout
- Modern profile baseboards and casings
- Solid front entry door with glass insert
- USB receptacles in kitchen and bedrooms
- Front-loaded washer & dryer
- Standard light fixtures in principle rooms on main level
- Central vacuum rough-in
- "Smart" thermostat
- Wire rod shelving in all closets
- Finished Roof Top Terraces as per plan including electrical plug and hose bib

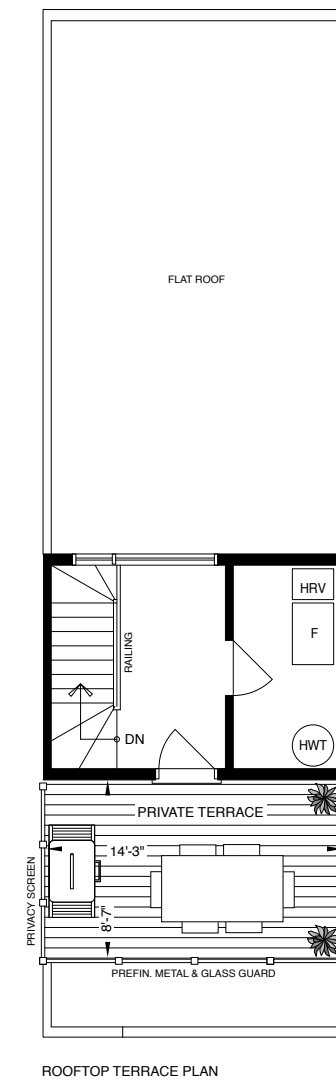
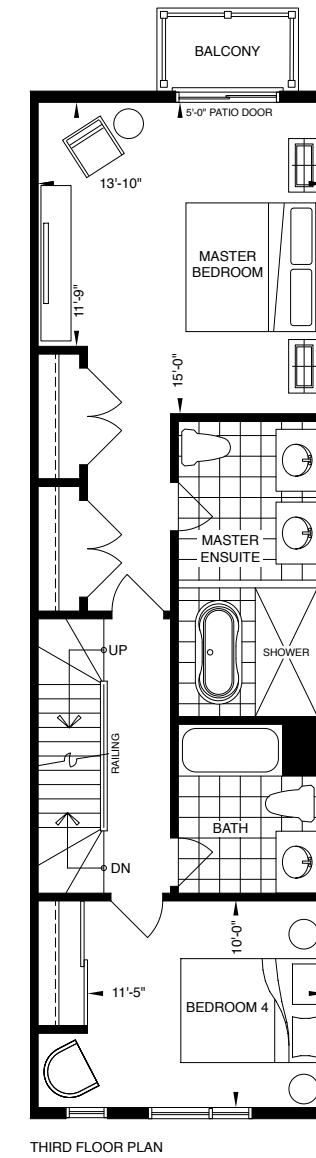
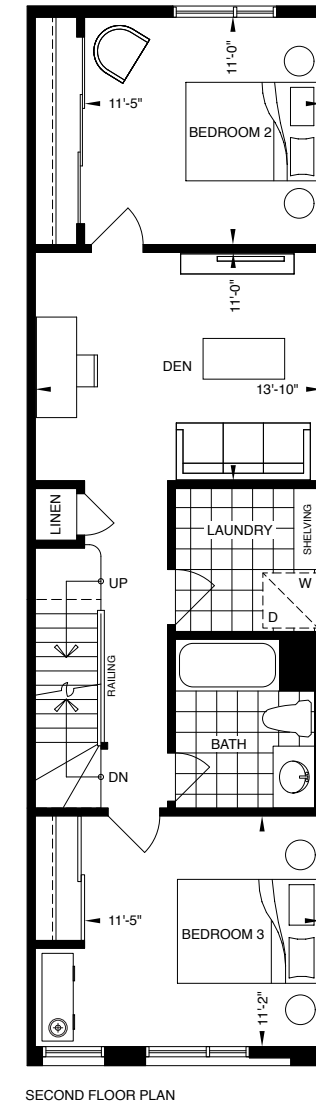
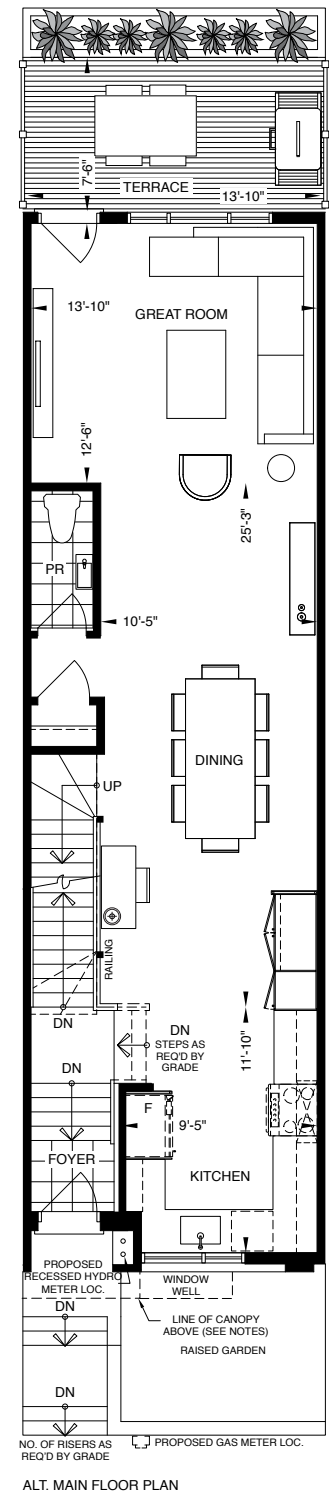
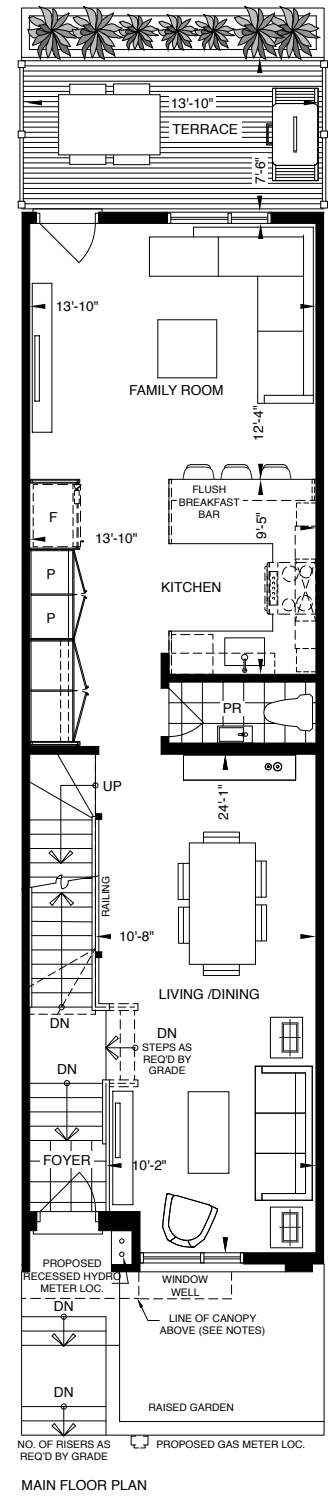
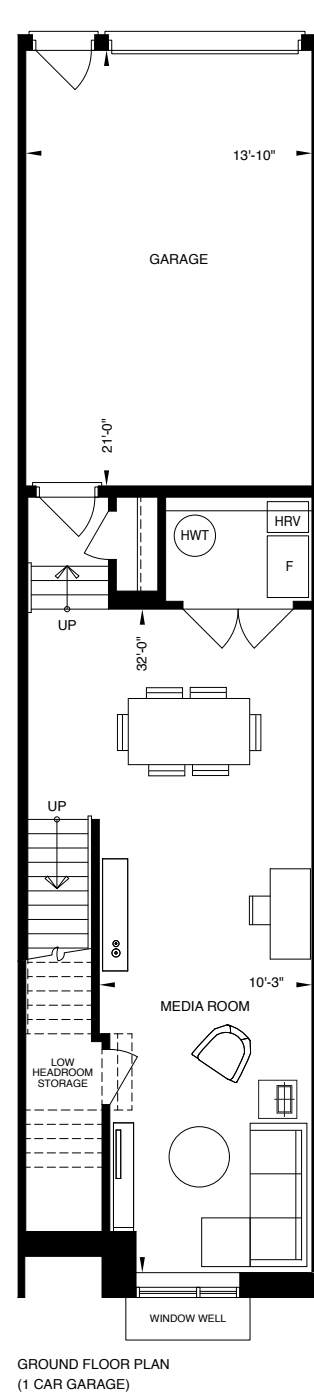
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SHERWOOD PARK 1 CAR PARKING

