



## STACKED TOWNHOMES

### Phase 3 - Developer Hold Release

Building	Model	Sq.Ft.	Type	Incentive Price	LIMITED TIME Incentives
C	Ruby	975	1 Level	<b>\$594,900*</b>	<b>FREE</b> Right to Lease** <b>\$0</b> Utility Hook Up Fees <b>FREE</b> Assignment Fee*** <b>5 WHIRLPOOL</b> Appliances* <b>\$0</b> Capped Development Charges
	Jade	1,064	2-Storey	<b>SOLD OUT</b>	
	Opal	1,135	1 Level	<b>SOLD OUT</b>	
	Topaz	1,225	2-Storey	<b>\$654,900*</b>	
	Pearl	1,205	2-Storey	<b>\$644,900</b>	
	Emerald	1,415	2-Storey	<b>\$704,900*</b>	
D	Ruby	975	1 Level	<b>\$614,900*</b>	
	Jade	1,064	2-Storey	<b>SOLD OUT</b>	
	Opal	1,135	1 Level	<b>SOLD OUT</b>	
	Topaz	1,225	2-Storey	<b>\$674,900*</b>	
	Pearl	1,205	2-Storey	<b>\$664,900</b>	
	Emerald	1,415	2-Storey	<b>\$724,900*</b>	
E	Ruby	975	1 Level	<b>\$594,900</b>	
	Jade	1,064	2-Storey	<b>\$614,900</b>	
	Opal	1,135	1 Level	<b>SOLD OUT</b>	
	Topaz	1,225	2-Storey	<b>\$654,900</b>	
	Pearl	1,205	2-Storey	<b>\$654,900</b>	
	Emerald	1,415	2-Storey	<b>\$704,900</b>	

### Phase 3 - Upgraded Suites

B	Ruby	975	1 Level	<b>SOLD OUT</b>	<b>FREE</b> Right to Lease** <b>\$0</b> Utility Hook Up Fees <b>Up to \$41,700 in Upgrades*</b> <b>FREE</b> Assignment Fee** <b>\$0</b> Capped Development Charges <b>5 WHIRLPOOL</b> Appliances*
	Jade	1,064	2-Storey	<b>SOLD OUT</b>	
	Opal	1,135	1 Level	<b>SOLD OUT</b>	
	Topaz	1,225	2-Storey	<b>SOLD OUT</b>	
	Pearl	1,205	2-Storey	<b>\$680,900</b>	
	Emerald	1,415	2-Storey	<b>\$736,900</b>	

#### 10% Deposit Structure

\$15,000 on Firming  
 \$15,000 in 30 days  
 \$10,000 in 60 days  
 \$10,000 in 90 days  
 \$10,000 in 120 days  
 Balance to 10% in 270 days  
 All cheques to be provided at signing

#### Maintenance Fee & Parking

Maintenance Fees: \$0.14/sqft\*  
 Includes common area maintenance, parking maintenance,  
 garbage and snow removal  
 Parking: 1 Surface Parking Included

Cheque Payable to: **ROBSON CARPENTER LLP**

Please drop off the cheques at Baker Head Office  
**3080 Yonge Street, Suite 3056, Toronto**

#### Occupancy Date

Building	Occupancy Date
Building B	January 2024
Building C	February 2024
Building E	April 2024
Building D	June 2024

Must comply with the prohibition on the Purchase of Residential Property by Non-Canadians Act.

All prices, figures and materials are preliminary and are subject to change without notice. Square footages and dimensions are approximate only and are calculated in accordance with the HCRA Directive regarding Floor Area Calculations. Note: Actual usable floor space may vary from the stated floor area. \*Estimated fee at project completion. \*\*Premium price applies. See Sales Representative for details. \*\*Administration and purchaser legal costs are not included in the incentive. Price & Upgrades, where applicable, are dependent on lot and respective premium. Subject to availability, please contact Sales Representative for more details. Exclusive listing brokerage Baker Real Estate Incorporated. Brokers protected. E. & O. E. May 17, 2023.

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**Baker**  
Real Estate Incorporated

# WALLACETON

## Urban Towns Schedule A

Items listed below are included in the purchase price.

### Exterior Finishes

- Aluminum eaves, soffits, fascia, and downspouts (As per plan)
- Steel insulated entry doors
- Maintenance-free vinyl windows
- Screens for all operating windows
- All exterior doors, windows, joints, and edges caulked
- Precast header or brick soldier course above windows and doors in masonry cladding (as per elevation)
- Unit Number located above Front Entry Door (as per elevation)
- Exterior balconies on Second & Third Floors with finished surface (as per plan)
- Exterior Columns & Privacy Screens (as per plan)
- Exterior doors and trim painted (as per plan)
- Exterior light fixture (as per plan)
- Doorbell

### Interior Features

- 9' Ground Floor ceiling height in Great Room, Kitchen, Bedrooms, Foyer, and Entry (as per plan, bulkheads may exist in these areas). Lower ceilings in Storage, Mechanical Rooms, Laundry, Bathrooms and Hall (as per plan)
- 9' Second Floor ceiling height in Great Room, Kitchen, Foyer (as per plan, bulkheads may exist in these areas), lower ceilings in Storage, Laundry, Bathrooms and Hall (as per plan)
- 8' Third Floor ceiling height (as per plan), lower ceilings in Bathrooms, and Mechanical rooms
- Painted 800 series doors
- All interior walls to receive primer coat and finish coat
- California ceilings throughout (does not include standard closets or linen closets)
- One light fixture in each room, including walk-in closet
- Soft close cabinet doors
- Brushed chrome knob hardware on all interior doors
- Colonial style casing for doors and windows
- 4" baseboards with 2<sup>3</sup>/<sub>4</sub>" casing throughout
- Deadbolts on exterior swing doors
- Full swing interior doors and bifold doors (as per plan)
- All studio walls capped and painted
- Full jambs on all closets
- Wire shelving in all closets including linen closet
- Space-saving configuration for shelving in walk-in closets

### Kitchen

- 40-amp/240-volt stove receptacle
- Double stainless-steel kitchen sink
- Water softener with third line to kitchen sink, and fridge (where applicable)
- Stainless steel rangehood (as per appliance schedule)
- Custom cabinetry including dishwasher opening from builder's samples
- 36" Uppers for Kitchens with 9'-0" ceilings

## **Flooring**

- Ceramic tile in front Foyer, Entry, Kitchen, Laundry, Mechanical Room, and all Baths (as per plan)
- All sub-floors are power nailed, glued, sanded, and screwed
- Carpet in Great Room, Main Hall, Upper Hall, Storage and Bedrooms as per the builder's selection (as per plan)
- Foam under slab to cut cold transfer on Ground Floor finished living spaces (as per plan)
- Carpet stair from Second Floor to Third Floor (as per plan)
- Ceramic steps from Front Entry to Second Floor, on models that do not have any ground floor living space

## **Bathrooms & Laundry**

- Primary Bedroom Ensuite (as per plan)
- High-quality single-level faucets
- Energy efficient bathroom exhaust fans
- Vanity lights in bathrooms
- All taps & toilets are water-saver products c/w insulated tanks
- Dryer Installed
- 30-amp/240-volt dryer receptacle
- Dryer booster fan
- Floor drain, ceramic baseboards, and marble sill for Mechanical & Laundry rooms (as per plan)

## **Electrical & Technology**

- Copper wiring throughout
- 200-amp service with 100-amp breaker panel
- Interconnected smoke detector system wired to home (as per OBC (Ontario Building Code) requirement)
- Carbon monoxide detector
- Telephone rough-in (2 per home)
- Cable rough-in (5 per home)
- Decora light switches and receptacles throughout and countertop level outlets
- Two USB charging ports in the Kitchen and Primary Bedroom (as per plan)
- Gas tankless water heater. The Purchasers acknowledge that the hot water tank is supplied by the local utility company, depending on region, and is a Rental Agreement. The Purchasers agree to execute this agreement with the supplier of the water heater.
- Irrigation system

## **Efficiency & Energy Savings Package**

- Low E Windows with Argon
- R-27 insulated above-grade 2x6 walls
- R-31 spray foam insulated floor over unheated spaces (as per plan)
- High-efficiency tankless water boiler (rental unit) and heating system
- Energy saving bulbs in interior or exterior fixtures (Some light fixtures may not be able to accommodate these bulbs)
- Energy Recovery Ventilator (E.R.V) system
- Triple Glazed windows

## **Quality Construction**

- Bulkheads framed with metal channels
- Pre-Engineered floor joists
- Pre-Engineered trusses
- Blocking between all floor joists
- Final grading completed in accordance with drainage site plan

Complete selection of colours and materials are from builder's samples. Specification sheet subject to change without notice E. & O.E. Revised: March 14, 2023

# WALLACETON

## Standard Specifications - Limited Time

Upgraded Features & Finishes Specifications

Urban Towns- Schedule A

Items listed below are included in the purchase price.

