

THE **TOWNSON** BAYVIEW

THE TOWNS ON BAYVIEW

-  FINAL RELEASE
-  AVAILABLE HOMES
-  SOLD
-  TRADITIONAL TOWNS
-  REAR LANE TOWNS
-  DETACHED HOMES



Map and site plan not to scale. Information is subject to change without notice. Rendering and landscaping is artist's concept and for general information only. E.&O.E. D.O.P. June 2026.

RLT 03

ELEV. A 2,215 SQ.FT includes 33 sq. ft. open to below
ELEV. B 2,222 SQ.FT includes 33 sq. ft. open to below

FRONT ELEVATION A



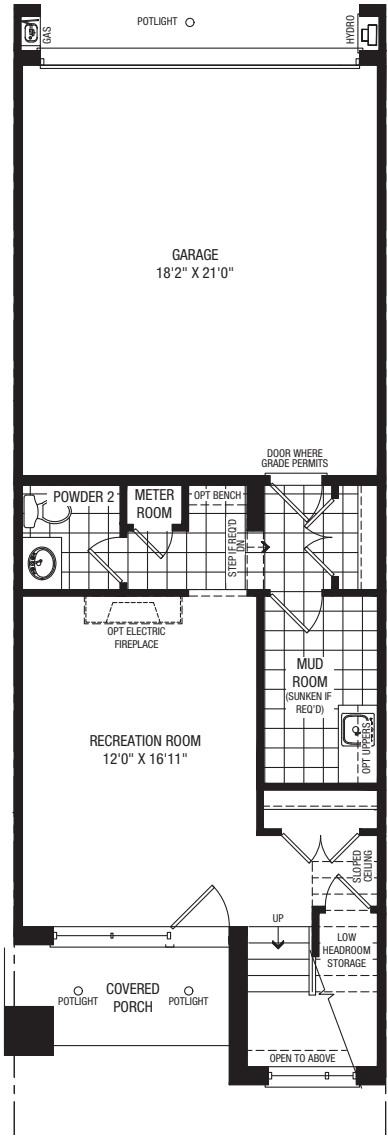
REAR ELEVATION A



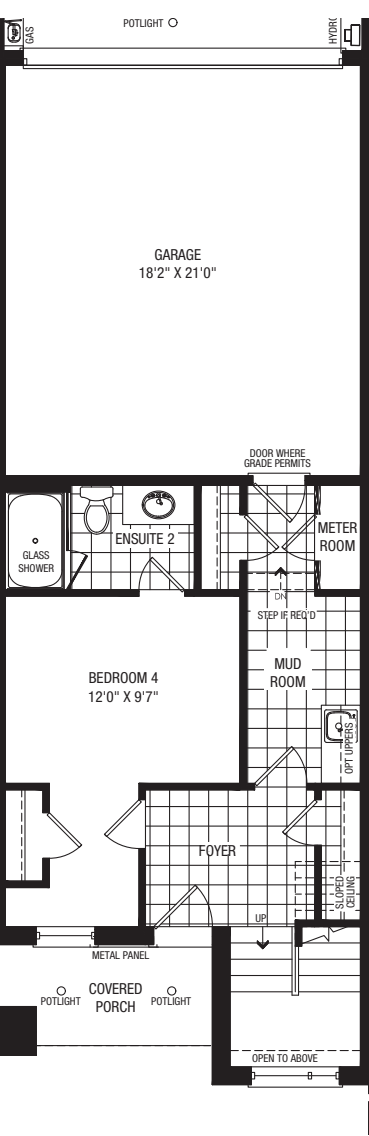
RLT 03

3 BEDROOM
2 BATH & 2 POWDER

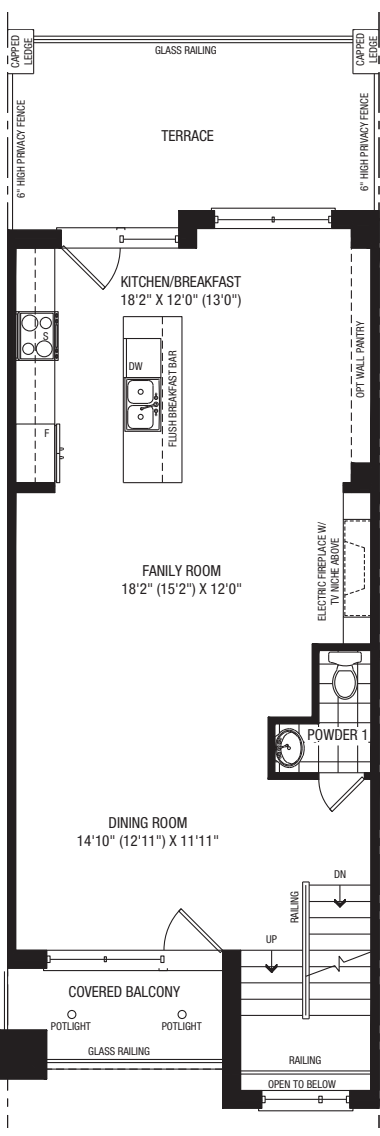
GROUND A



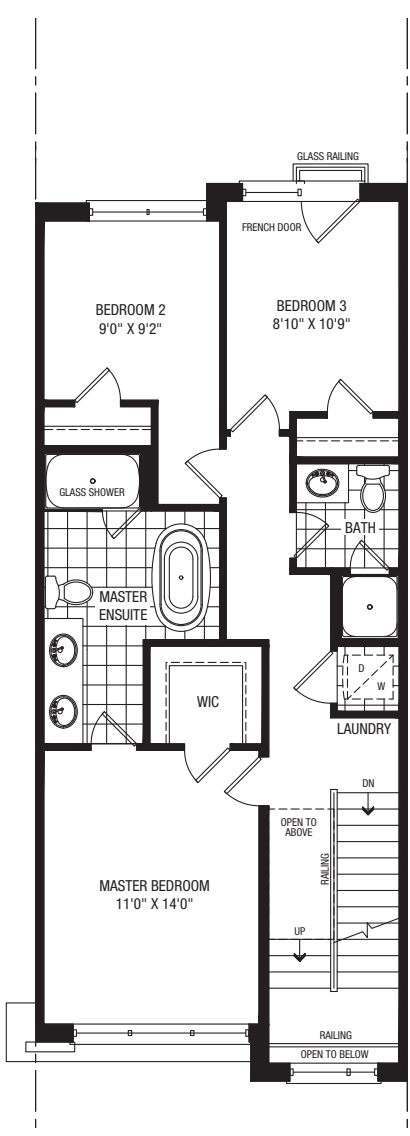
OPT. GROUND A



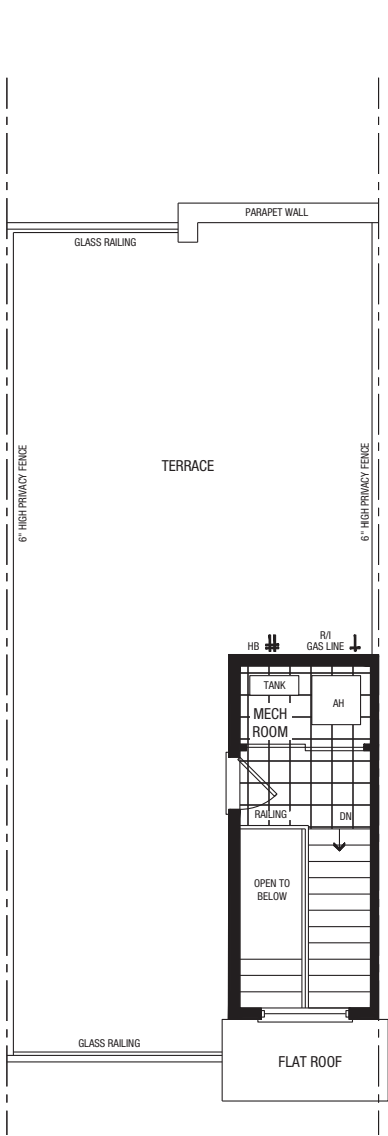
MAIN A



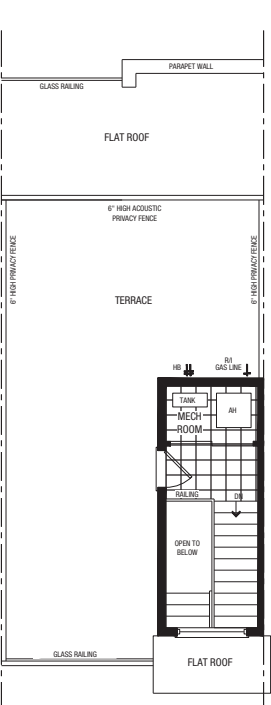
THIRD A



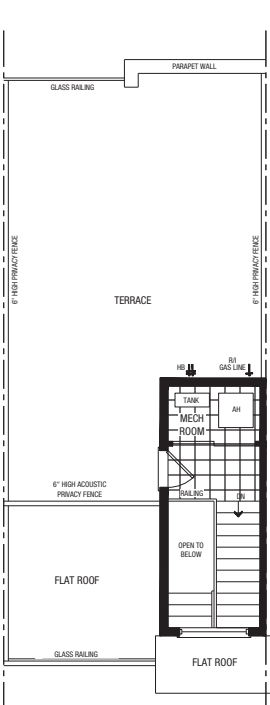
TERRACE A



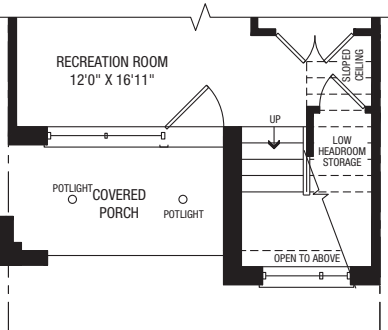
TERRACE BLOCK 21
UNIT 137 A & 134 A



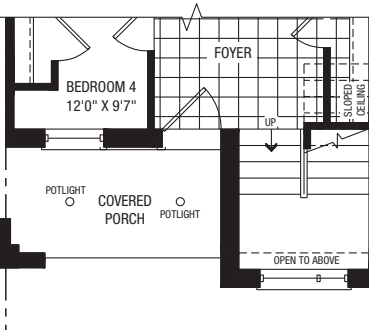
TERRACE BLOCK 14 UNIT
83 A



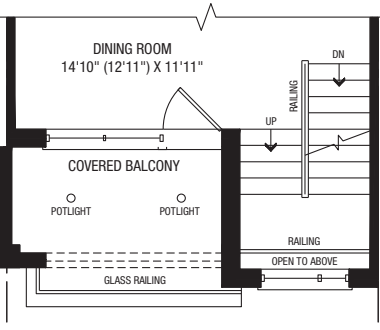
PARTIAL GROUND B



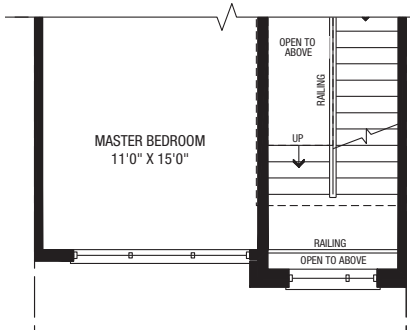
PARTIAL OPT. GROUND B



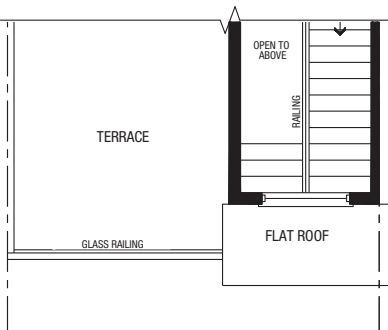
PARTIAL MAIN B



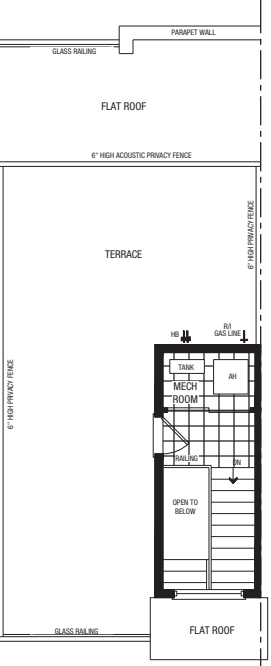
PARTIAL THIRD B



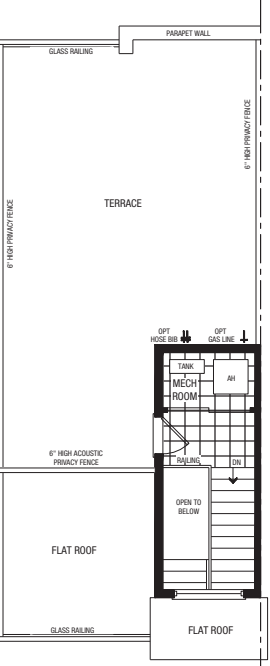
PARTIAL TERRACE B



TERRACE BLOCK 13 UNITS
77 & 78 B



TERRACE BLOCK 5
UNIT 28 B



Plan is not to scale and all illustrations are artist concept only. Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated floor area. Bulkheads required for mechanical purposes such as kitchen and washroom exhausts and heating and cooling ducts have not been indicated. Balcony location(s) and sizes vary per floor. Furniture and islands shown are displayed for illustration purposes only and are not included in the sale price. Suites are sold unfurnished. E.&O.E.

