



**SITE PLAN**

Malcolm MacKenzie Dr.	16th Ave	18th Ave	19th Ave	20th Ave
Yonge St	16th Ave	18th Ave	19th Ave	20th Ave
Malcolm MacKenzie Dr.	16th Ave	18th Ave	19th Ave	20th Ave

**LEGEND**

- 36 TYPE DESIGNS
- 45 TYPE DESIGNS
- 50 TYPE DESIGNS
- TOWNHOME TYPE DESIGNS
- PHASE 2

**BLOCK 459 ELEV. A**

191	192	193	194	195	196	197	198	199	200
201	202	203	204	205	206	207	208	209	210

**BLOCK 459 ELEV. B**

211	212	213	214	215	216	217	218	219	220
221	222	223	224	225	226	227	228	229	230



## PRICE LIST

### DETACHED HOMES – 36' TYPE LOTS

TYPE	MODELS	APPROX. SQ. FT.	Available Lot #	PRICING FROM
3606	<b>Carina "A" with Loft –Premium Ravine Lot</b> (includes 965 sq.ft of finished area in basement)	4424	399	\$3,099,990
3606	<b>Carina "B" with Loft -Ravine Lot</b> (includes 965 sq.ft of finished area in basement)	4424	402	\$3,019,990

Deposits	With Offer	30 days	60 days	90 days	120 days	Total
36'	\$30,000	\$40,000	\$60,000	\$60,000	\$60,000	\$250,000

**Bonus**

36'	\$20,000 in Décor Credits*
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**H.S.T INCLUDED**

**Lot Premiums are included in Prices above(if Applicable)\***

**RITA KRASNOV, SALES REPRESENTATIVE**

**MOIRA STEPHENSON, BROKER**



Sales by  
Norman Hill  
Realty Inc.,  
Brokerage

**March 24, 2022**

**Sales Office Hours:  
By Appointment Only**

ALL ILLUSTRATIONS ARE ARTIST CONCEPT  
All measurements are approximate and may include finished area in basement, and may include loft areas. Dimensions may vary from stated figures. See Sales Representatives and brochures for details. Prices, elevations, plans materials, terms and specifications are subject to change without notice.  
E. & O.E. \*(All mortgages subject to builder approval and are only available on built units. \*No cash value.



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# DISCOVER THE OBSERVATORY ADVANTAGE OVER \$150,000 IN ADDED VALUE

## 36' TWO STOREY MODELS

(3602 BURNHAM, 3603 CAMERON, 3604 CAMPBELL, 3605 CEDAR) | SQ.FT. RANGE : 3,683 - 3,986

### SPECTACULAR FINISHES

- Approx. 9 ft high finished basement ceiling
- Approx. 10 ft high ceilings on the main floor with smooth ceilings
- Approx. 9 ft high ceilings on the second floor with smooth ceilings
  - Cold cellar with door and light as per plans
- 5-1/4" baseboards throughout the house with 3" integrated back band casings
  - "Door stop" trim to tiled and hardwood areas
  - Natural finish upgraded oak railings and 1-3/4" oak pickets
- Natural finish oak stairs (oak veneer stringers and risers with solid oak treads) throughout the house
  - "Continental" or "Cambridge" raised panel solid core smooth finish interior doors
    - Higher arches and doors on main floor only
    - Trimmed arches on main floor from builder's std. samples as per plans
  - Direct vent natural gas fireplace with wood trim surround as per plans
  - Upgrade ceramic tile floors to level two (2) in foyer, master ensuite, powder room, kitchen, breakfast/morning room from builder's samples
  - Upgrade ceramic tile floors to level two (2) in all bathrooms/other ensuites, finished laundry and mudrooms from builder's samples as per plans
- 3/4" x 3-1/4" natural finish hardwood floors throughout the main and second level as per plans except tiled areas
  - 40 oz . Luxurious broadloom with level one (1) underpad in finished basement.
    - Approx. 8 ft high front main-entry door
  - Framed mirrors to all bathrooms over each sink from builder's samples
  - 20 - 4" LED potlights, upgraded interior light fixtures and exterior coach lights