4 BEDROOM + DEN

TOTAL INDOOR LIVING AREA - 2740 SQ. FT. | TOTAL OUTDOOR LIVING AREA 267 SQ. FT.

LH



FEATURES & FINISHES

KITCHEN

Standard Appliance Package:

- Counter depth stainless steel fridge and freezer
- 30" slide-in glass top electric range
- Stainless steel over-the-range microwave with built-in hood fan
- 24" stainless steel dishwasher

Additional Standard Features:

- Quartz slab counter top
- Single lever pull-out faucet with modern edge undermount sink
- Integrated pantry and closet as per plan
- Custom crafted cabinetry with 3' upper cabinets
- Glass tile backsplash
- Under-counter lighting

BATHROOM

Master Ensuite:

- Single or double vanities with integrated sinks, as per floor plan
- Shower enclosure with one rainwater shower head
- Stand-alone soaker tub
- Floating wall mounted mirror
- Ceiling light fixture
- Low-flow toilet

Family Bathrooms:

- Vanity with integrated sink
- Designer selected tiles and chrome fixtures
- Soaker tub or shower stall as per floor plan
- Wall mirrors
- Ceiling light fixture
- Low-flow toilet

FLOORING, STAIRS AND CEILING, OTHER

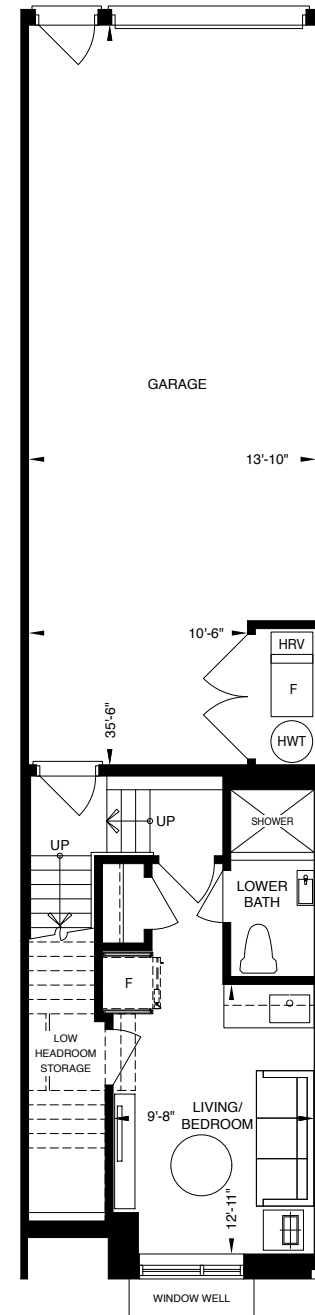
- High efficiency forced-air furnace
- Air conditioning
- Hardwood Wood flooring throughout on ground, main, 2nd and 3rd levels (except in tiled areas - foyer/baths/laundry)
- Full oak staircase on main, 2nd and 3rd level stairs stained to match flooring
- 8' ceiling on ground level, 9' ceiling on main, and 8' ceiling on the 2nd and 3rd levels
- Smooth ceilings throughout
- Modern profile baseboards and casings
- Solid front entry door with glass insert
- USB receptacles in kitchen and bedrooms
- Front-loaded washer & dryer
- Standard light fixtures in principle rooms on main level
- Central vacuum rough-in
- "Smart" thermostat
- Wire rod shelving in all closets
- Finished Roof Top Terraces as per plan including electrical plug and hose bib