RLT 05 END

ELEV. A 2,518 SQ.FT
ELEV. B 2,518 SQ.FT

FRONT ELEVATION A



REAR ELEVATION A



RLT-05 END

3 BEDROOM
2 BATH & 2 POWDER



RLT 06 END

ELEV. A 2,619 SQ.FT includes 53 sq. ft. open to below
ELEV. B 2,619 SQ.FT includes 53 sq. ft. open to below

FRONT ELEVATION A



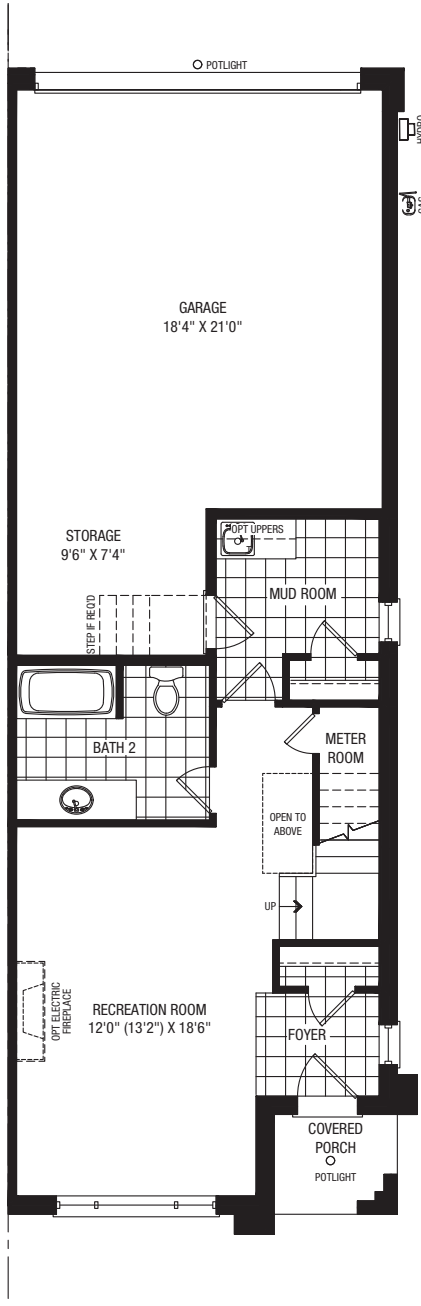
REAR ELEVATION A



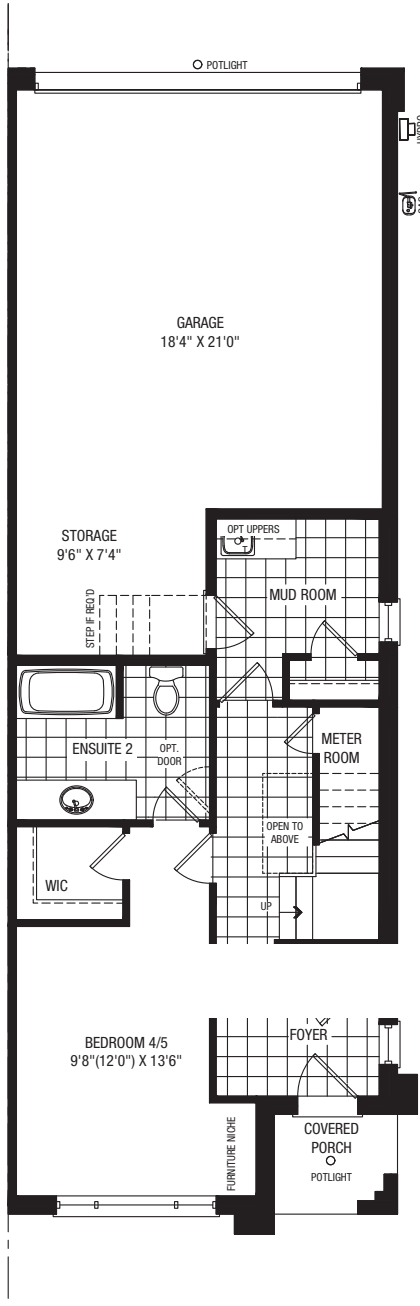
RLT-06 END

3 BEDROOM
2 BATH & 2 POWDER

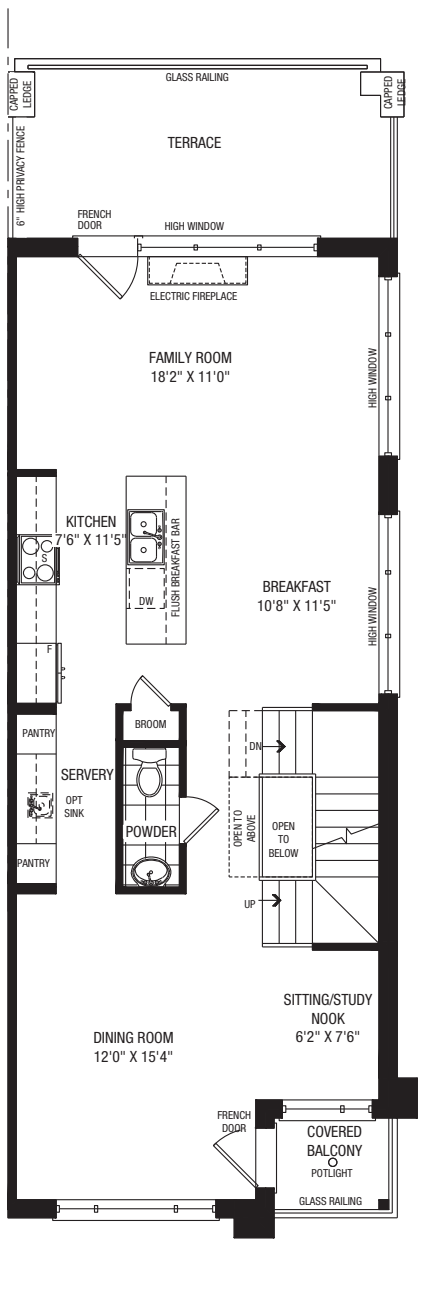
GROUND ‘A&B’



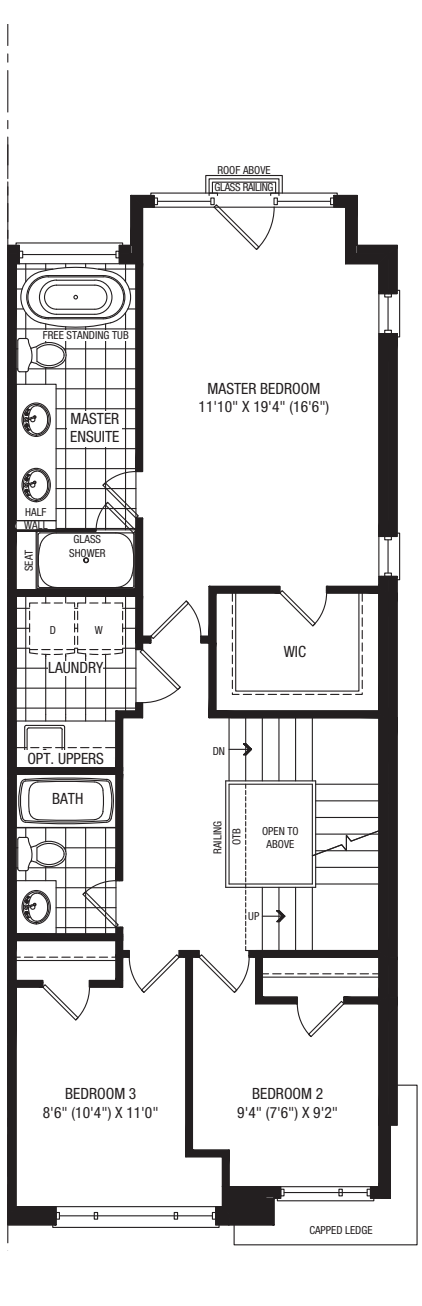
OPT. GROUND ‘A&B’



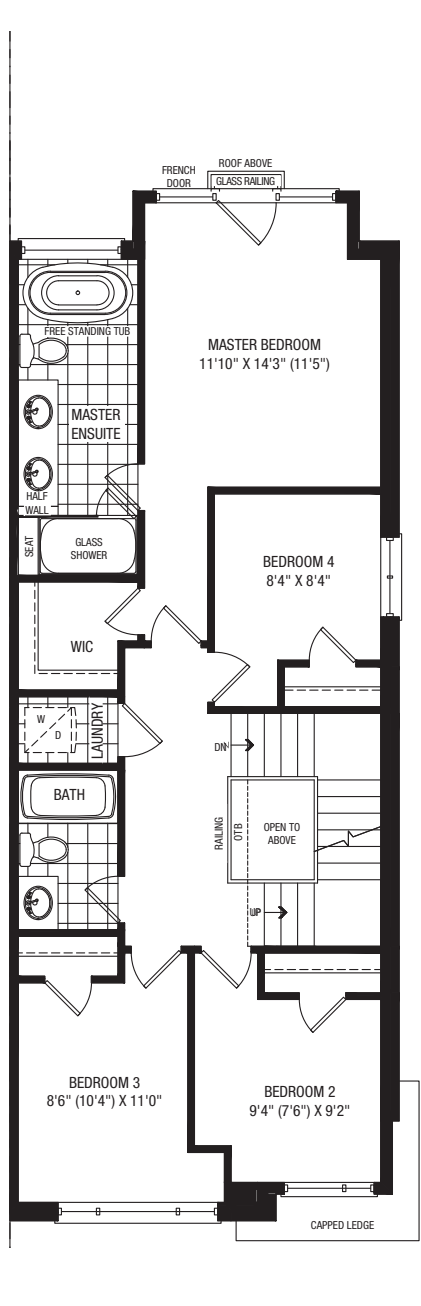
MAIN ‘A&B’



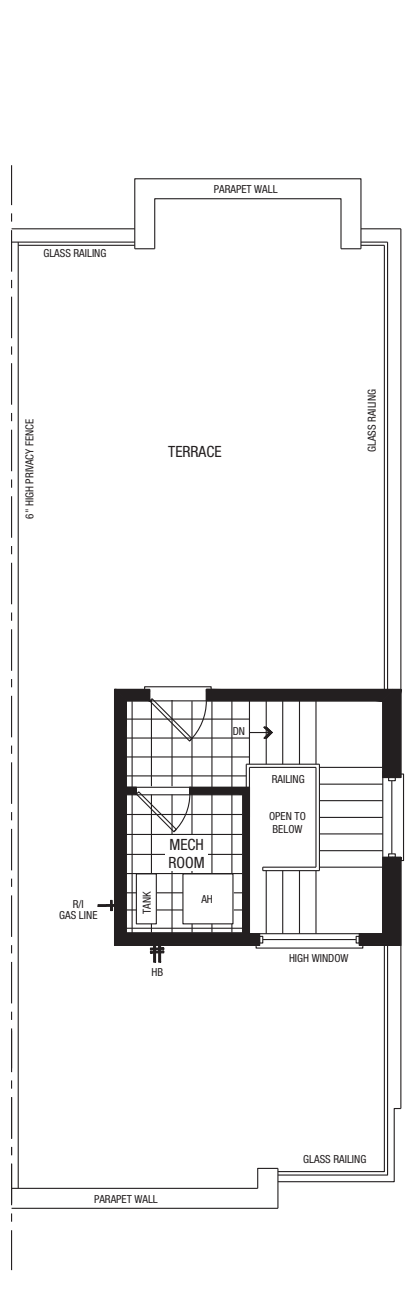
THIRD ‘A&B’



OPT. THIRD ‘A&B’



TERRACE ‘A&B’



RLT 11 END

ELEV. A 2,503 SQ.FT includes 57 sq. ft. open to below
ELEV. B 2,503 SQ.FT includes 57 sq. ft. open to below