- Black Exterior Railing Package
- Black Exterior Window Package
- Air Conditioner
- Air Handling Unit installed in Mechanical Area (as per plan)
- Ceramic on ceilings in all showers & Tub/Showers
- 5-piece appliance package (supplied and installed, as per appliance schedule)

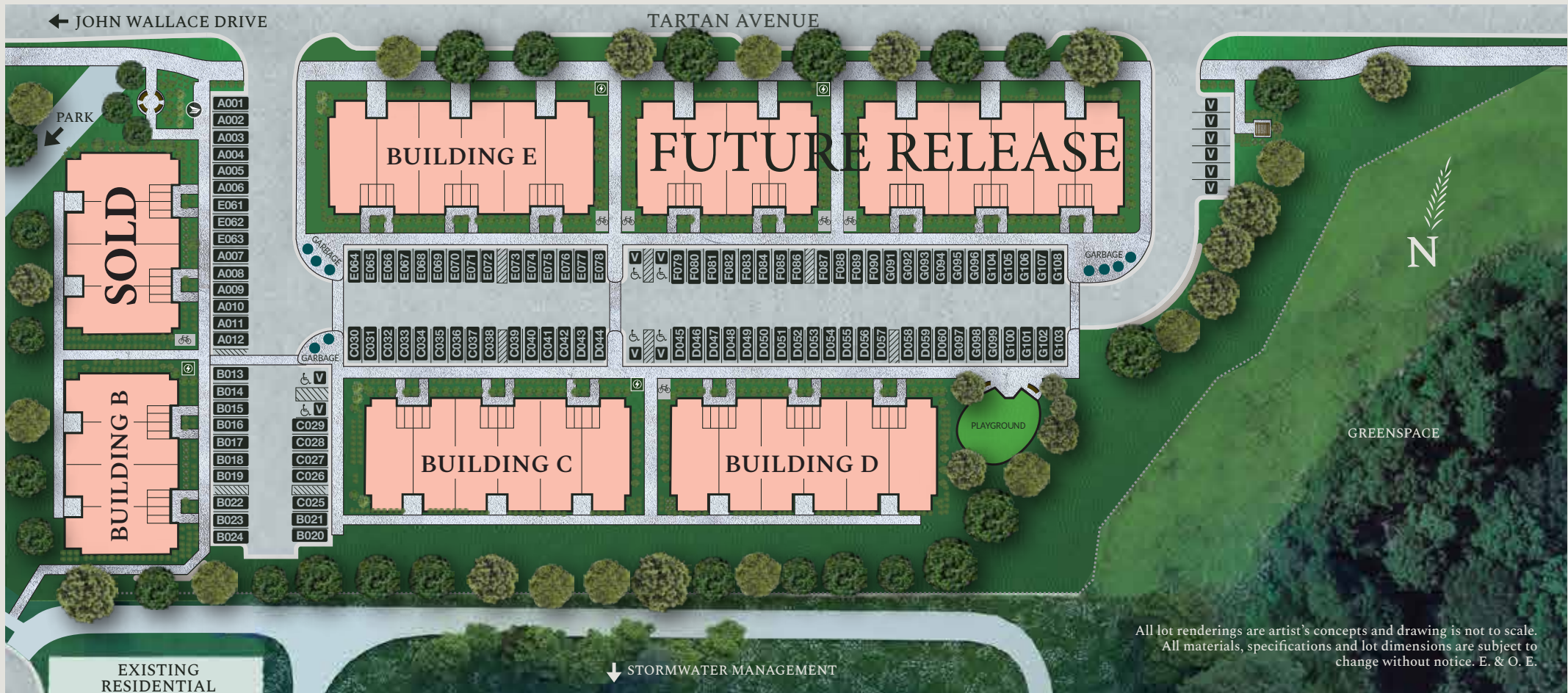
Complete selection of colours and materials are from builder's samples. Specification sheet subject to change without notice E. & O.E. Revised: March 27, 2023



YOUR LEGACY STARTS HERE.

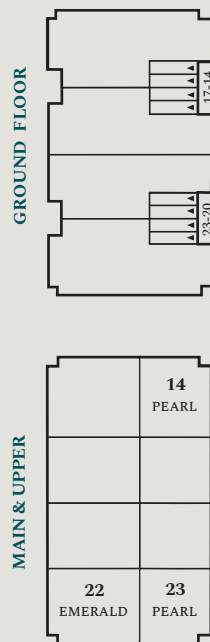
BUILDING   SUITE	FLOORPLAN	LAYOUT	SIZE (SQ.FT.)
B   14	The Pearl	2-storey	1,205 sq.ft
Over \$36,300 of upgrades including:			
<ul style="list-style-type: none"> <li>- Upgraded cabinetry features in kitchen including fridge build-out with gable end and valance with lighting</li> <li>- Granite or quartz counters in kitchen, main bath, powder room and primary ensuite</li> <li>- Backsplash in kitchen</li> <li>- Flush breakfast bar in kitchen</li> <li>- Laminate flooring in lieu of carpet in great room and upper hall</li> <li>- Glass shower wall and door in primary ensuite</li> <li>- Upgraded undermount sink with pull down faucet in kitchen</li> <li>- Oak railing, spindles and newel posts in lieu of studio walls on main staircase</li> </ul>			
B   23	The Pearl	2-storey	1,205 sq.ft.
Over \$35,400 of upgrades including:			
<ul style="list-style-type: none"> <li>- Upgraded cabinetry features in kitchen including fridge build-out with gable end and valance with lighting</li> <li>- Glass shower door in primary ensuite</li> <li>- Upgraded cabinetry in primary ensuite and powder room</li> <li>- Granite or quartz counters in kitchen, main bath, primary ensuite and powder room</li> <li>- Flush breakfast bar in kitchen</li> <li>- Backsplash in kitchen</li> <li>- Upgraded ceramic flooring in entry, foyer, kitchen, powder room, laundry and primary ensuite</li> <li>- Upgraded wall tile in primary ensuite</li> <li>- Laminate flooring in lieu of carpet in great room and upper hall</li> <li>- Upgraded undermount sink with pull down faucet in kitchen</li> </ul>			
B   22	The Emerald	2-storey	1,415 sq.ft
Over \$41,700 of upgrades and premiums including:			
<ul style="list-style-type: none"> <li>- Park premium</li> <li>- Upgraded cabinetry features in kitchen including microwave shelf, tilt front and valance with lighting</li> <li>- Granite or quartz counters in kitchen, main bath, powder room and primary ensuite</li> <li>- Backsplash in kitchen</li> <li>- Flush breakfast bar in kitchen</li> <li>- Laminate flooring in lieu of carpet in great room and upper hall</li> <li>- Potlight in main bath tub/shower</li> <li>- Glass shower wall and door in primary ensuite</li> <li>- Upgraded undermount sink with pull down faucet in kitchen</li> <li>- Upgraded door hardware throughout with privacy locks in primary bedroom, bedroom 2 and bedroom 3</li> </ul>			

Prices, availability, features & finishes, and details subject to change without notice. All renderings are artist's concept only and are based on community concept. E.&O.E. Please contact a Sales Professional for details. April 2023.

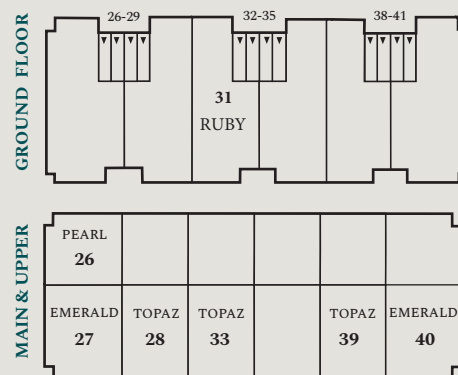


All lot renderings are artist's concepts and drawing is not to scale. All materials, specifications and lot dimensions are subject to change without notice. E. & O. E.