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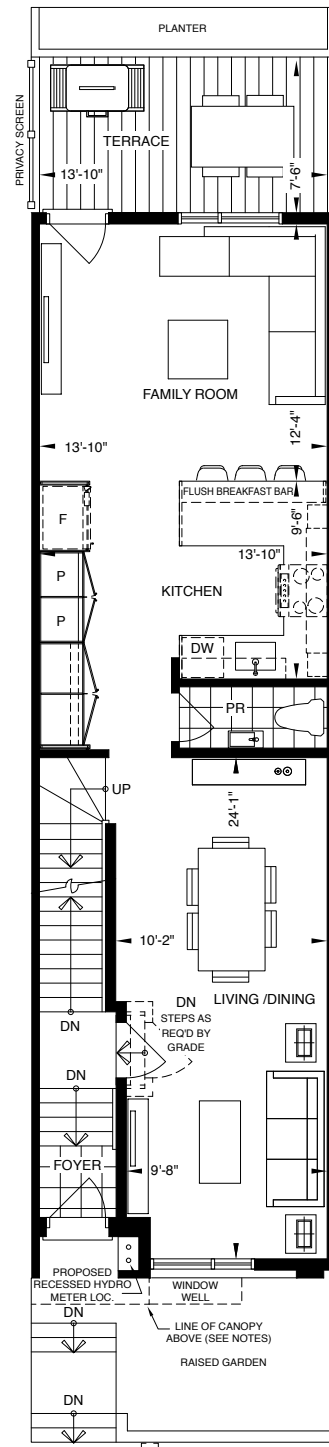
SHERWOOD PARK SECONDARY SUITE - 2 CAR PARKING

4 BEDROOM + DEN + SECONDARY SUITE

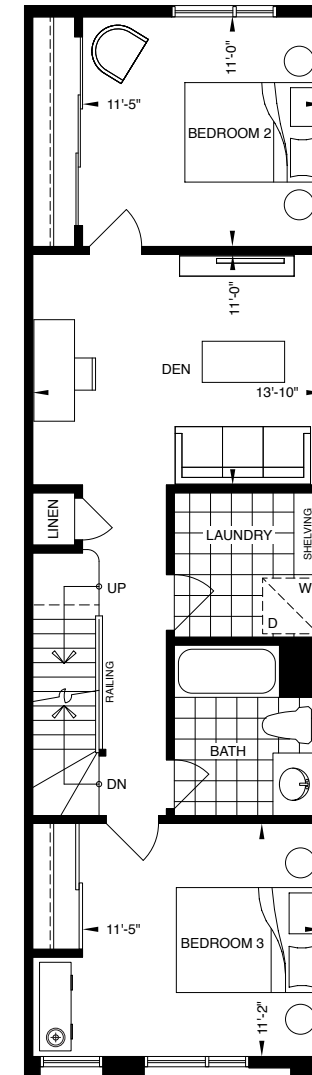
TOTAL INDOOR LIVING AREA - 2580 SQ. FT. | INCLUDING 238 SQ. FT. SECONDARY SUITE | TOTAL OUTDOOR LIVING AREA - 267 SQ. FT.