FRONT ELEVATION A



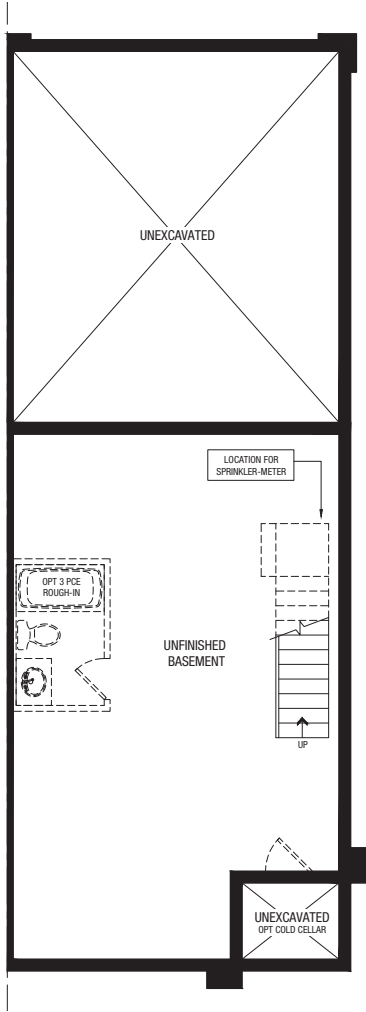
REAR ELEVATION A



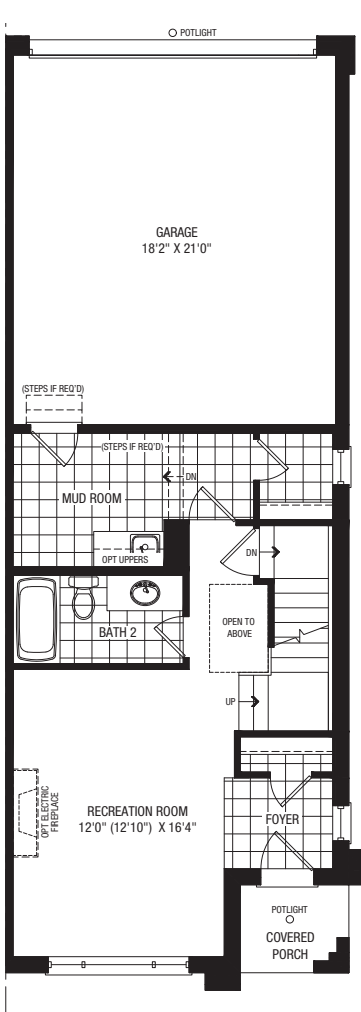
RLT-11 END

3 BEDROOM
3 BATH & 1 POWDER

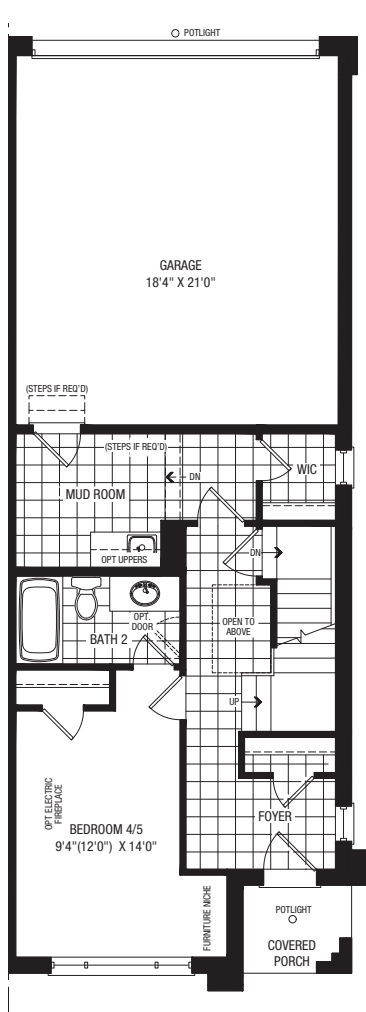
BASEMENT A & B



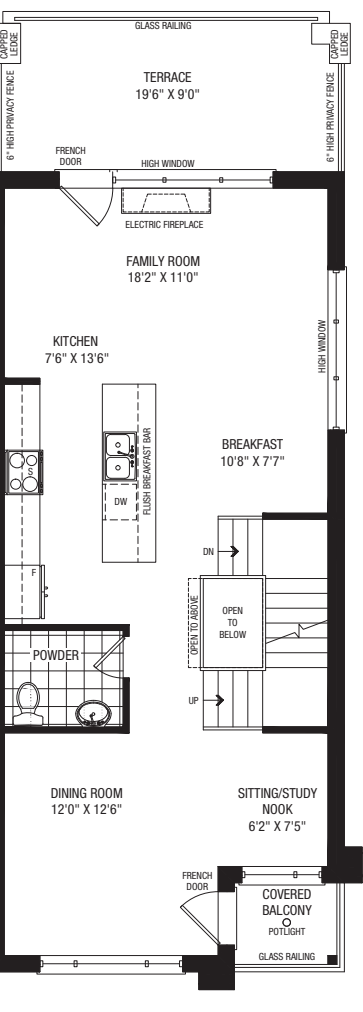
GROUND A & B



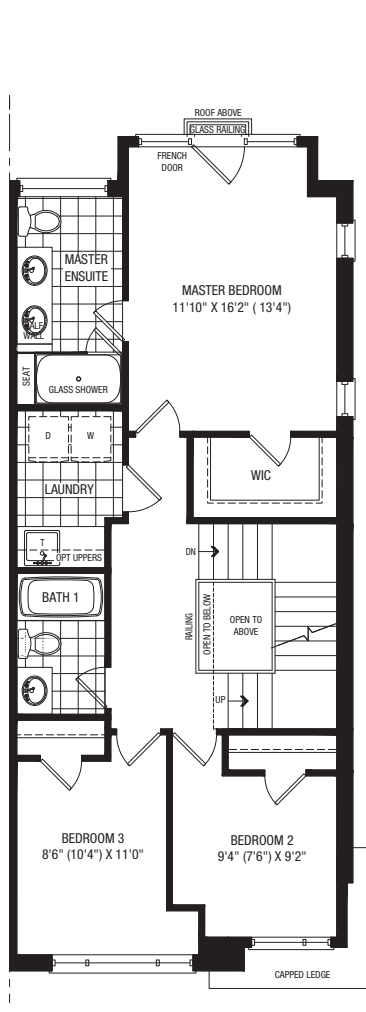
OPT. GROUND A & B



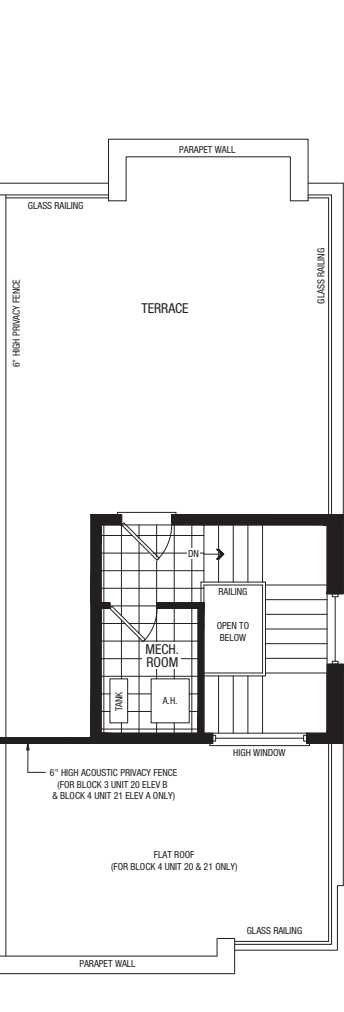
MAIN A & B



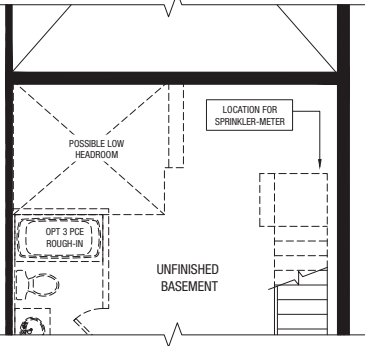
THIRD A & B



ROOF TERRACE A & B



PARTIAL BASEMENT A & B



TTH-01 ELEV. A 1,971 SQ.FT.
ELEV. B 1,968 SQ.FT.