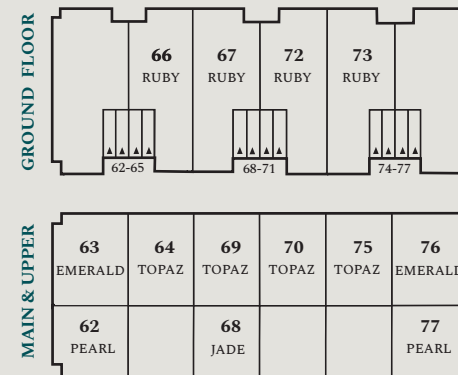
### BUILDING B



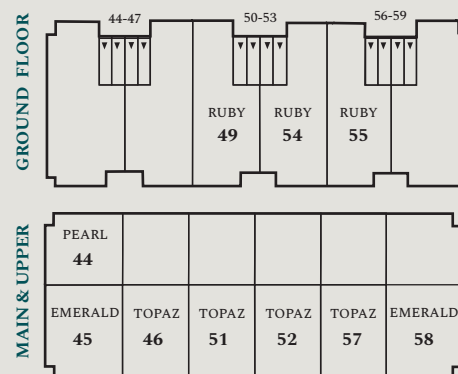
### BUILDING C



### BUILDING E



### BUILDING D



# The Ruby

2 Bedroom | 2 Bathroom

975 sq.ft.

Urban  
Towns



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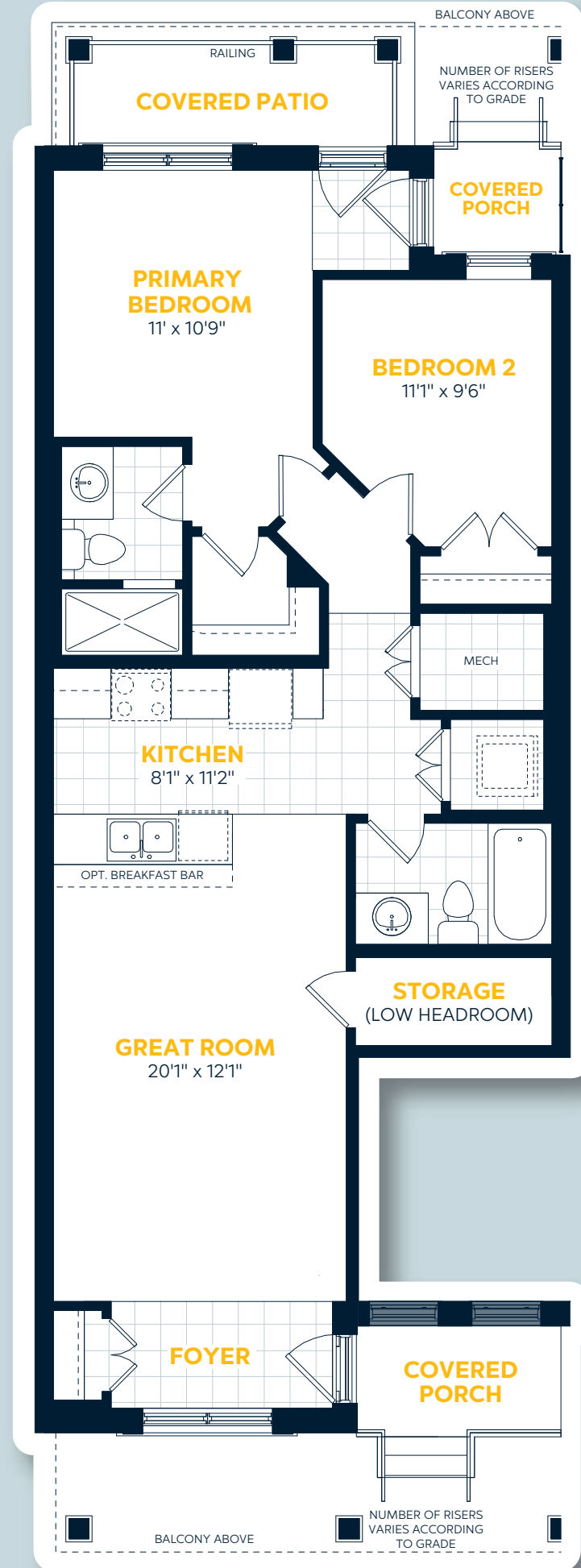
Noble Collection | Wallaceton

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# Floorplan

Ground Floor



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# 12-Unit Block Elevation

Front View



Rear View



# 18-Unit Block Elevation

Front View

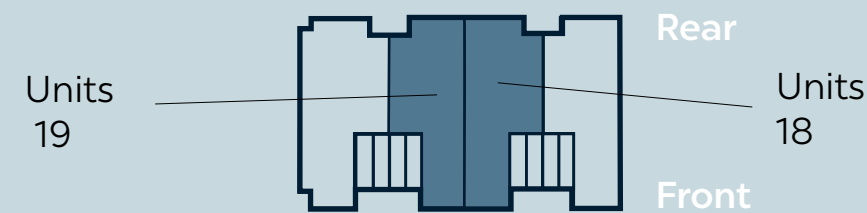


Rear View

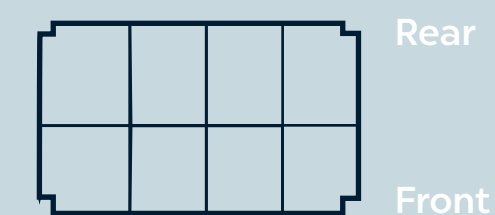


# Floorplates

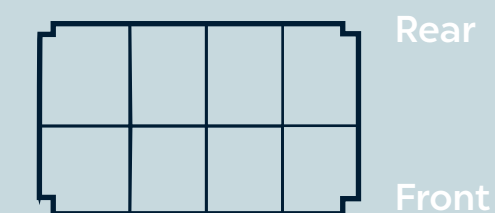
Ground Floor



Main Floor

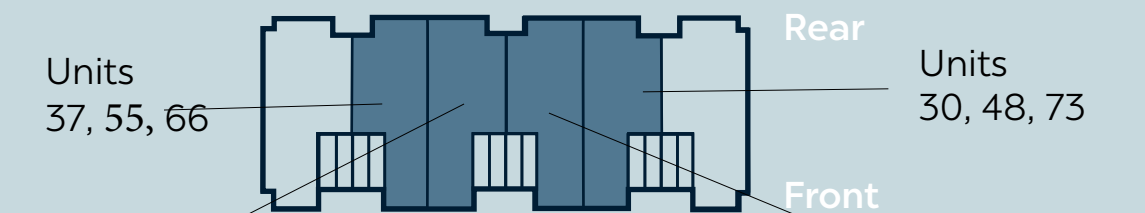


Upper Floor

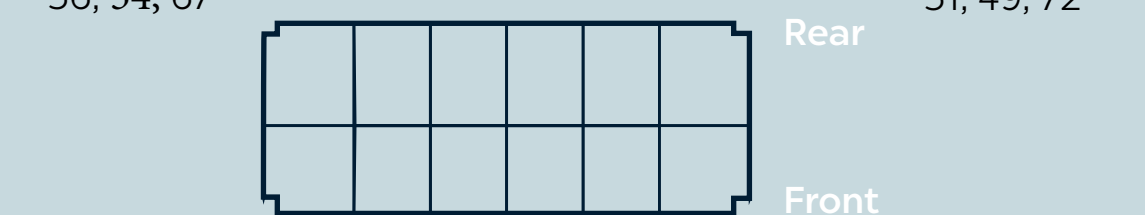


# Floorplates

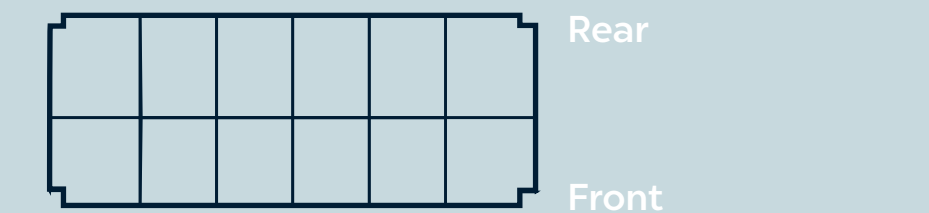
Ground Floor



Main Floor



Upper Floor





# The Jade

2 Bedroom | 2.5 Bathroom

1,064 sq.ft.