### DESIGNER KITCHENS

- Upgrade series 2 oak or maple wood kitchen cabinetry with microwave/oven cabinets and fridge deep uppers per builder's samples
  - 36" wide counter depth fridge space has deeper uppers
  - 36" wide electric cooktop with cabinets underneath
    - Crown moulding to kitchen uppers
    - Extended taller upper cabinets in the kitchen
- Granite level one (1) kitchen countertop with undermount double stainless steel sink from builder's samples
  - Stainless steel high speed exhaust hood fan as per builder's sample
  - KitchenAid 36" - 5 element electric cooktop with touch controls per builder's samples
  - KitchenAid 30" convection combination microwave/wall oven in stainless steel per builder's samples
  - KitchenAid 20.5 cu.ft. - 36" wide stainless steel built-in bottom freezer refrigerator per builder's samples
  - KitchenAid 24" 6 cycle/5 option stainless steel dishwasher per builder's samples
- Upgrade ceramic tile floors to level two (2) in kitchen, breakfast/morning room from builder's samples as per plans

### LUXURIOUS BATHROOMS

- Upgrade series 2 oak or maple wood cabinetry from builder's samples
- Granite level one (1) master ensuite and powder room countertop with undermount sink from builder's samples where applicable
  - Stand alone acrylic master ensuite tub per plans and brochures per builder's samples
  - Framed mirrors to all bathrooms over each sink from builder's samples
  - Frameless glass shower door in master ensuite where shown on plans
  - Upgrade ceramic tile floors to level two (2) in master ensuite, powder room from builder's samples
  - Upgrade ceramic tile walls to level two (2) in master ensuite shower from builder's samples as per plans
  - Upgrade ceramic tile floors to level two (2) in all bathrooms/other ensuites from builder's samples as per plans
- Upgrade ceramic tile walls to level two (2) for all other showers and tub enclosures from builder's samples as per plans

### ELECTRICAL AND HEATING

- 200 Amp electric panel
- 20 - 4" LED potlights complete with switches
- Upgraded exterior coach lights per builder's samples
- Upgraded interior light fixtures per builder's samples
- Bathrooms to have upgraded brushed nickel finish strip drop lighting over each sink
  - White DECORA switches and plugs throughout





**- PRICE LIST  
DETACHED HOMES – 45' TYPE LOTS**

<b>TYPE</b>	<b>MODELS</b>	<b>APPROX. SQ. FT.</b>	<b>Available Lot #</b>	<b>PRICING FROM</b>
4504	<b>CHARLOIS "A"</b> (includes 1178 sq.ft of finished area in basement)	5930	198	\$3,149,990
4510	<b>FERGUSON 2"E" Corner</b> (includes 1184 sq.ft of finished area in basement) Corner Lot with upgraded Exterior	4826	306	\$3,199,990
4507	<b>FERGUSON "B" Premium Lot</b> (includes 1184 sq.ft of finished area in basement)	4826	372	\$3,284,990
4504	<b>CHARLOIS "B" Premium Lot</b> (includes 1178 sq.ft of finished area in basement)	5930	382	\$3,454,990
4507	<b>FERGUSON "A" Premium Lot</b> (includes 1184 sq.ft of finished area in basement)	4826	384	\$3,264,990

<b>Deposits</b>	<b>With Offer</b>	<b>30 days</b>	<b>60 days</b>	<b>90 days</b>	<b>120 days</b>	<b>Total</b>
45'	\$30,000	\$40,000	\$60,000	\$60,000	\$60,000	\$250,000
<b>Bonus</b>	\$30,000	<b>Décor</b>	<b>Credit*</b>			

**H.S.T INCLUDED  
SEE SALES REPRESENTATIVE REGARDING LOT AND ELEVATION PREMIUMS\*  
RITA KRASNOV, SALES REPRESENTATIVE  
MOIRA STEPHENSON, BROKER**