REAR ELEVATION A



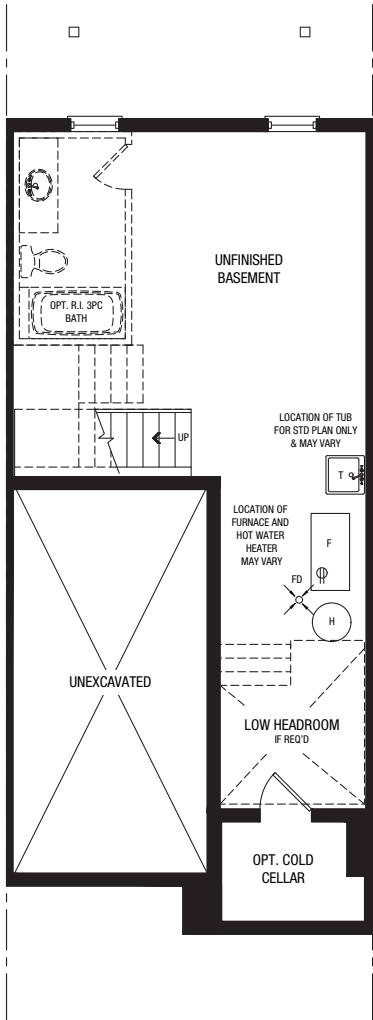
FRONT ELEVATION A



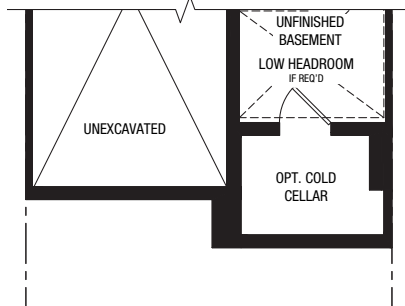
TTH-01

3 BEDROOM
2 BATH & 2 POWDER

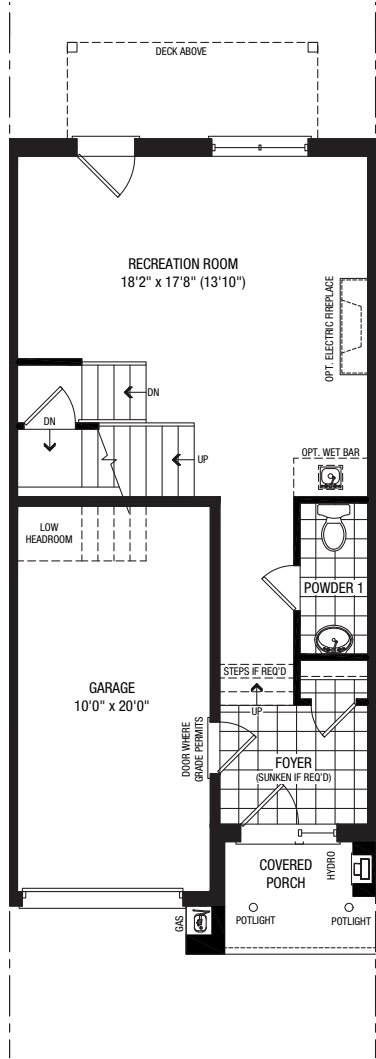
BASEMENT A



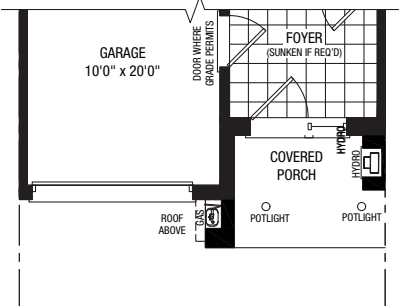
PARTIAL BASEMENT B



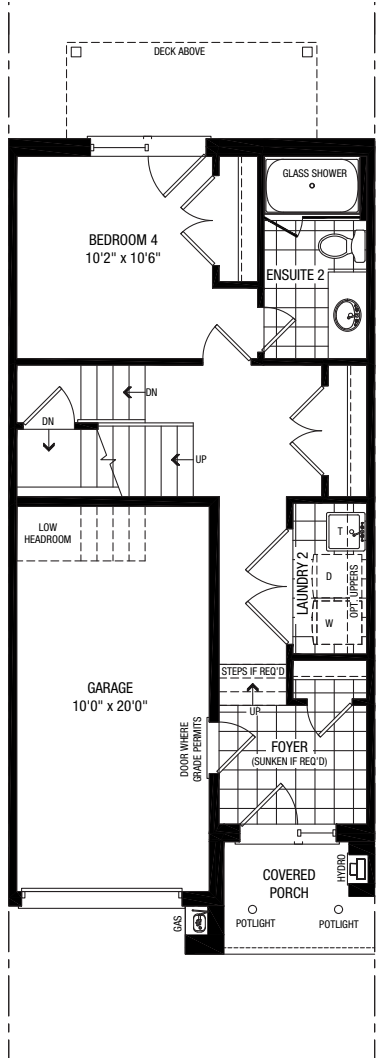
GROUND A



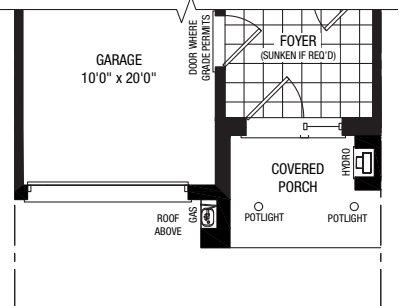
PARTIAL GROUND B



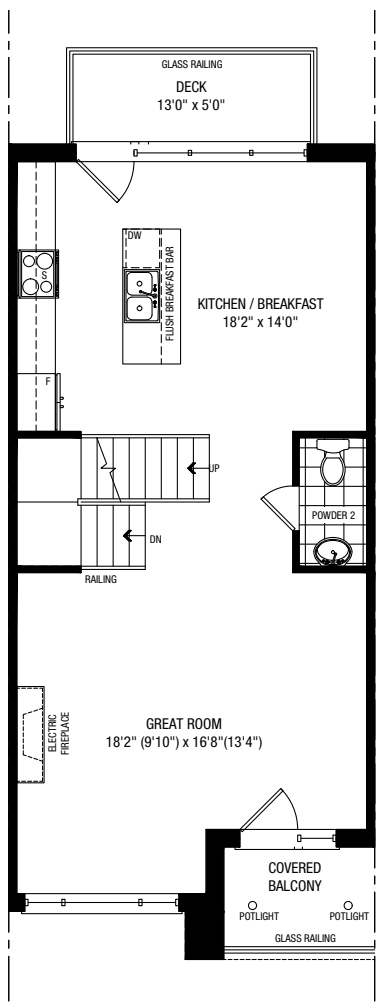
OPT. GROUND A
4 BEDROOM PLAN



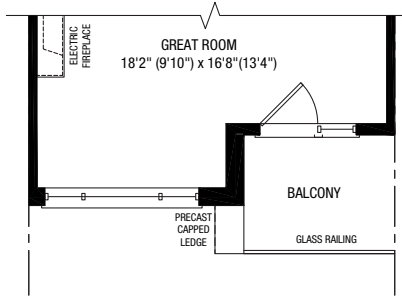
PARTIAL OPT.GROUND B



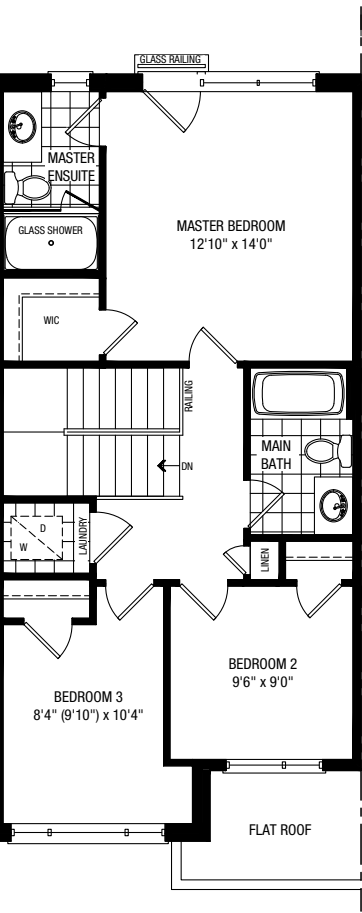
MAIN A



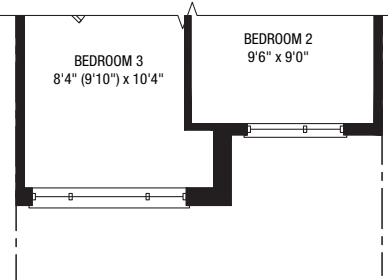
PARTIAL MAIN B



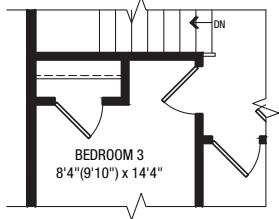
THIRD A



PARTIAL THIRD B



PARTIAL THIRD A



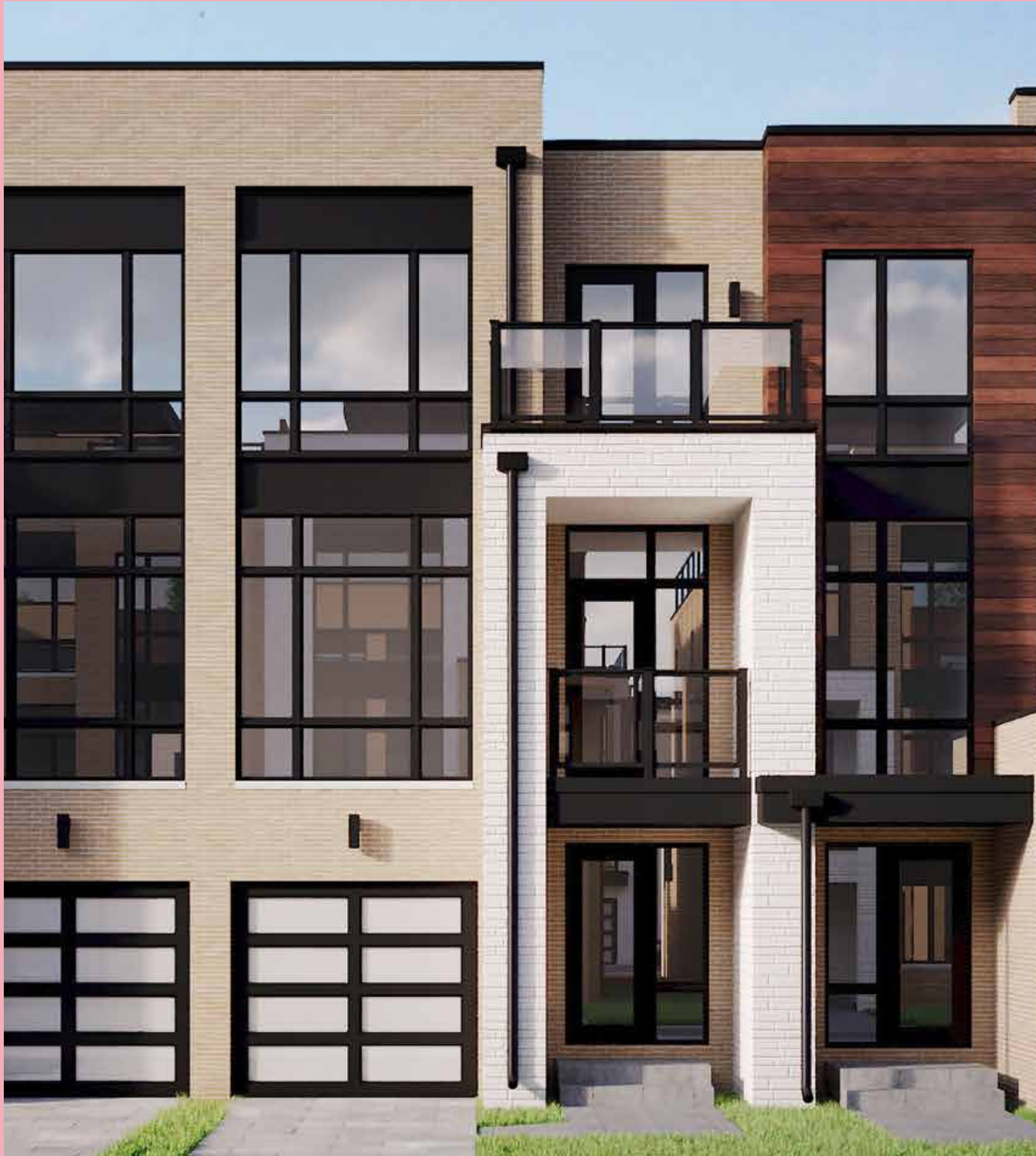
TTH-02

ELEV. A 2,097 SQ.FT. includes 28 sq. ft. open to below
ELEV. B 2,069 SQ.FT. includes 28 sq. ft. open to below