Urban  
Towns



Front View

[fusionhomes.com](https://fusionhomes.com)

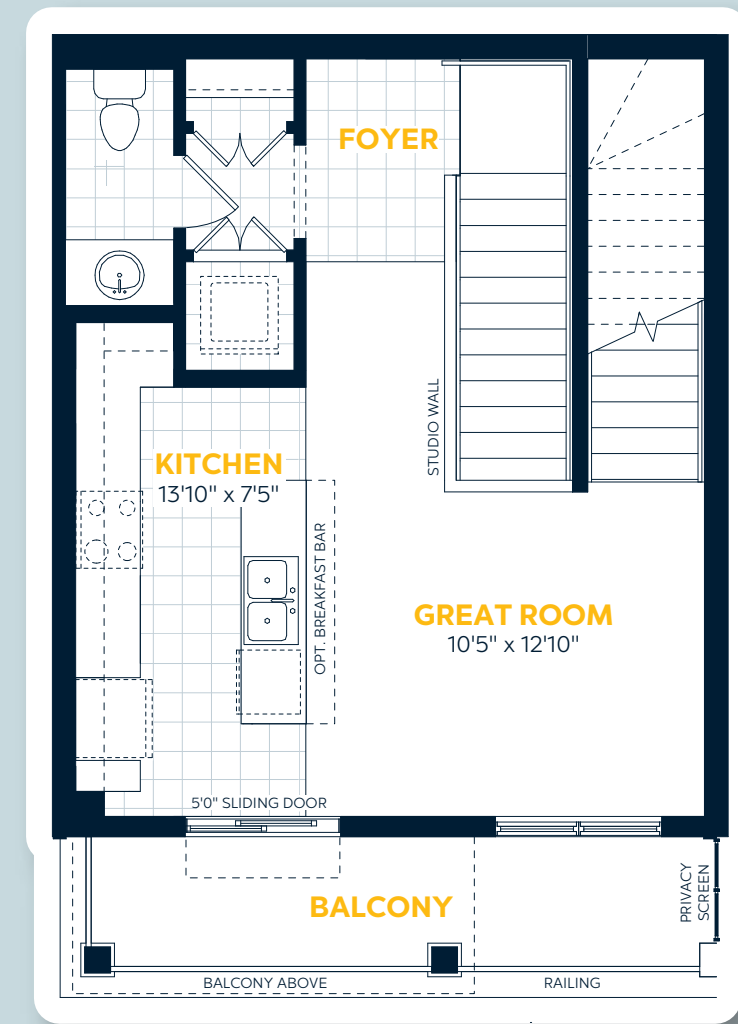
Noble Collection | Wallaceton

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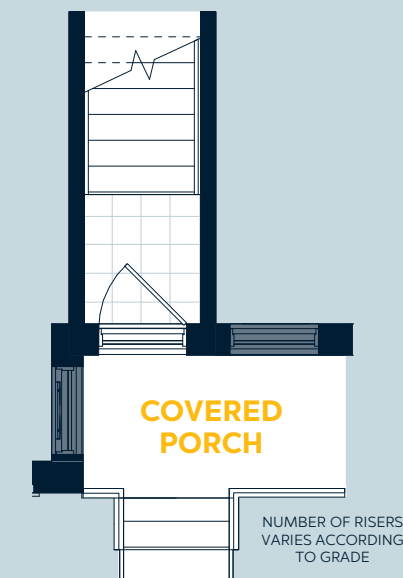
*Love the journey*

# Floorplans

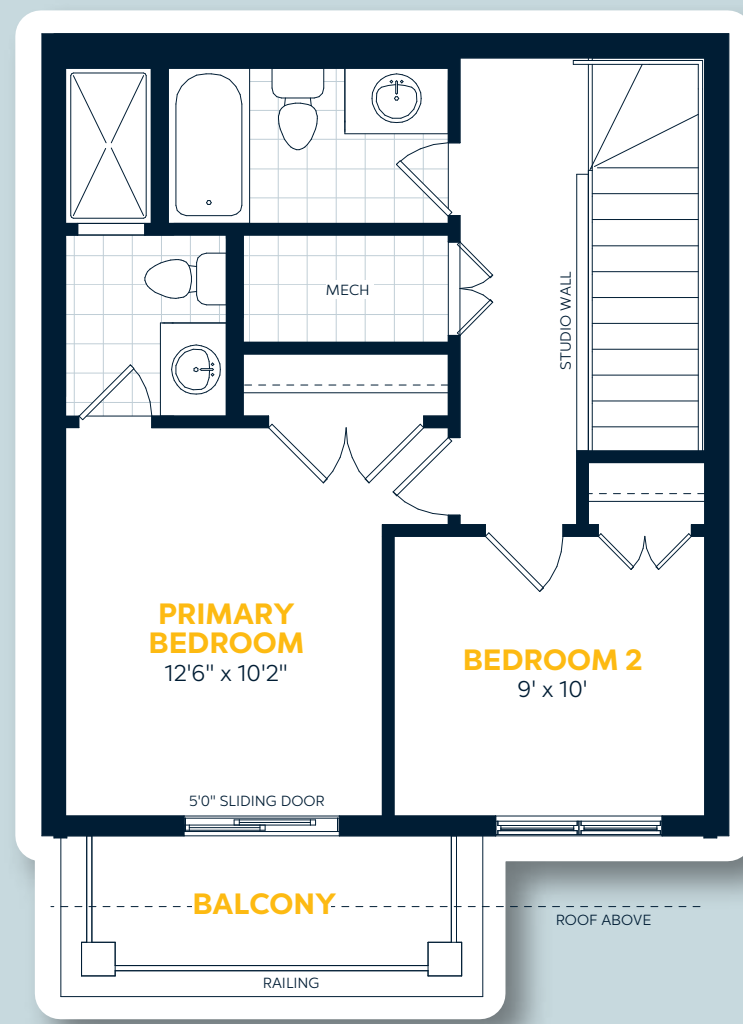
Main Floor



Ground Floor



Upper Floor



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# 12-Unit Block Elevation

Front View

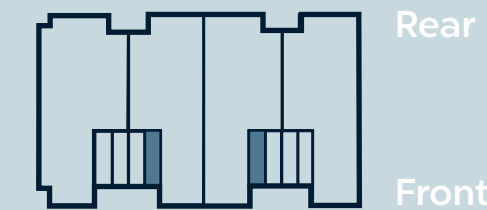


Rear View

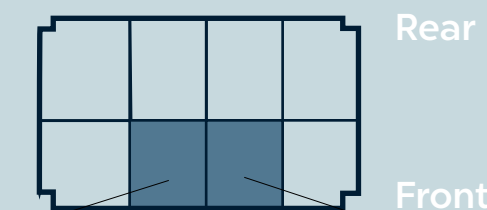


# Floorplates

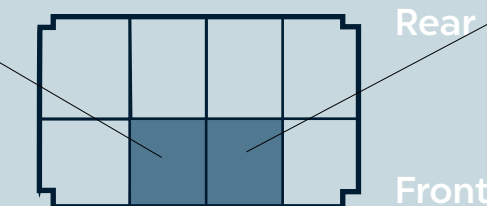
Ground Floor



Main Floor



Upper Floor



Units 20

Units 17

# 18-Unit Block Elevation

Front View

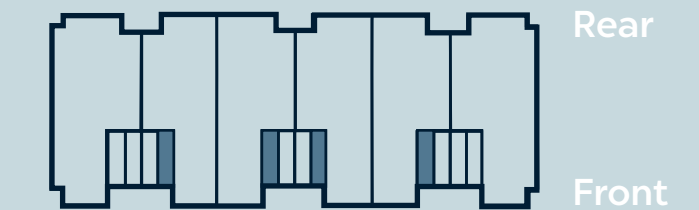


Rear View

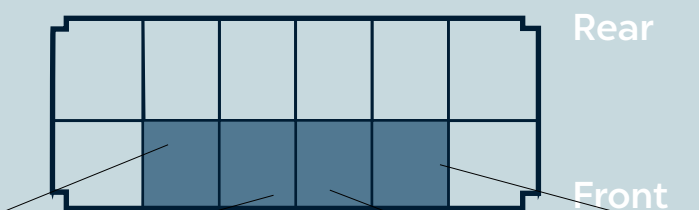


# Floorplates

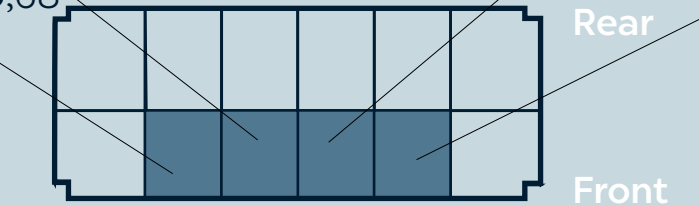
Ground Floor



Main Floor



Upper Floor



Units 38, 56, 65

Units 35, 53, 68

Units 32, 50, 71

Units 29, 47, 74

# The Opal

3 Bedroom | 2 Bathroom

1,135 sq.ft.