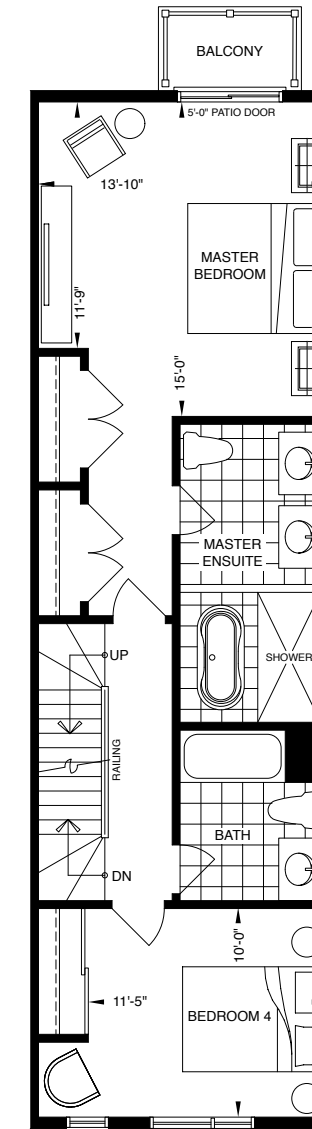
GROUND FLOOR PLAN SECONDARY SUITE



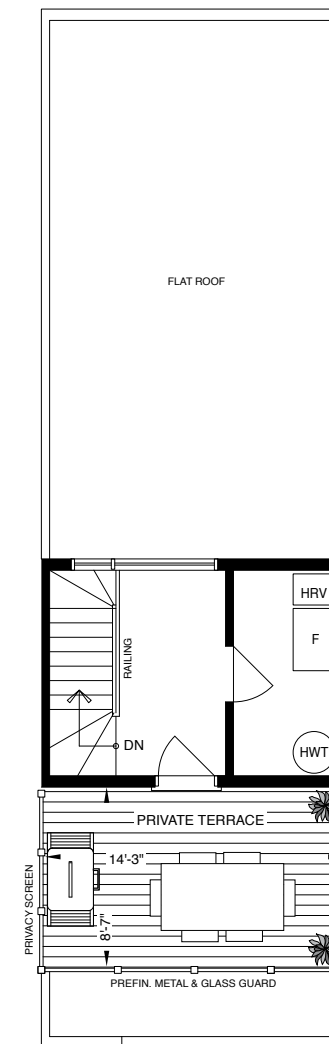
MAIN FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