REAR ELEVATION A



FRONT ELEVATION A

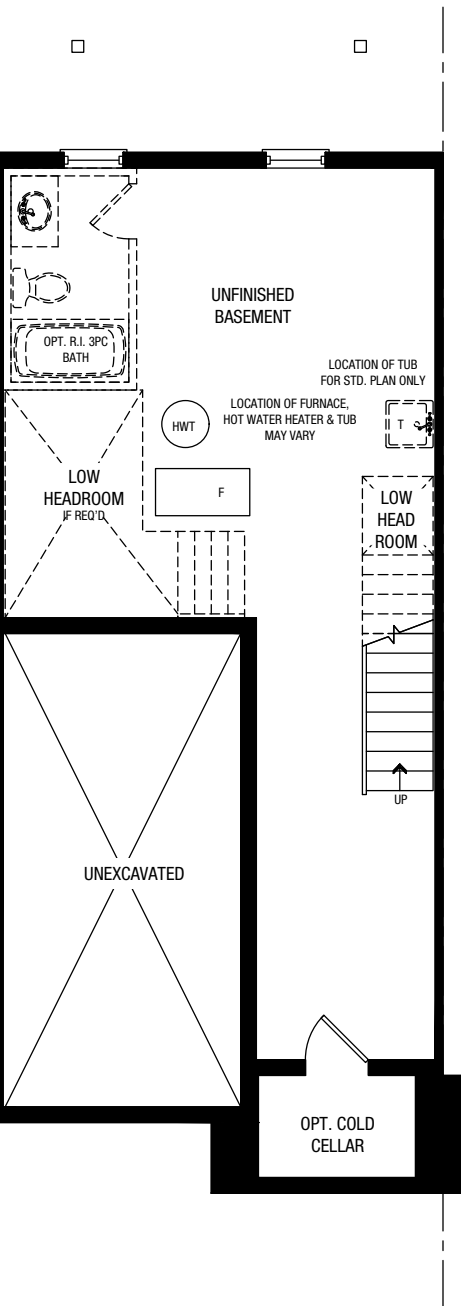


*OPT. GROUND A SHOWN

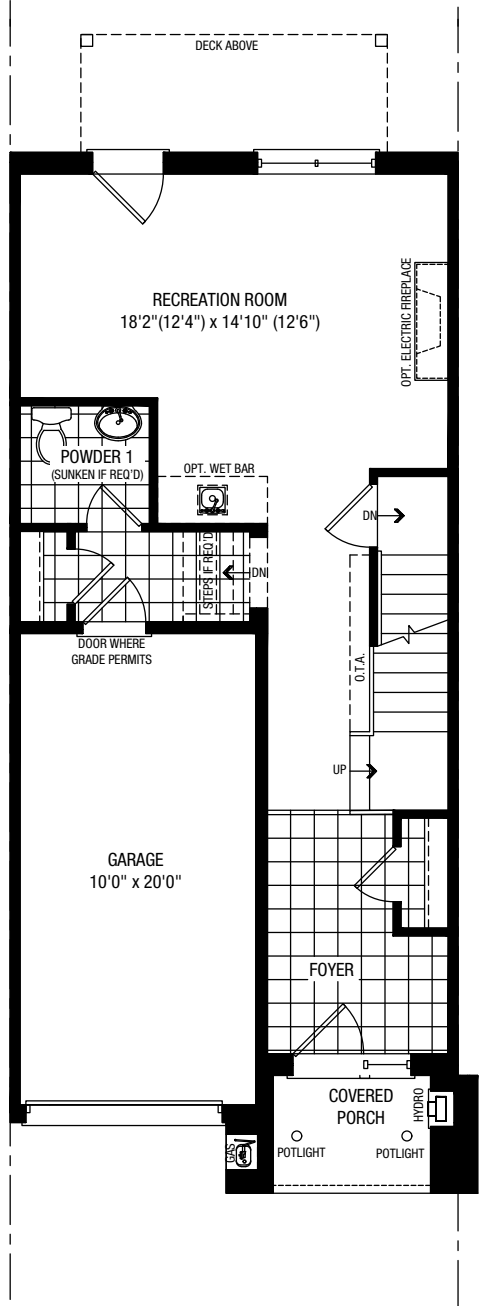
TTH-02

3 BEDROOM
2 BATH & 2 POWDER

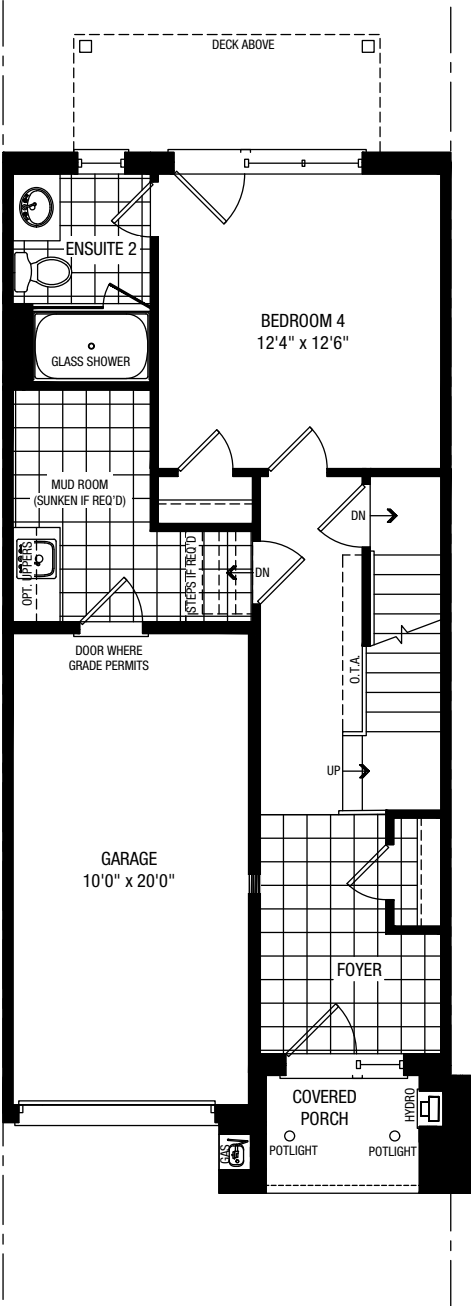
BASEMENT A & B



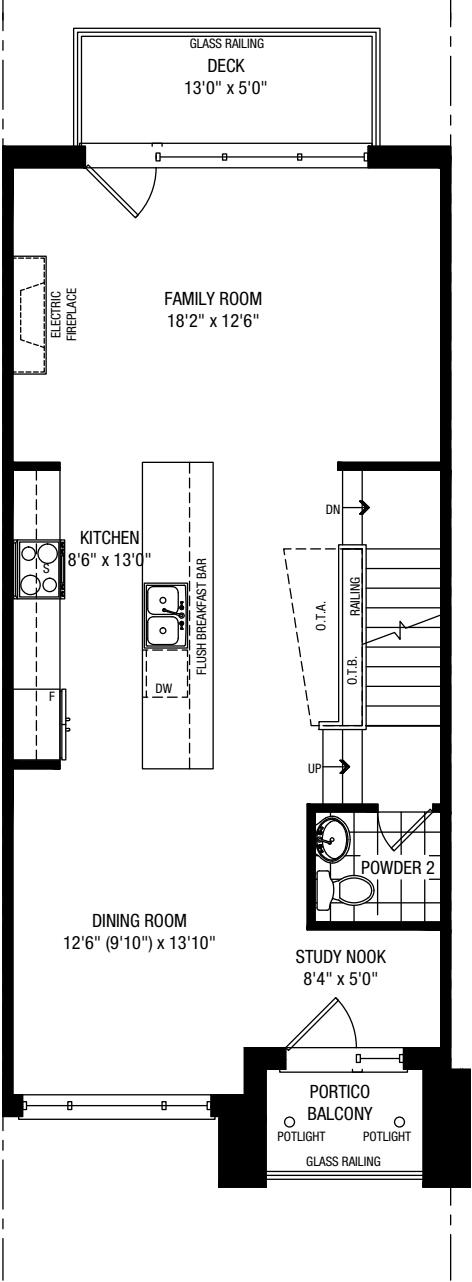
GROUND A & B



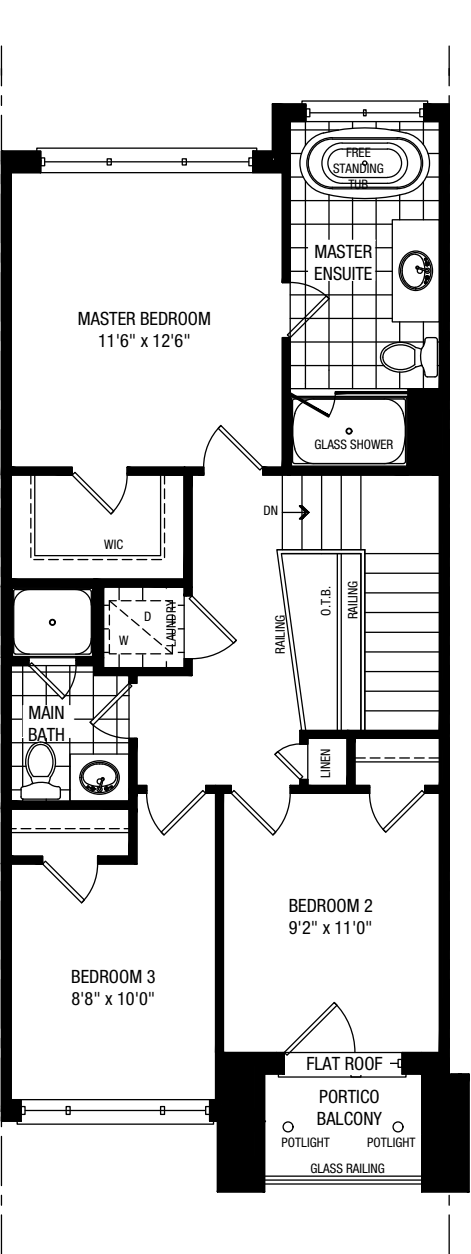
OPT. GROUND A & B
4 BEDROOM PLAN



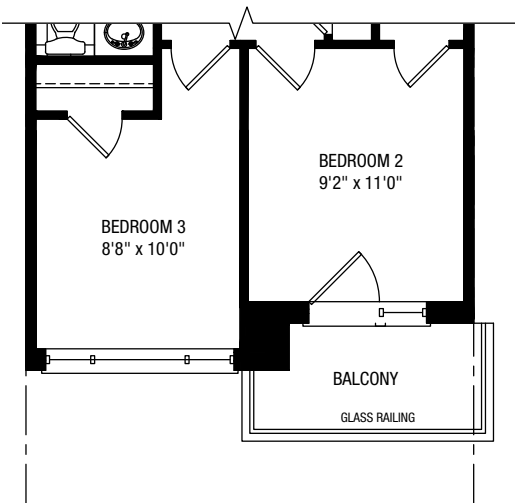
MAIN A & B



THIRD A



PARTIAL THIRD B



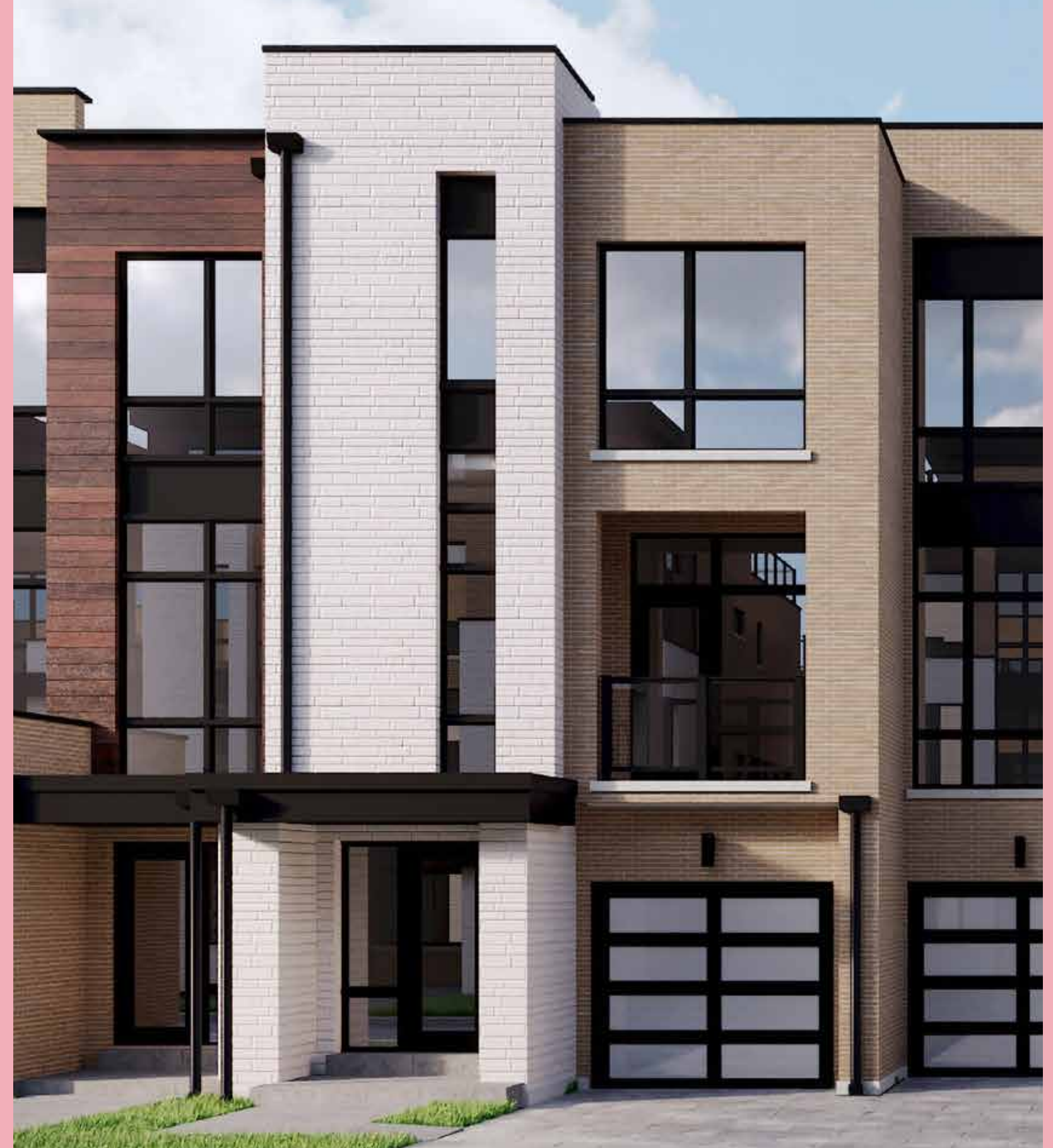
TTH-03

ELEV. A 2,299 SQ.FT. includes 15 sq. ft. open to below
ELEV. B 2,295 SQ.FT. includes 15 sq. ft. open to below

REAR ELEVATION A REV.



FRONT ELEVATION A REV.