Urban  
Towns



[fusionhomes.com](https://fusionhomes.com)

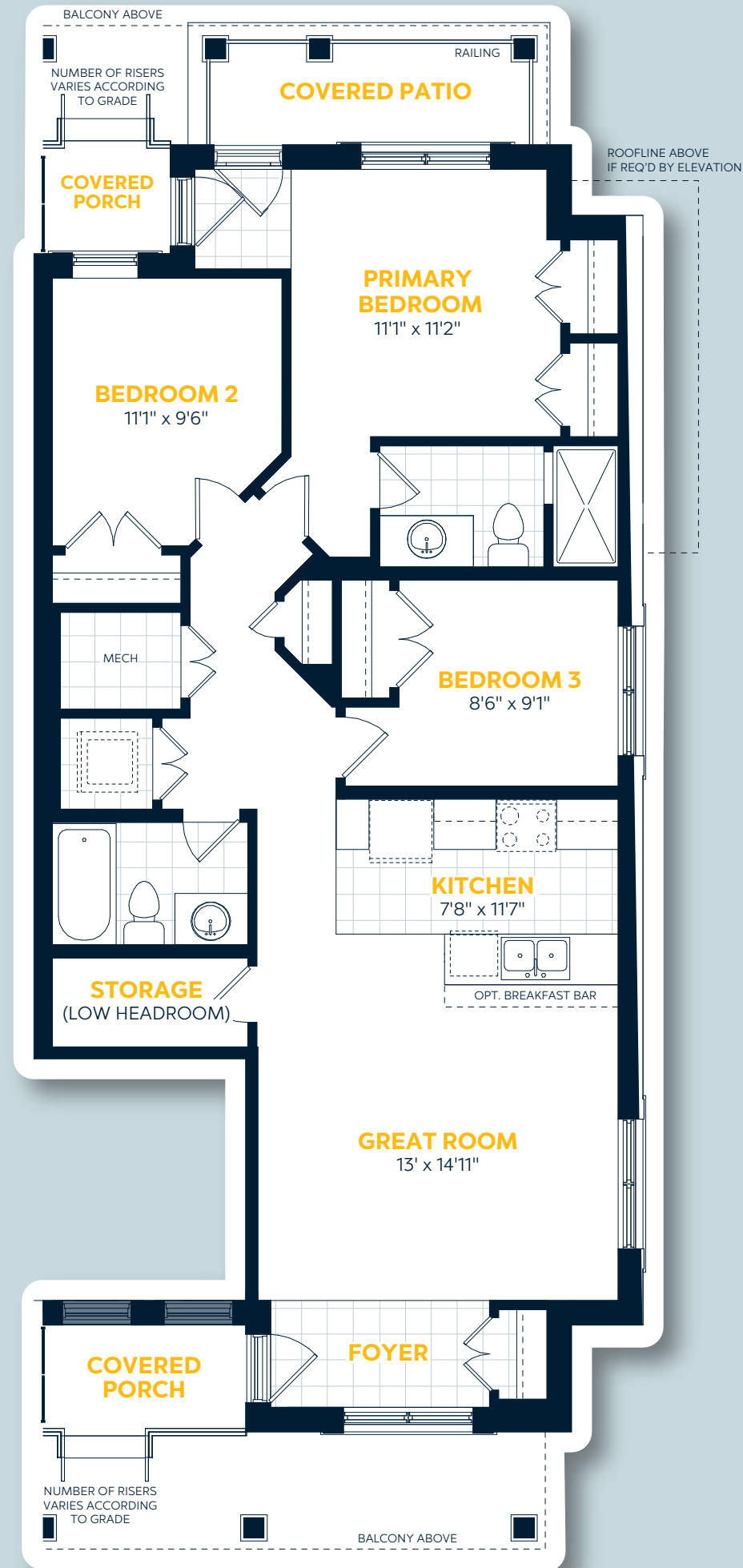
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# Floorplan

Ground Floor



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## 12-Unit Block Elevation

Front View



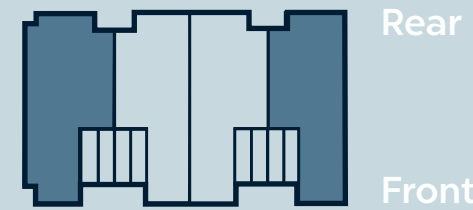
Rear View



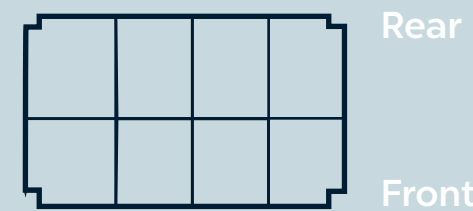
## Floorplates

Ground Floor

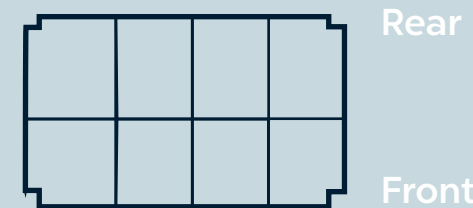
Units  
24



Main Floor



Upper Floor



Units  
13

## 18-Unit Block Elevation

Front View



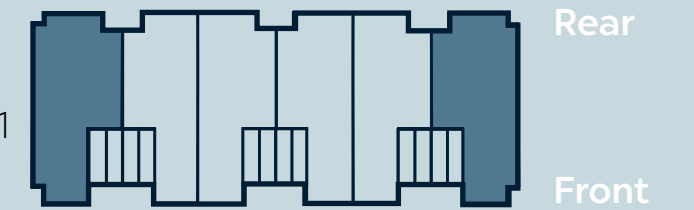
Rear View



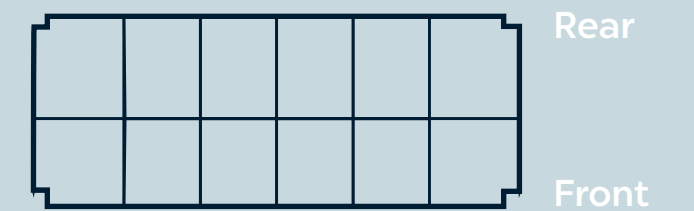
## Floorplates

Ground Floor

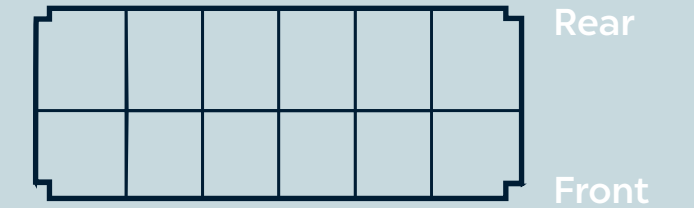
Units  
42, 60, 61



Main Floor



Upper Floor



Units  
25, 43, 78

# The Topaz

2 Bedroom | 2.5 Bathroom

1,225 sq.ft.