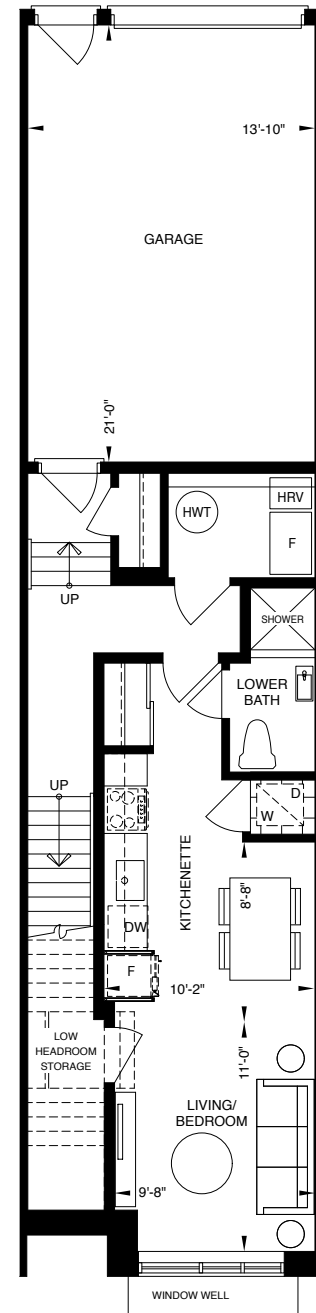


ROOFTOP TERRACE PLAN

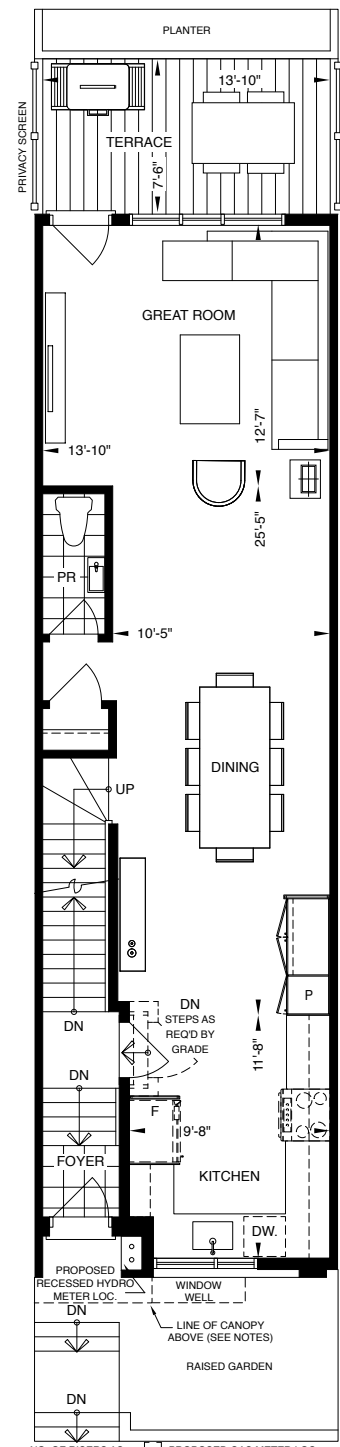
SHERWOOD PARK SECONDARY SUITE - 1 CAR PARKING

4 BEDROOM + DEN + SECONDARY SUITE

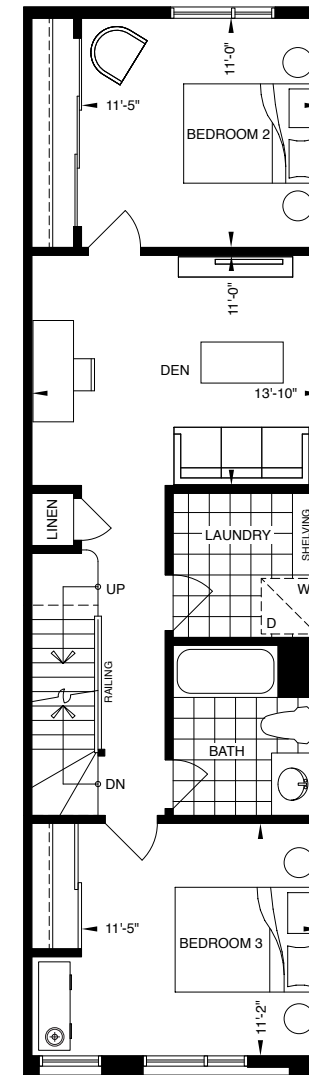
TOTAL INDOOR LIVING AREA - 2740 SQ. FT. | INCLUDING 338 SQ. FT. SECONDARY SUITE | TOTAL OUTDOOR LIVING AREA - 267 SQ. FT.