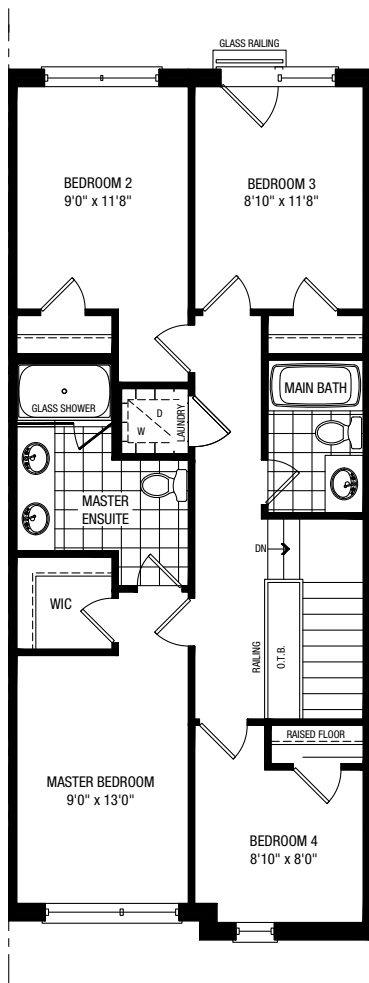
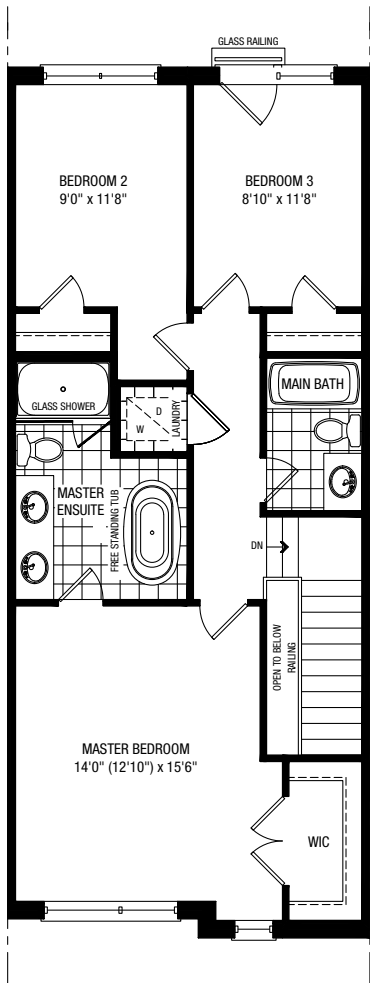
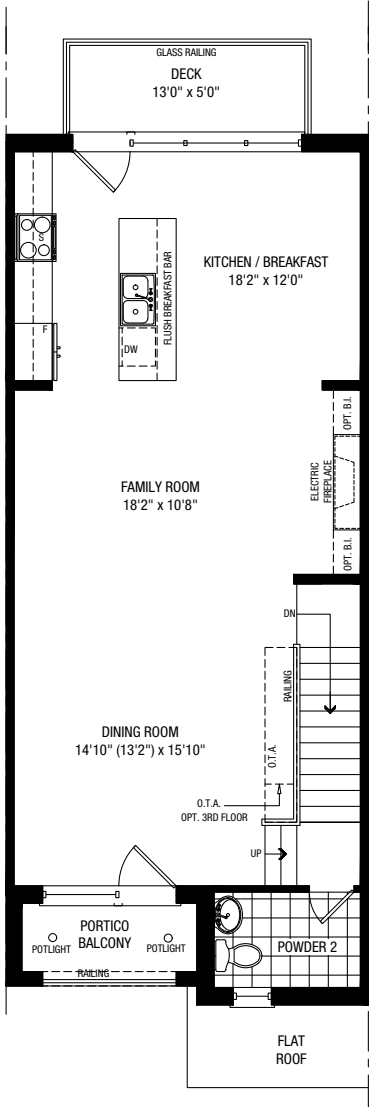
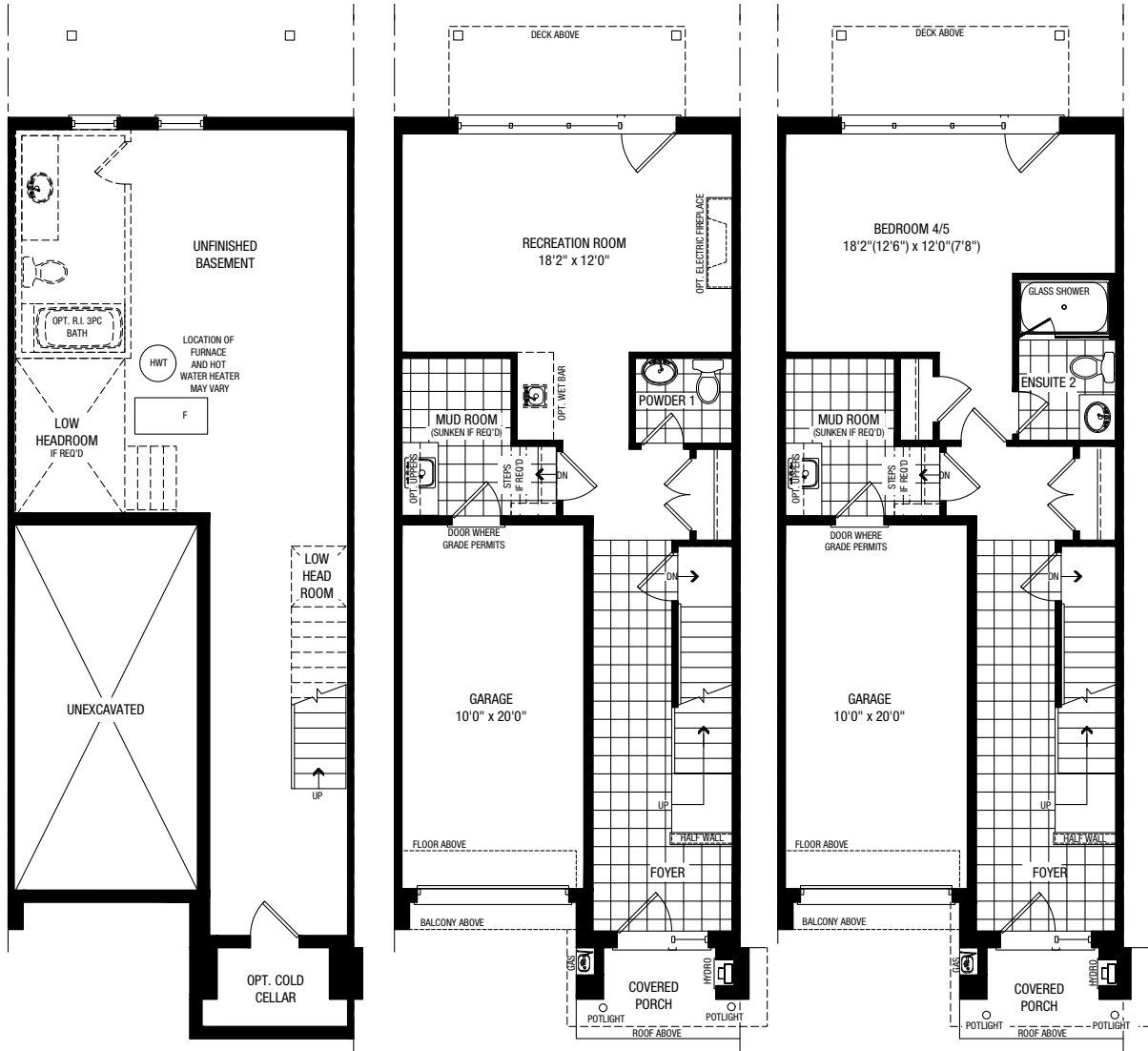


TTH-03

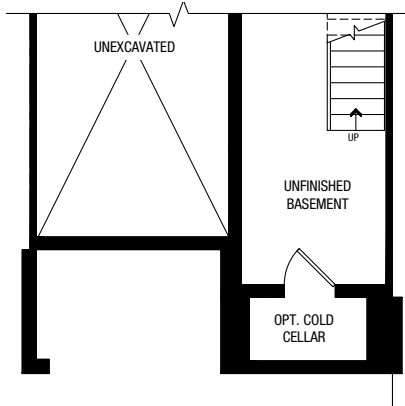
3 BEDROOM
2 BATH & 2 POWDER

BASEMENT A GROUND A OPT. GROUND A
4 BEDROOM PLAN

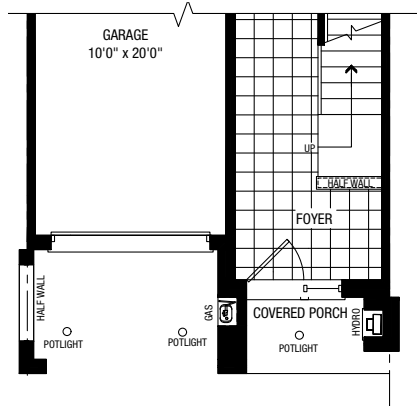
MAIN A THIRD A OPT. THIRD A
4 BEDROOM PLAN



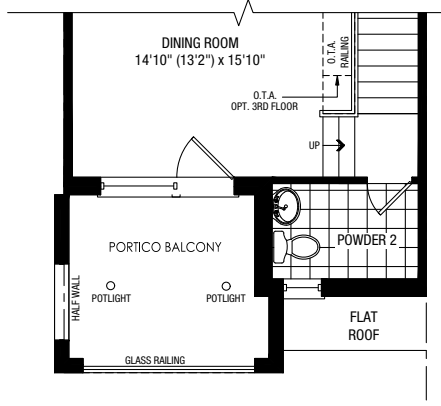
PARTIAL BASEMENT B



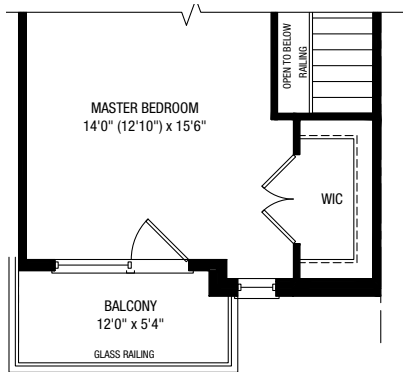
PARTIAL GROUND AND
OPT. GROUND B



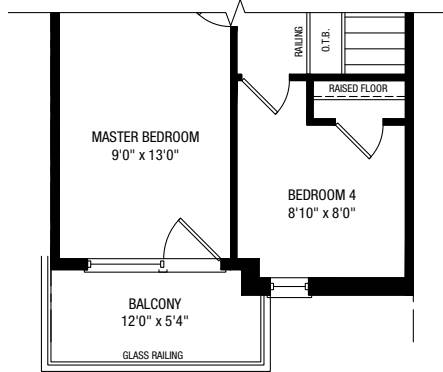
PARTIAL MAIN B



PARTIAL THIRD B



PARTIAL OPTIONAL THIRD B



Plan is not to scale and all illustrations are artist concept only. Plans can vary depending on grading. Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated floor area. Bulkheads required for mechanical purposes such as kitchen and washroom exhausts and heating and cooling ducts have not been indicated. Balcony location(s) and sizes vary per floor. Furniture and islands shown are displayed for illustration purposes only and are not included in the sale price. Homes are sold unfurnished. E.&O.E. © Primont. All Rights Reserved. February, 2021

TTH-04

ELEV. A 2,346 SQ.FT. includes 19 sq. ft. open to below
ELEV. B 2,362 SQ.FT. includes 19 sq. ft. open to below