Urban  
Towns



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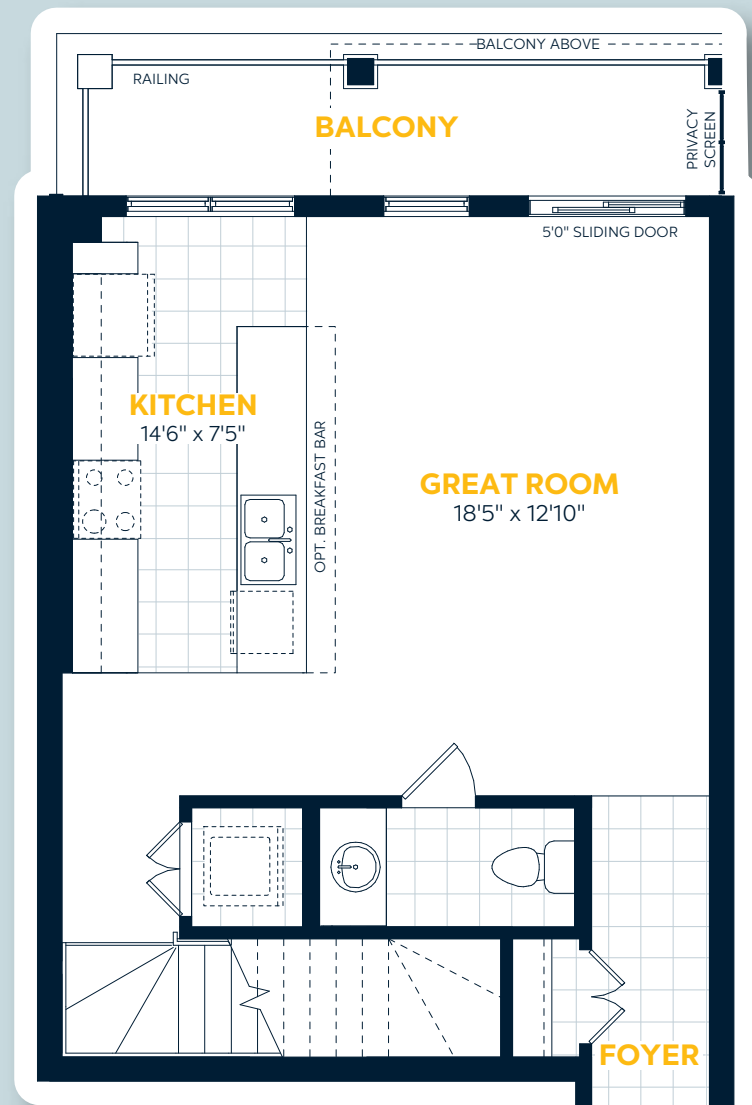
Noble Collection | Wallaceton

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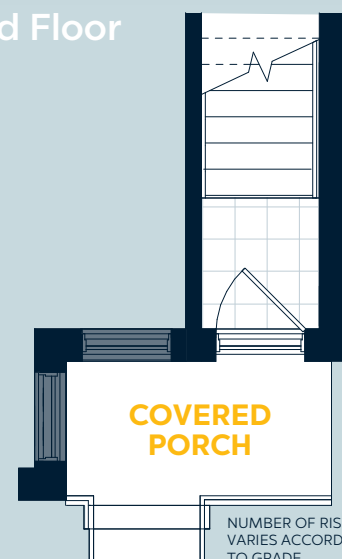
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# Floorplans

Main Floor



Ground Floor



Upper Floor



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# 12-Unit Block Elevation

Front View

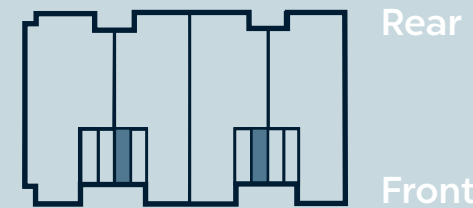


Rear View

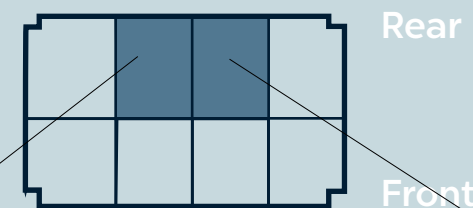


# Floorplates

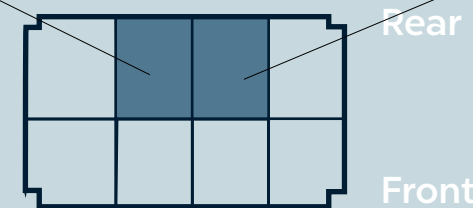
Ground Floor



Main Floor



Upper Floor



Units  
21

Units  
16

# 18-Unit Block Elevation

Front View

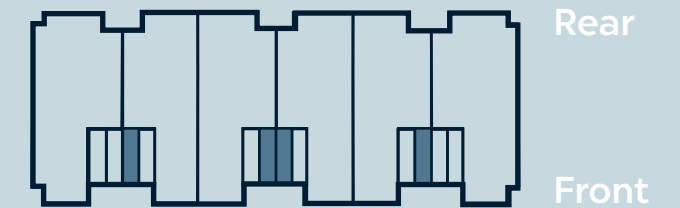


Rear View

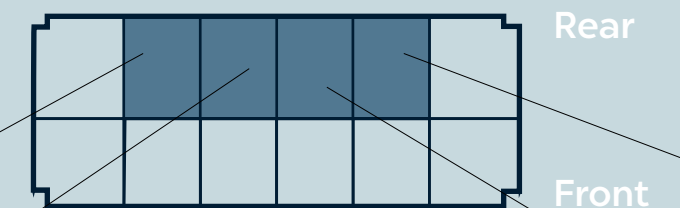


# Floorplates

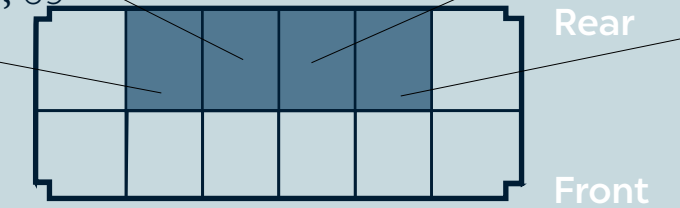
Ground Floor



Main Floor



Upper Floor



Units  
39, 57, 64

Units  
34, 52, 69

Units  
33, 51, 70

Units  
28, 46, 75

# The Pearl

2 Bedroom | 2.5 Bathroom

1,205 sq.ft.

Urban  
Towns



Front View

[fusionhomes.com](https://fusionhomes.com)

