

TURN-KEY OFFERINGS

CASH BACK ON CLOSING

\$5,000 FOR STACKED & BACK-TO-BACK
\$10,000 FOR REAR LANE & TRADITIONAL

A cash back bonus to put towards your new home

\$10,000 CAP ON DEVELOPMENT CHARGES*

Extra piece of mind at closing time

STAINLESS STEEL APPLIANCE PACKAGE

\$7,000 VALUE

Move-in knowing your kitchen is fully equipped

FREE ASSIGNMENT**

\$10,000 VALUE

Flexibility in case your goals change

1-YEAR FREE MAINTENANCE FEES

UP TO \$3,800 VALUE

Making the first year in your new home that much more affordable

REDUCED & EXTENDED DEPOSIT STRUCTURE

An attainable and extended structure

CUSTOMIZED MORTGAGE SOLUTIONS

A helping hand with exclusive financing options through our partner lender.

DEPOSIT STRUCTURE

- \$15,000 on signing
Balance to 2.5% in 60 days
- 2.5% in 150 days
- 2.5% in 240 days
- 2.5% in 360 days
- ~~5%~~ 1% on Occupancy

TAXES:

- Estimated at approximately 0.98% of purchase price (Brampton, 2022)

ESTIMATED MAINTENANCE FEES

Stacked Townhomes: Approx. \$131 - \$153/month
Back-to-Back Townhomes: Approx. \$192/month
Rear Lane Townhomes: Approx. \$227/month
Traditional Townhomes: Approx. \$320/month

Please make cheques payable to:
Schneider Ruggerio Spencer Milburn
LLP In Trust

TENTATIVE OCCUPANCY DATE

Phase 1: August 2025
Phase 2: January 2026

VANDYK
P R O P E R T I E S


HEARTLAKE
C O L L E C T I O N



PRICE LIST

HEARTLAKE

COLLECTION

TRADITIONAL



MODEL	BED	BATH	PARKING	SQ. FT.	TYPE	STARTING PRICE
The Vanessa	3 (Opt. 4)	2.5 (Opt. 3.5)	1+1	1,781	Mid Unit	\$1,149,990
The Lara (End)	3 (Opt. 4)	2.5 (Opt. 3.5)	1+1	1,837	End Unit	\$1,209,990
The Lara (Corner)	3 (Opt. 4)	2.5 (Opt. 3.5)	1+1	1,848	Corner Unit	SOLD OUT

REAR LANE



MODEL	BED	BATH	PARKING	SQ. FT.	TYPE	STARTING PRICE
The Joanna	3	3.5	1+1	1,522	Mid Unit	\$1,064,990
The Andrea (End)	3	3.5	1+1	1,588	End Unit	SOLD OUT
The Andrea (Corner)	3	3.5	1+1	1,602	Corner Unit	SOLD OUT

BACK-TO-BACK



MODEL	BED	BATH	PARKING	SQ. FT.	TYPE	STARTING PRICE
The Hanspreet	3	2.5	1+1	1,288	Mid Unit	\$959,990
The Krista (Corner)	3	2.5	1+1	1,332	Corner Unit	\$1,019,990

STACKED



MODEL	BED	BATH	PARKING	SQ. FT.	TYPE	STARTING PRICE
The Natalie	1	1	1	556	Garden	\$649,990
The Lina	2/3	2	1	1,112	Garden	SOLD OUT
The Samantha (End)	2/3	2	1	1,139	Garden	\$824,990
The Miranda	2	2	1	952	Urban	\$809,990
The Catherine (End)	2	2	1	963	Urban	\$819,990
The Marianna	2/3	2.5	1	1,094	Rooftop	\$849,990
The Opal (End)	3	2.5	1	1,108	Rooftop	\$884,990

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FEATURES + FINISHES



HEARTLAKE
COLLECTION

Community Features

- Two community entrances **from Heart Lake Road.**
- Professionally landscaped linear park with seating areas and playground.
- Landscaped community barbeque area.
- Stacked Towns on the pedestrian level will feature planters with coordinated plantings providing bright greenery.

Exterior Finishes

- Custom architecture utilizing a balanced combination of brick and siding.
- Flat roof system.
- Maintenance-free soffits (where applicable).
- **Stacked Urban Towns** and **Stacked Rooftop Towns** feature insulated metal front entry doors.
- **Stacked Garden Towns** and all **Other Towns** feature full glazed metal panel entry doors.
- Exterior lighting illuminates the front entry door or soffit at Vendor's discretion.
- Front door is adorned with a satin nickel finished grip set.
- Low-E argon-filled double-glazed and energy-efficient premium windows.
- Balconies with elegant glass paneling and aluminum railings.
- **Stacked Garden Town** suites at pedestrian level have aluminum railings with vertical pickets for privacy.
- **Traditional Towns** include two exterior hose bibs, one located in the garage and the other at the rear patio.
- **Rear Lane Towns** include two exterior hose bibs, one located in the garage and the other at the front of the home.
- **Back-to-Back Towns** include one exterior hose bib, located in the garage.
- **Stacked Garden Towns** include one exterior hose bib, located at the front patio.