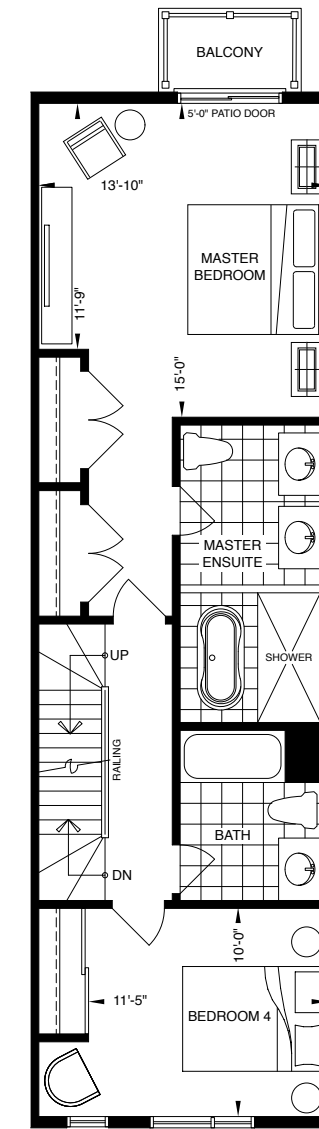
GROUND FLOOR PLAN
SECONDARY SUITE



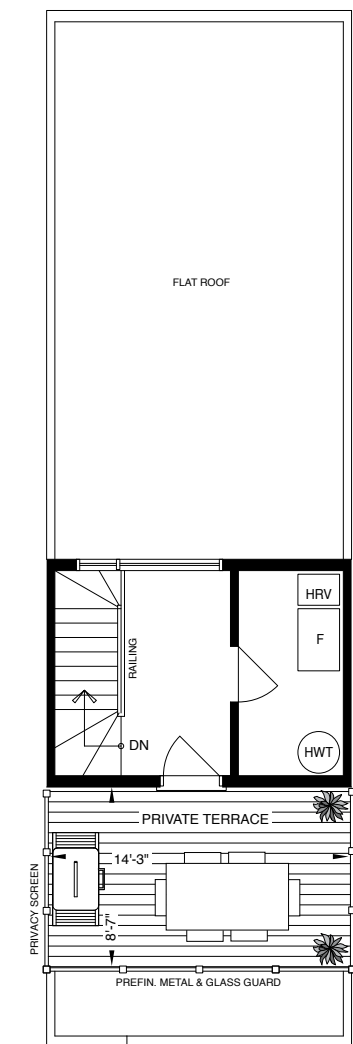
MAIN FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



ROOFTOP TERRACE PLAN

FEATURES & FINISHES

KITCHEN

Standard Appliance Package:

- Counter depth stainless steel fridge and freezer
- 30" slide-in glass top electric range
- Stainless steel over-the-range microwave with built-in hood fan
- 24" stainless steel dishwasher

Additional Standard Features:

- Quartz slab counter top
- Single lever pull-out faucet with modern edge undermount sink
- Integrated pantry and closet as per plan
- Custom crafted cabinetry with 3' upper cabinets
- Glass tile backsplash
- Under-counter lighting

BATHROOM

Master Ensuite:

- Single or double vanities with integrated sinks, as per floor plan
- Shower enclosure with one rainwater shower head
- Stand-alone soaker tub
- Floating wall mounted mirror
- Ceiling light fixture
- Low-flow toilet

Family Bathrooms:

- Vanity with integrated sink
- Designer selected tiles and chrome fixtures
- Soaker tub or shower stall as per floor plan
- Wall mirrors
- Ceiling light fixture
- Low-flow toilet

FLOORING, STAIRS AND CEILING, OTHER

- High efficiency forced-air furnace
- Air conditioning
- Hardwood Wood flooring throughout on ground, main, 2nd and 3rd levels (except in tiled areas - foyer/baths/laundry)
- Full oak staircase on main, 2nd and 3rd level stairs stained to match flooring
- 8' ceiling on ground level, 9' ceiling on main, and 8' ceiling on the 2nd and 3rd levels
- Smooth ceilings throughout
- Modern profile baseboards and casings
- Solid front entry door with glass insert
- USB receptacles in kitchen and bedrooms
- Front-loaded washer & dryer
- Standard light fixtures in principle rooms on main level
- Central vacuum rough-in
- "Smart" thermostat
- Wire rod shelving in all closets
- Finished Roof Top Terraces as per plan including electrical plug and hose bib

INCLUDING OPTIONAL SHERWOOD PARK SECONDARY SUITE

FEATURES AND FINISHES

KITCHEN

Single car garage

- 24" fridge, kitchen sink, lower and upper cabinetry, 24" stove and cook top, 24" dishwasher

Double car garage

- 24" fridge, kitchen sink, lower and upper cabinetry, and microwave

FLOORING

- Laminate flooring throughout except in bathroom and laundry
- Full oak staircase to secondary suite
- Tiled bathroom and laundry area
- Insulation added between the Secondary Suite and Main Floor to absorb noise and vibration

BATHROOM

- Shower
- Toilet
- Vanity with a sink
- Ceiling light
- Wall mirror
- Chrome finishes

WASHER/DRYER

- Stacked laundry (1 car parking only)

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