**March 24, 2022**

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# DISCOVER THE OBSERVATORY ADVANTAGE OVER \$350,000 IN ADDED VALUE

## 50' WITH LOFT MODELS

(5001 FOWLER, 5002 FRIEDMAN, 5003 HARRINGTON) | SQ.FT. RANGE: 6,444 - 6,928

### SPECTACULAR FINISHES

- Upgraded Forest Hill elevations with architectural custom precast columns, arches, surrounds, sills and pilasters
  - Self sealing 30 year premium shingles
  - Approx. 9 ft high finished basement ceiling
  - Approx. 10 ft high ceilings on the main floor with smooth ceilings
  - Approx. 9 ft high ceilings on the second floor with smooth ceilings
    - Approx. 9 ft high ceilings on the loft floor
    - Cold cellar with door and light as per plans
- 7-1/4" baseboards on main floor, 5-1/4" baseboards rest of the house with 3" integrated back band casings from builder's samples
  - "Door stop" trim to tiled and hardwood areas
- Natural finish upgraded oak railings and 1-3/4" oak pickets or standard metal pickets
- Natural finish oak stairs (oak veneer stringers and risers with solid oak treads) throughout the house
  - "Continental" or "Cambridge" raised panel solid core smooth finish interior doors
    - Higher arches and doors on main floor only
  - Trimmed arches on main floor from builder's std. samples as per plans
    - Master bedroom walk-in-closet to have standard shoe rack
- Direct vent natural gas fireplace with cast stone look surround as per plans from builder's samples
- Marble or granite upgrade level one (1) floors in the foyer, master ensuite and powder room from builder's samples
- Upgrade ceramic tile floors to level two (2) in kitchen, breakfast/morning room from builder's samples as per plans
- Upgrade ceramic tile floors to level two (2) in all bathrooms/ensuites, finished laundry and mudrooms from builder's samples as per plans
  - 3/4" x 3-1/4" natural finish hardwood floors throughout the main and second level as per plans except tiled areas
    - Level one (1) berber style carpet in finished basement and loft as per plans except tiled areas
      - Approx. 8 ft high front main-entry door and Approx. 8 ft high garage doors
      - Framed mirrors to all bathrooms over each sink from builder's samples
    - 20 - 4" LED potlights, upgraded interior light fixtures and exterior coach lights

### DESIGNER KITCHENS

- Upgrade series 2 oak or maple wood kitchen cabinetry with microwave/oven cabinets and fridge deep uppers per builder's samples
  - 36" wide counter depth fridge space has deeper uppers
  - Crown moulding to kitchen uppers from builder's standard samples
    - Extended taller upper cabinets in the kitchen
- Granite level one (1) kitchen countertop with undermount double stainless steel sink from builder's samples
  - Stainless steel high speed exhaust hood fan as per builder's sample
  - Kitchenaid 36" - 6 burner dual fuel freestanding commercial style gas range per builder's samples
  - Kitchenaid 30" convection combination microwave/wall oven in stainless steel per builder's samples
  - Kitchenaid 20.5 cu.ft. - 36" wide stainless steel built-in bottom freezer refrigerator per builder's samples
    - Kitchenaid 24" 6 cycle/5 option stainless steel dishwasher per builder's samples
- Upgrade ceramic tile floors to level two (2) in kitchen, breakfast/morning room from builder's samples as per plans

### LUXURIOUS BATHROOMS

- Upgrade series 2 oak or maple wood cabinetry from builder's samples
- Granite level one (1) master ensuite and powder room countertop with undermount sink from builder's samples where applicable
  - Stand alone acrylic master ensuite tub per plans and brochures per builder's samples
    - Framed mirrors to all bathrooms over each sink from builder's samples
    - Frameless glass shower enclosure and door in master ensuite where shown on plans
- Marble or granite upgrade level one (1) floors in the master ensuite and powder room from builder's samples
  - Upgrade ceramic tile walls to level two (2) in master ensuite shower from builder's samples as per plans
- Upgrade ceramic tile floors to level two (2) in all bathrooms/other ensuites from builder's samples as per plans
- Upgrade ceramic tile walls to level two (2) for all other showers and tub enclosures from builder's samples as per plans

### ELECTRICAL AND HEATING

- 200 Amp electric panel
  - 20 - 4" LED potlights complete with switches
  - Upgraded exterior coach lights per builder's samples
  - Upgraded interior light fixtures per builder's samples
- Loft models to receive two (2) furnace heating system for enhanced living comfort
- Loft models to receive two (2) air conditioning units for enhanced living comfort
- Bathrooms to have upgraded brushed nickel finish strip drop lighting over each sink
  - White DECORA switches and plugs throughout





## PRICE LIST

**TYPE      MODELS                      APPROX. SQ. FT.      PRICED FROM**

### DETACHED HOMES – 50' TYPE LOTS

5003	<b>Harrington “B”</b> Premium Ravine Lot (includes 1547 sq.ft of finished area in basement)	<b>6879</b>	Lot 40	<b>\$4,349,990</b>
5003	<b>Harrington “C”-alt</b> Premium Ravine Lot (includes 1547 sq.ft of finished area in basement)	<b>6879</b>	Lot 41	<b>\$4,209,990</b>
5003	<b>Harrington “A”</b> Premium Ravine Lot (includes 1547 sq.ft of finished area in basement)	<b>6879</b>	Lot 42	<b>\$4,399,990</b>

Deposits	With Offer	30 days	60 days	90 days	120 days	Total
50'	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$350,000