Interior Finishes

- **Stacked Towns** consist of soaring 9' high ceilings on all levels. ⁽¹⁾
- **Rear Lane, Back-to-Back** and **Traditional Towns** consist of soaring 9' high ceilings on the main floor and 8' high ceilings on the ground and upper level. ⁽¹⁾
- Smooth flat white painted ceilings for a crisp, clean finish to ceiling and walls.
- 4 1/4" baseboards with 2 1/4" casing painted white for a bright trim.
- Quality satin nickel lever-style door hardware and hinges on all interior doors.
- Clean-lined two panel swing doors painted white.
- Closets to be slider or swing style, as per plan with custom vinyl coated white wire shelving for easy storage.

Flooring & Staircases

- Stairs feature natural oak finished rail, pickets and stringers with lush carpet on treads and risers.
- Homes are floored with quality laminate plank or water-resistant wood fibre flooring to be selected from Vendors' standard samples throughout, excluding tiled and carpet areas.
- 40-oz. broadloom carpet with under pad in bedrooms, as per applicable plan from Vendor's samples.
- All entries and baths feature porcelain glazed floor tile to be selected from Vendor's standard samples.

Kitchens

- Contemporary kitchen cabinets and quality quartz counters with a polished edge from Vendor's standard samples.
- Fresh stainless steel under mount sink featuring a single lever chrome faucet and single bowl.
- **Traditional Towns** features stainless steel under mount sink adorned with a single lever chrome faucet and double bowl.
- Custom linear ceramic tile backsplash from Vendor's standard samples.
- Kitchen accompanied by stainless steel refrigerator, stove, dishwasher, and built-in over-the-range microwave.

Bathrooms

- Contemporary vanity with clean white surface top and integrated sink featuring a recessed kick plate.
- Full-width mirror hung above vanity.
- Sink paired with single lever chrome faucet and white plumbing fixtures.
- Main bath features a built-in acrylic tub with full height ceramic wall tile surround.
- Master ensuite features shower with an acrylic base complimented by full height ceramic wall tile.
- Pedestal sink in powder rooms.
- Bathrooms consist of chrome accessories including towel bar and toilet paper holder.
- All bathrooms have an exhaust fan to efficiently ventilate to the exterior.

Laundry

- Laundry room crafted with white ceramic floor tile.
- White stacked washer & dryer.
- Heavy-duty dryer receptacle and dryer vented to the exterior.

Electrical & Lighting

- 100-amp electrical panel.
- Ceiling mounted light fixture in entry/foyer, kitchen, dining, all bedrooms, walk-in closets and hallways as per applicable plan.
- Illuminating vanity light above sink in all bathrooms.
- Vapour-proof pot light in all showers.
- White Decora light switches and receptacles.
- Carbon monoxide detector(s) as per Ontario Building Code.
- Two cable TV and one telephone rough-ins per the Vendor's standard location.
- **Traditional & Rear Lane Towns include** two exterior weatherproof electrical outlets, with one located at the front and one at the rear patio.
- **Stacked & Back-to-Back** include one exterior weatherproof electrical outlet.

Heating & Air Conditioning

- Individually controlled rental forced air gas heating and air conditioning system.
- Rental Hot water tank or on-demand hot water system as per Builders' standard.
- Individual third-party metering of utilities.

Outdoor Living

All towns feature private outdoor spaces consisting of balconies, patios, terraces ⁽²⁾, or rear yard as per applicable plan.

- **Stacked Towns:** Spacious balcony for Urban Towns, Rooftop Towns feature two balconies, while Garden Towns feature patios as per plan.
- **Rear Lane Towns:** Personal terrace located over off living area. ⁽²⁾
- **Back-to-Back Towns:** Balcony as per plan.
- **Traditional Towns:** Personal balcony and private rear yard as per plan.

⁽¹⁾ Dropped and lower ceiling and bulkheads may occur to accommodate heating, ventilation and cooling systems, electrical and mechanical systems or to satisfy the requirements of the Ontario Building Code. All ceiling heights are approximate.
⁽²⁾ Terraces may require an interior step to access the outdoor space. Features may vary depending on model type.

Features may vary depending on model type. All finishes and fixtures are as per Vendor's standard samples.

All finishes and fixtures are as per Vendor's standard samples. Notwithstanding anything contained in this Schedule A, there is no warranty or representation, collateral, agreement or condition contained herein on the part of the Vendor as to any matter with respect to features and finishes. The purchaser acknowledges that only the items listed in this Schedule are included in the Purchase Price and that the model suite furnishings and upgraded appliances, decor and upgrades, artist renderings, scale models, improvements, mirrors, built in cabinetry, window coverings, track and wall coverings, light fixtures and design treatments including wallpaper, hardwood and tile displays in suite; and furniture layouts shown,