REAR ELEVATION A



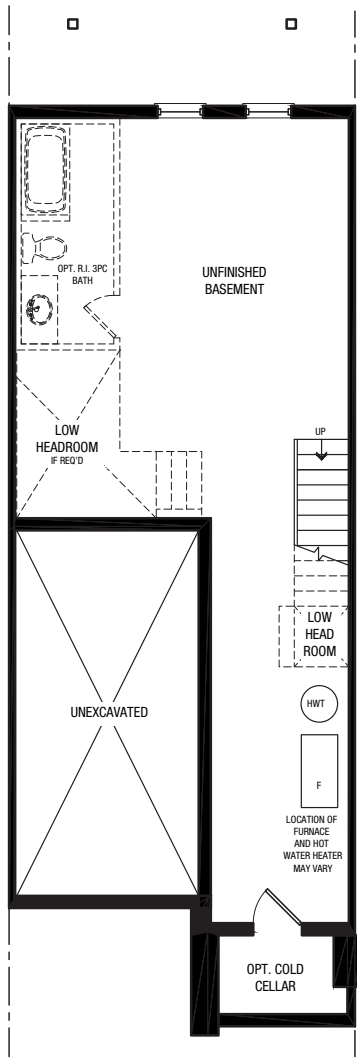
FRONT ELEVATION A



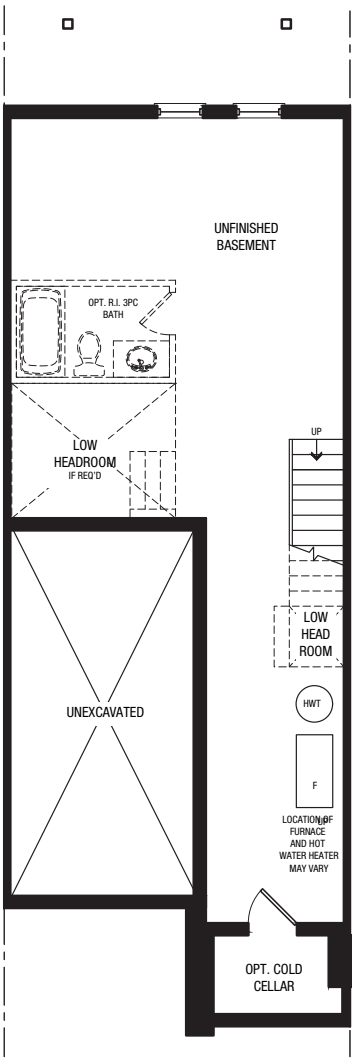
TTH-04

3 BEDROOM
2 BATH & 2 POWDER

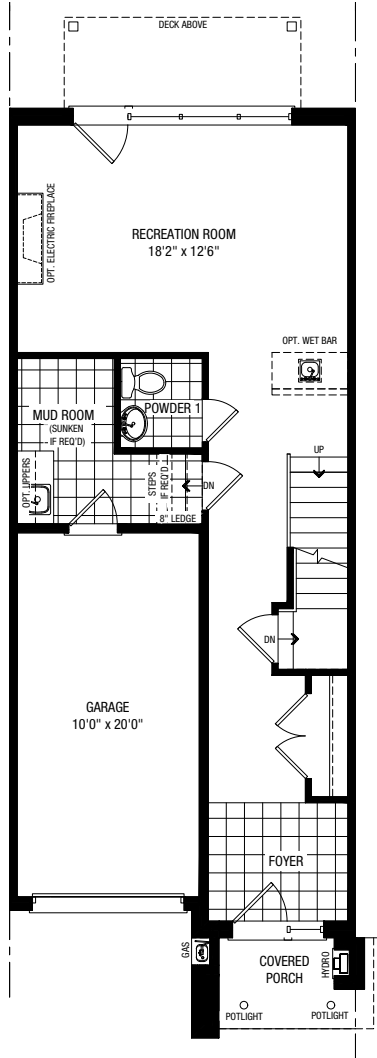
BASEMENT A



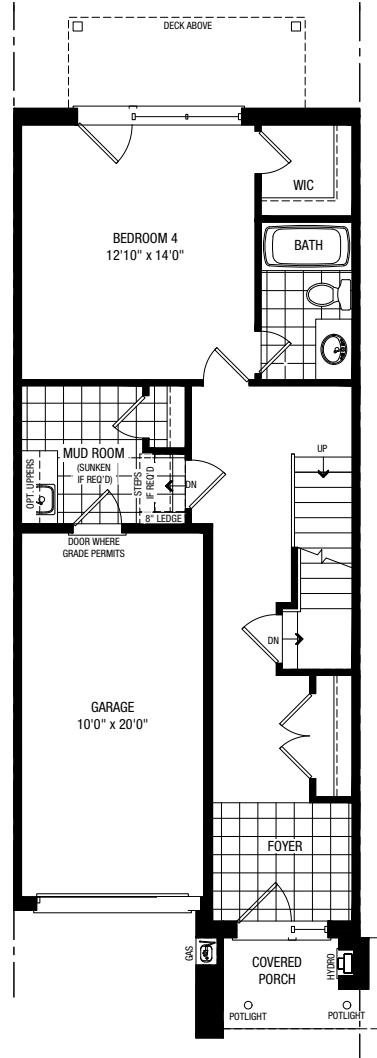
OPT. BASEMENT A



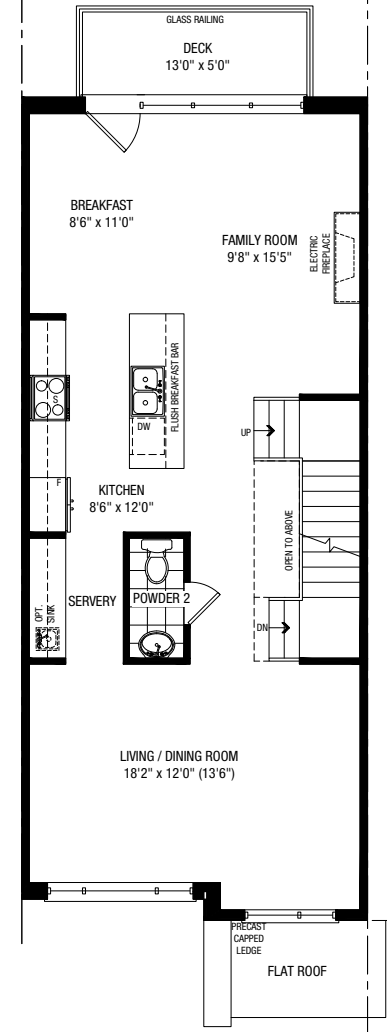
GROUND A



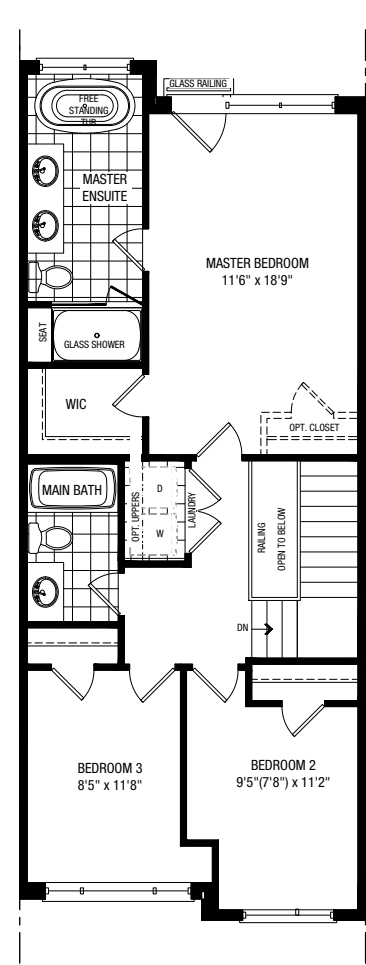
OPT. GROUND A
4 BEDROOM PLAN



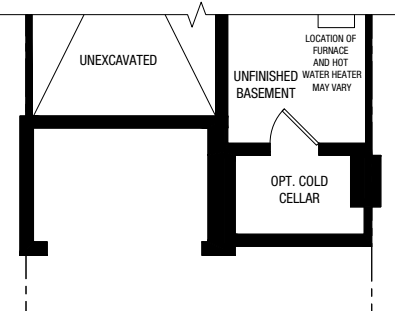
MAIN A



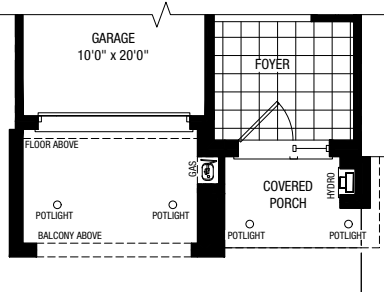
THIRD A



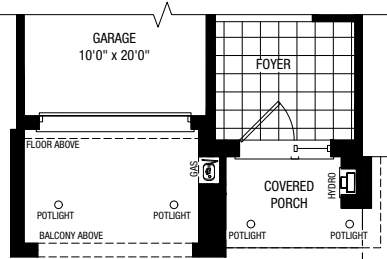
PARTIAL BASEMENT B



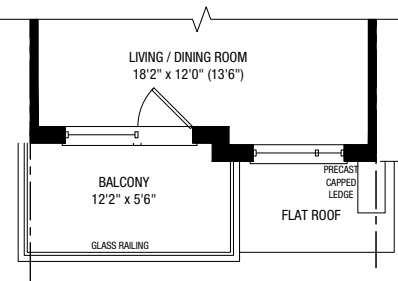
PARTIAL GROUND B



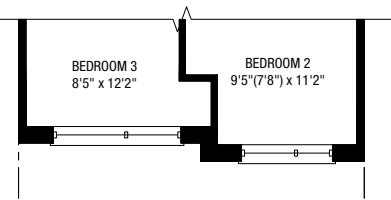
PARTIAL OPT. GROUND B
4 BEDROOM PLAN



PARTIAL MAIN B



PARTIAL THIRD B



Plan is not to scale and all illustrations are artist concept only. Plans can vary depending on grading. Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated floor area. Bulkheads required for mechanical purposes such as kitchen and washroom exhausts and heating and cooling ducts have not been indicated. Balcony location(s) and sizes vary per floor. Furniture and islands shown are displayed for illustration purposes only and are not included in the sale price. Homes are sold unfurnished. E.&O.E. © Primont. All Rights Reserved. February, 2021

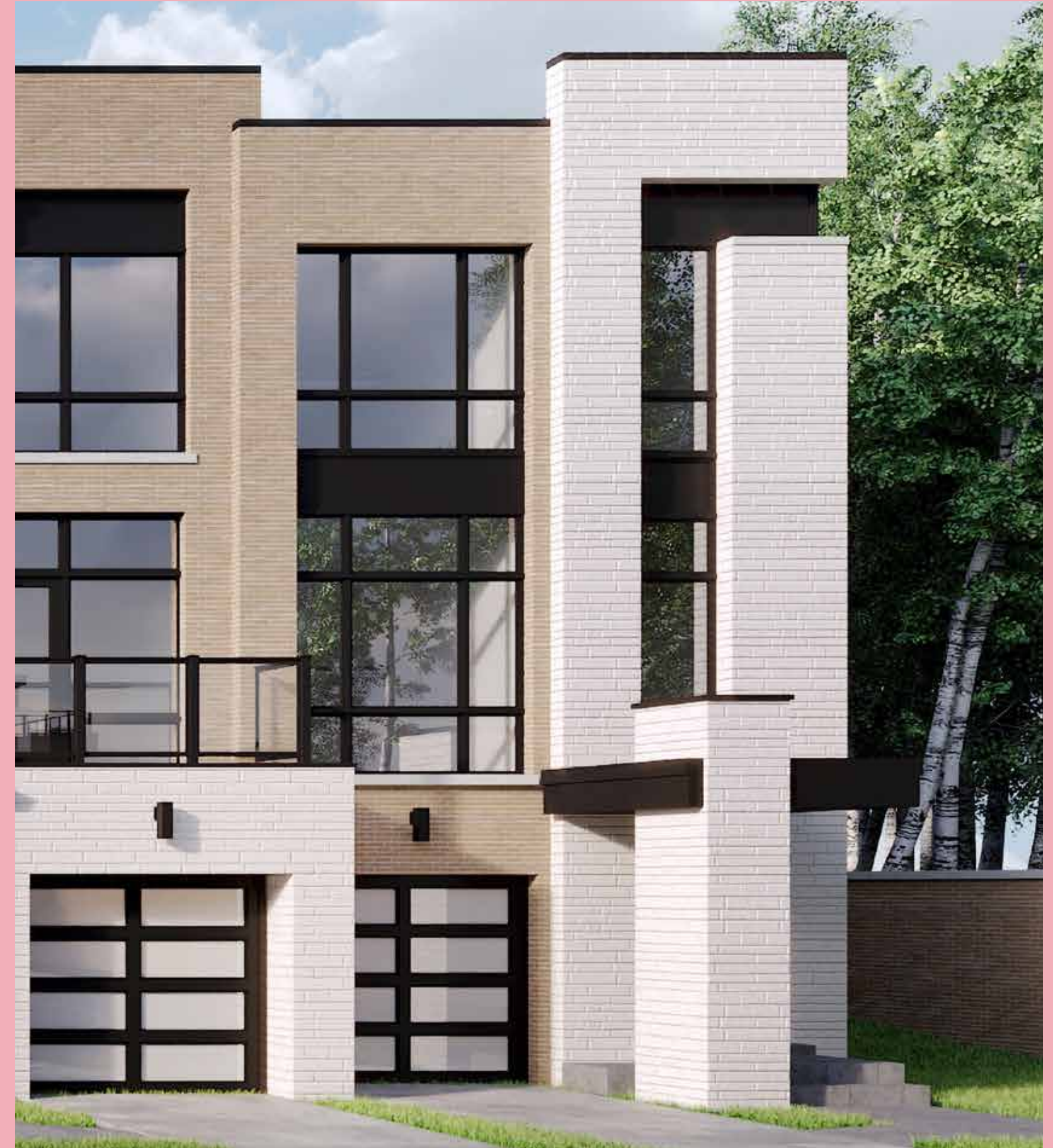
TTH-05

ELEV. A 2,547 SQ.FT.
ELEV. B 2,543 SQ.FT.