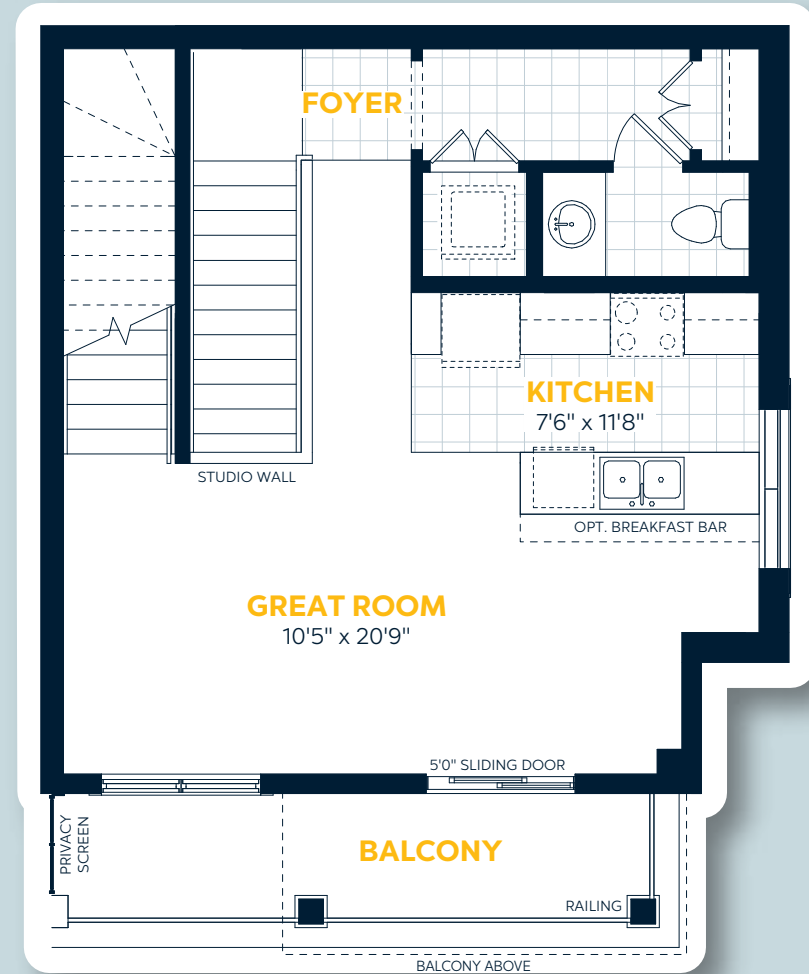
Noble Collection | Wallaceton

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# Floorplans

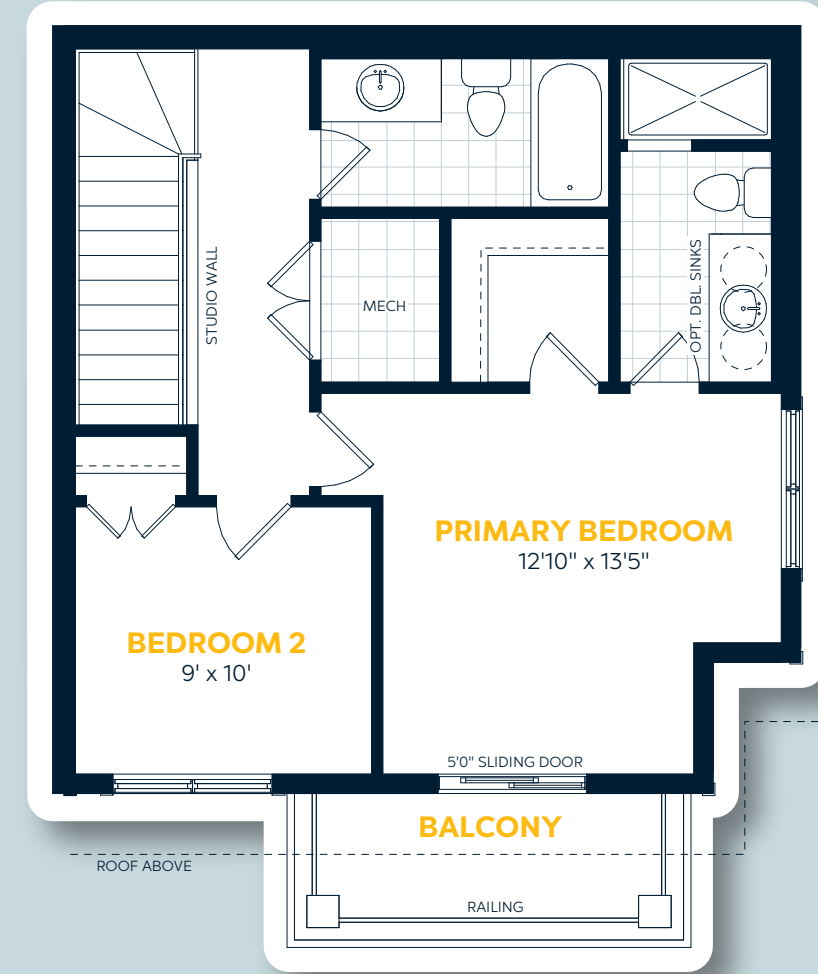
Main Floor



Ground Floor



Upper Floor



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# 12-Unit Block Elevation

Front View

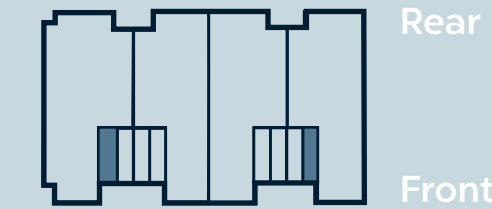


Rear View

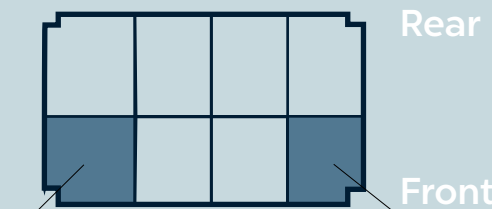


# Floorplates

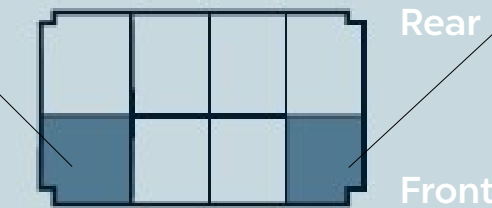
Ground Floor



Main Floor



Upper Floor



Units 23

Units 14

# 18-Unit Block Elevation

Front View

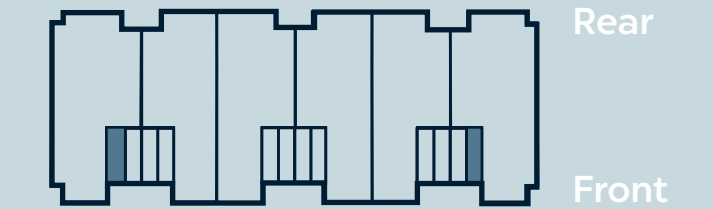


Rear View

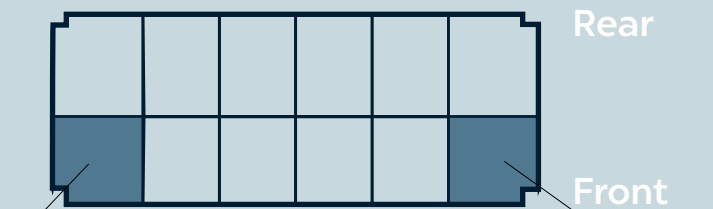


# Floorplates

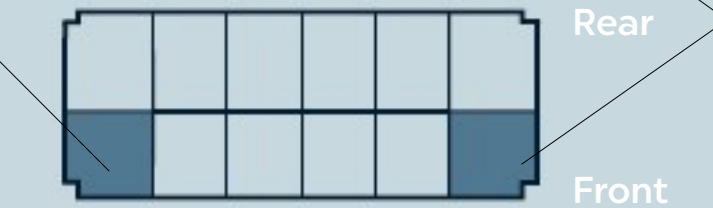
Ground Floor



Main Floor



Upper Floor



Units 41, 62, 59

Units 26, 44, 77



# The Emerald

3 Bedroom | 2.5 Bathroom

1,415 sq.ft.

Urban  
Towns



[fusionhomes.com](https://fusionhomes.com)