#### Bonus

50'	35,000 in Decor Credits*					
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### H.S.T INCLUDED

**Lot Premiums are included in Prices above(if Applicable)\***

**RITA KRASNOV, SALES REPRESENTATIVE**

**MOIRA STEPHENSON, BROKER**



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# DISCOVER THE OBSERVATORY ADVANTAGE OVER \$200,000 IN ADDED VALUE

## 45' TWO STOREY MODELS

(4505 DAVIES, 4506 DAWSON, 4507 FERGUSON, 4508 FISHER, 4509 FARIS) | SQ.FT. RANGE: 3,133 - 5,055

### SPECTACULAR FINISHES

- Self sealing 30 year premium shingles
- Approx. 9 ft high finished basement ceiling
- Approx. 10 ft high ceilings on the main floor with smooth ceilings
- Approx. 9 ft high ceilings on the second floor with smooth ceilings
  - Cold cellar with door and light as per plans
- 5-1/4" baseboards throughout the house with 3" integrated back band casings
  - "Door stop" trim to tiled and hardwood areas
- Natural finish upgraded oak railings and 1-3/4" oak pickets or standard metal pickets
- Natural finish oak stairs (oak veneer stringers and risers with solid oak treads) throughout the house
  - "Continental" or "Cambridge" raised panel solid core smooth finish interior doors
    - Higher arches and doors on main floor only
  - Trimmed arches on main floor from builder's std. samples as per plans
    - Master bedroom walk-in-closet to have standard shoe rack
- Direct vent natural gas fireplace with cast stone look surround as per plans from builder's samples
- Marble or granite upgrade level one (1) floors in the foyer, master ensuite and powder room from builder's samples
- Upgrade ceramic tile floors to level two (2) in kitchen, breakfast/morning room from builder's samples as per plans
- Upgrade ceramic tile floors to level two (2) in all bathrooms/ensuites, finished laundry and mudrooms from builder's samples as per plans
  - 3/4" x 3-1/4" natural finish hardwood floors throughout the main and second level as per plans except tiled areas
    - Level one (1) berber style carpet in finished basement as per plans except tiled areas
      - Approx. 8 ft high front main-entry door and Approx. 8 ft high garage doors
      - Framed mirrors to all bathrooms over each sink from builder's samples
    - 20 - 4" LED potlights, upgraded interior light fixtures and exterior coach lights

### DESIGNER KITCHENS

- Upgrade series 2 oak or maple wood kitchen cabinetry with microwave/oven cabinets and fridge deep uppers per builder's samples
  - 36" wide counter depth fridge space has deeper uppers
  - Crown moulding to kitchen uppers from builder's standard samples
    - Extended taller upper cabinets in the kitchen
- Granite level one (1) kitchen countertop with undermount double stainless steel sink from builder's samples
  - Stainless steel high speed exhaust hood fan as per builder's sample
  - Kitchenaid 36" - 6 burner dual fuel freestanding commercial style gas range per builder's samples
  - Kitchenaid 30" convection combination microwave/wall oven in stainless steel per builder's samples
  - Kitchenaid 20.5 cu.ft. - 36" wide stainless steel built-in bottom freezer refrigerator per builder's samples
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- Upgrade ceramic tile floors to level two (2) in kitchen, breakfast/morning room from builder's samples as per plans

### LUXURIOUS BATHROOMS

- Upgrade series 2 oak or maple wood cabinetry from builder's samples
- Granite level one (1) master ensuite and powder room countertop with undermount sink from builder's samples where applicable
  - Stand alone acrylic master ensuite tub per plans and brochures per builder's samples
    - Framed mirrors to all bathrooms over each sink from builder's samples
    - Frameless glass shower enclosure and door in master ensuite where shown on plans
  - Marble or granite upgrade level one (1) floors in the master ensuite and powder room from builder's samples
    - Upgrade ceramic tile walls to level two (2) in master ensuite shower from builder's samples as per plans
  - Upgrade ceramic tile floors to level two (2) in all bathrooms/other ensuites from builder's samples as per plans
- Upgrade ceramic tile walls to level two (2) for all other showers and tub enclosures from builder's samples as per plans

### ELECTRICAL AND HEATING

- 200 Amp electric panel
- 20 - 4" LED potlights complete with switches
- Upgraded exterior coach lights per builder's samples
- Upgraded interior light fixtures per builder's samples
- Bathrooms to have upgraded brushed nickel finish strip drop lighting over each sink
  - White DECORA switches and plugs throughout