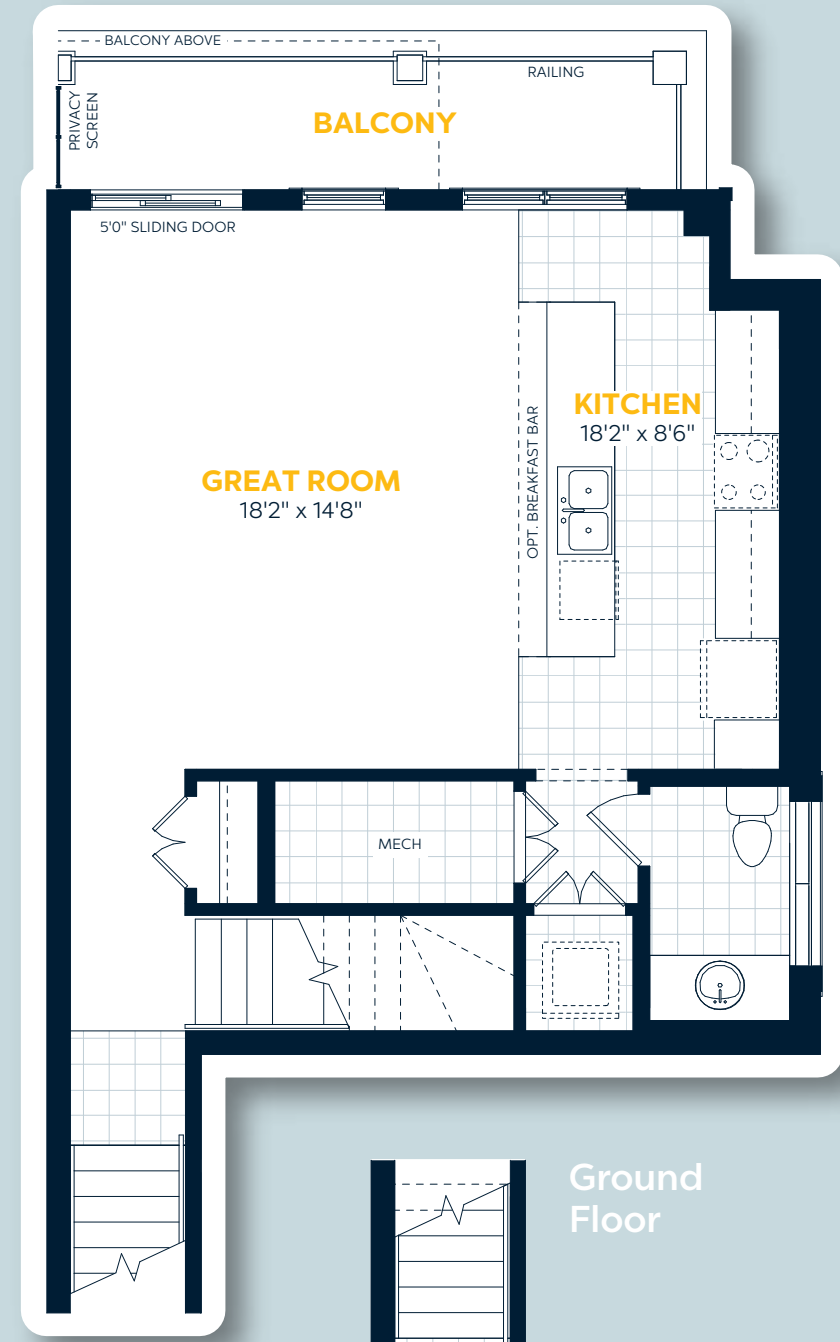
Noble Collection | Wallaceton

**FUSION**  
HOMES

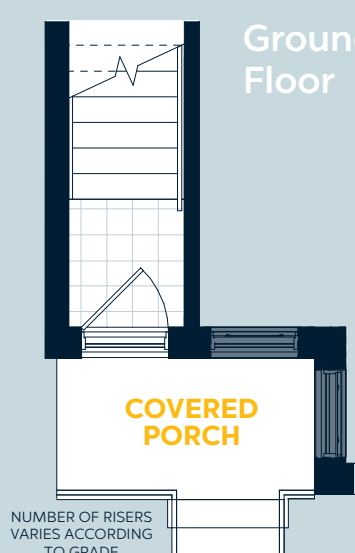
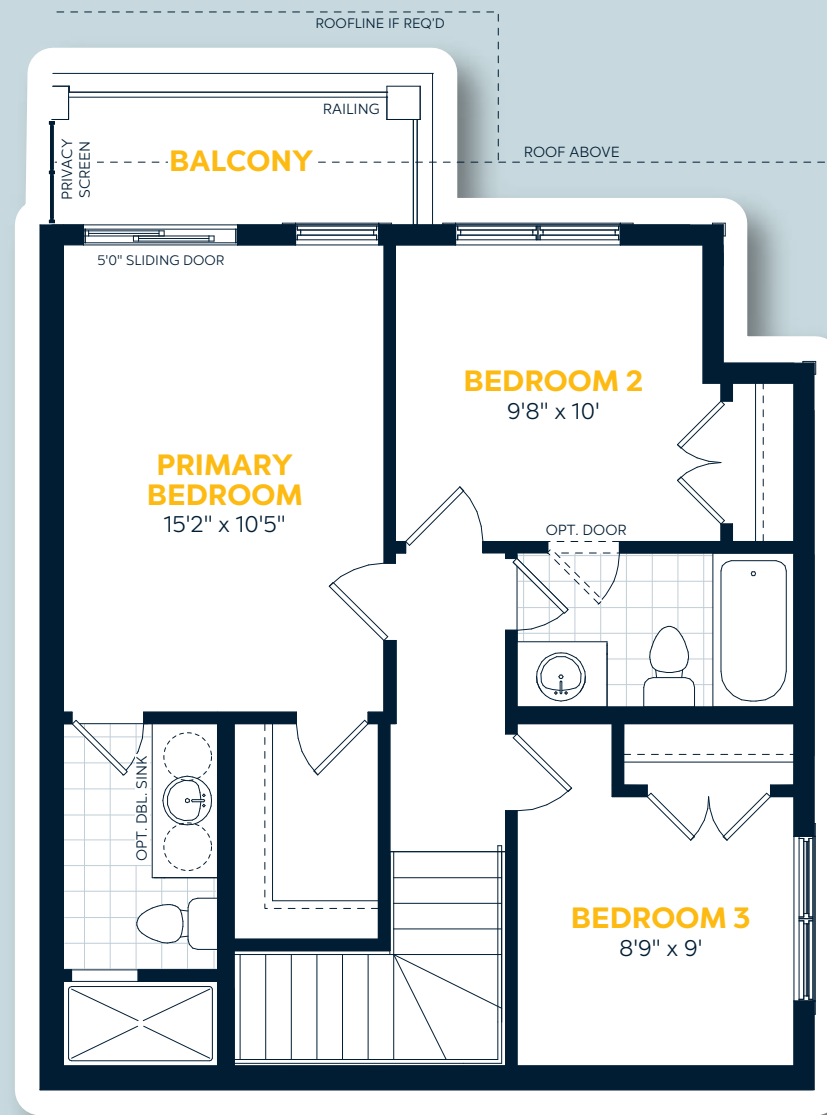
*Love the journey*

# Floorplans

Main Floor



Upper Floor



E.&O.E. All materials, specifications and floorplans are subject to change without notice. All house renderings are artist's concept. All floorplans are approximate dimensions. Actual usable floor space may vary from stated floor area. © Fusion Homes 2022. Reproduction of this plan is strictly prohibited.

# 12-Unit Block Elevation

Front View



Rear View



# 18-Unit Block Elevation

Front View

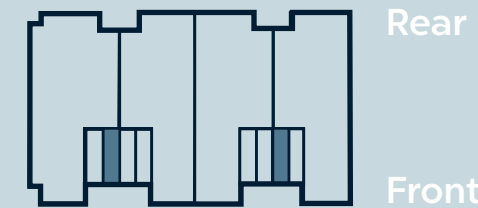


Rear View

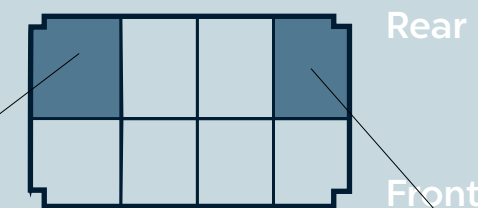


# Floorplates

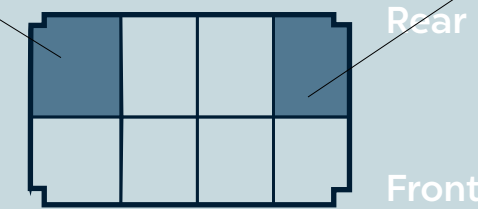
Ground Floor



Main Floor



Upper Floor

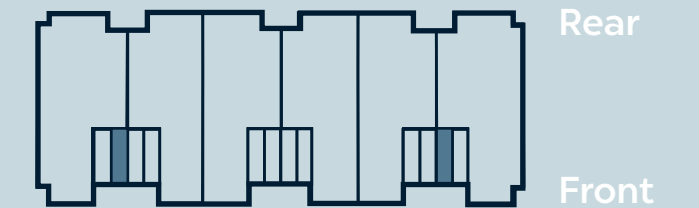


Units 22

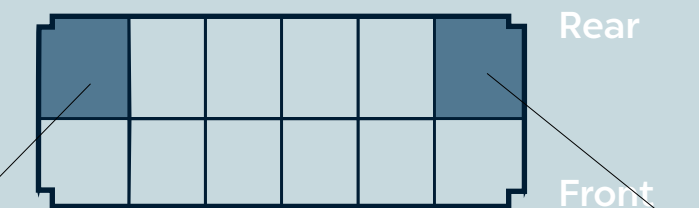
Units 15

# Floorplates

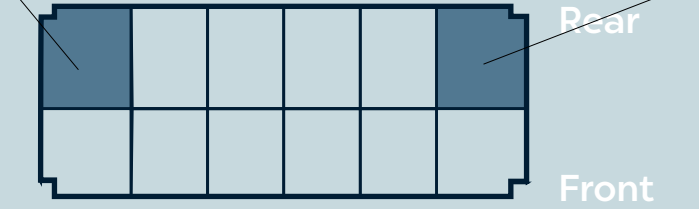
Ground Floor



Main Floor



Upper Floor



Units 40, 58, 63

Units 27, 45, 76