REAR ELEVATION A



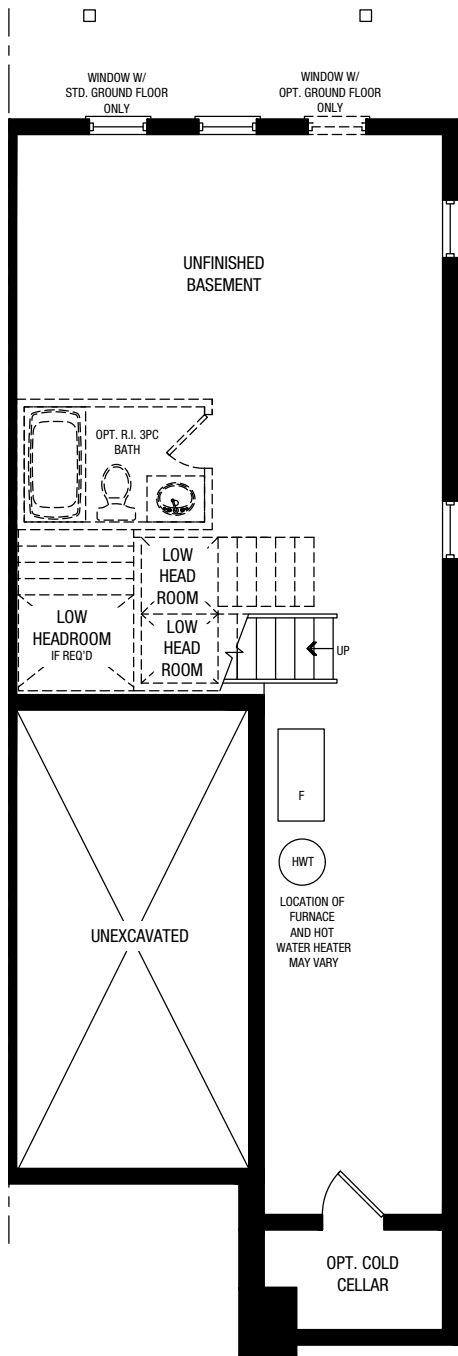
FRONT ELEVATION A



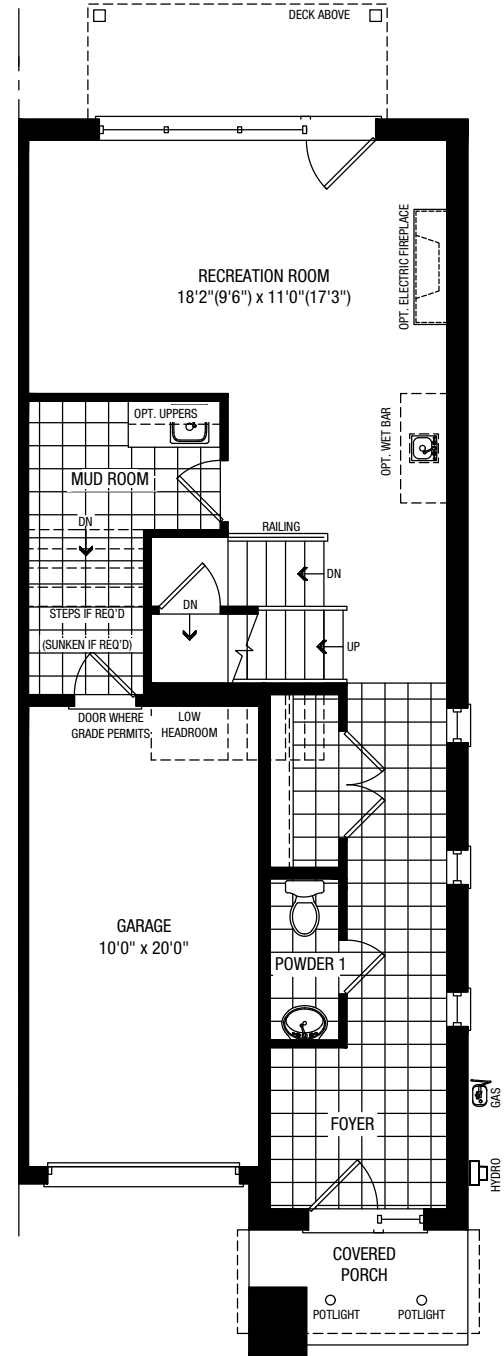
TTH-05

3 BEDROOM
2 BATH & 2 POWDER

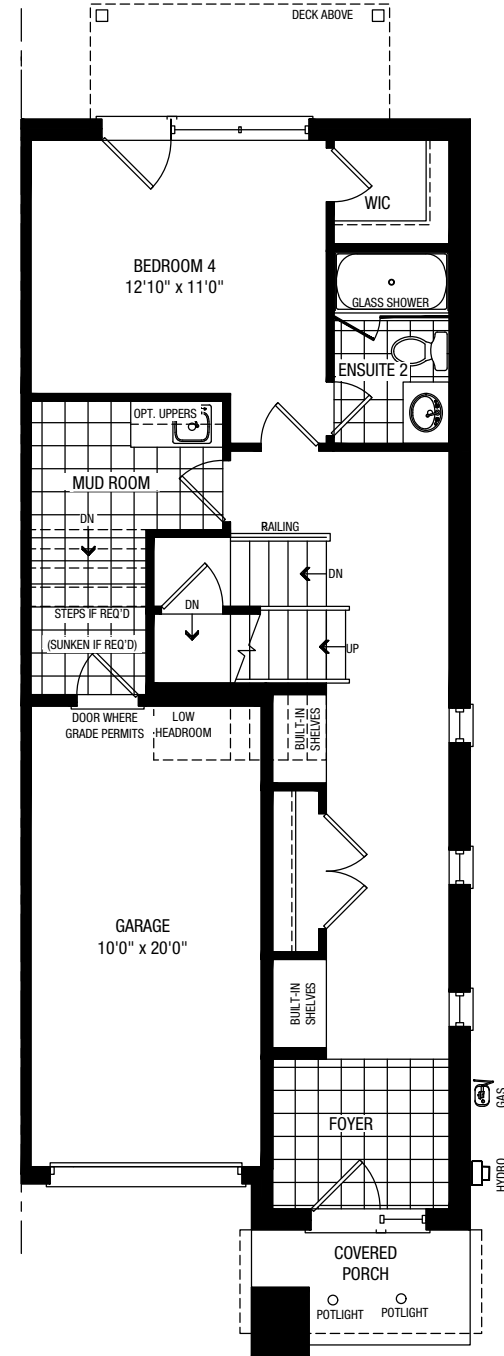
BASEMENT A



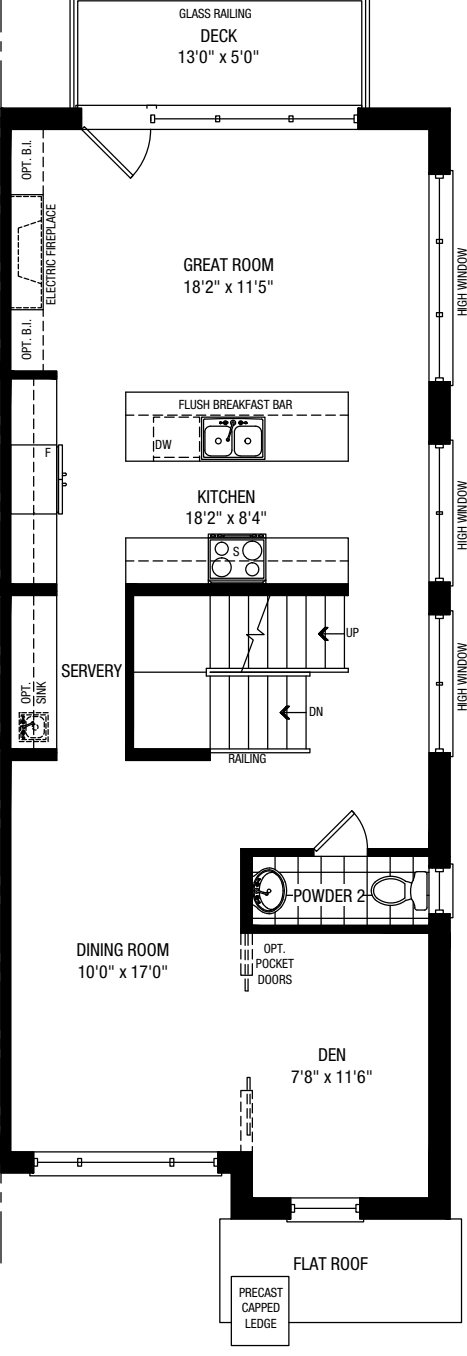
GROUND A



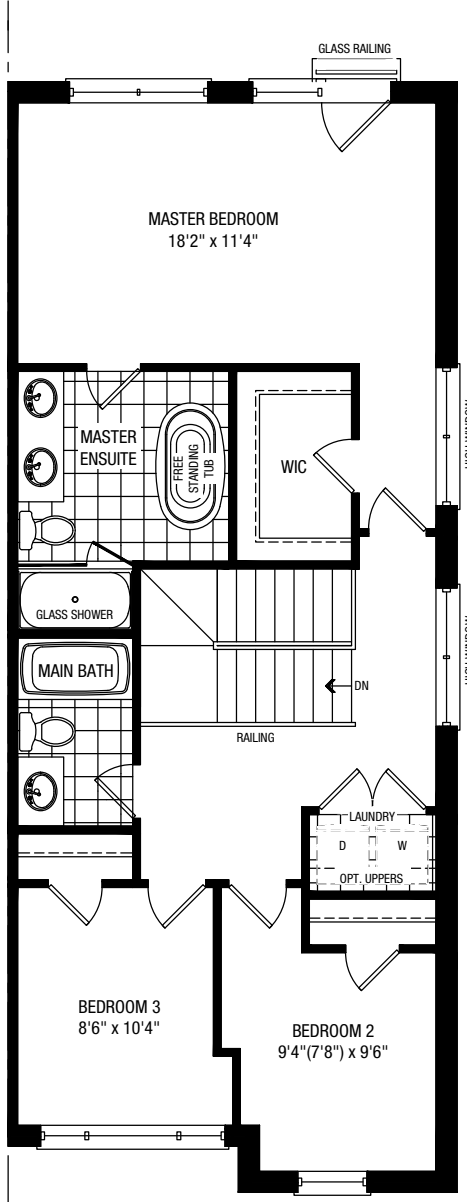
OPT. GROUND A



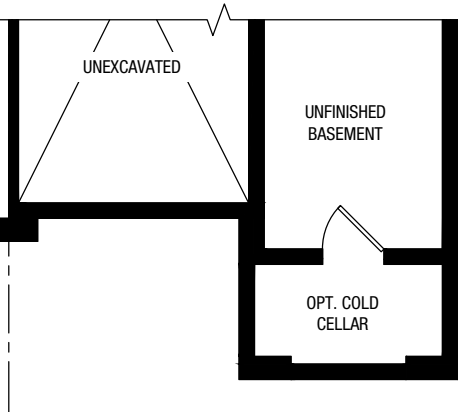
MAIN A



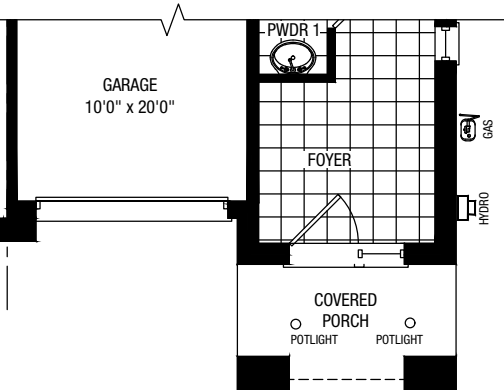
THIRD A



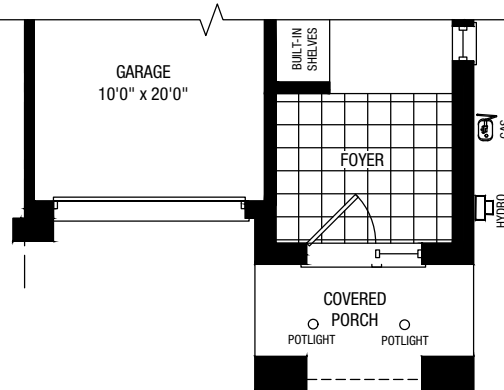
BASEMENT B



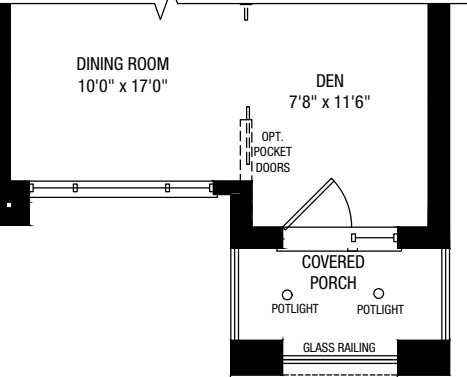
GROUND B



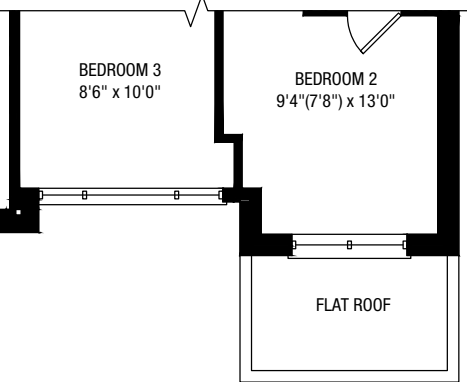
OPT. GROUND B



MAIN B



THIRD B



Plan is not to scale and all illustrations are artist concept only. Plans can vary depending on grading. Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated floor area. Bulkheads required for mechanical purposes such as kitchen and washroom exhausts and heating and cooling ducts have not been indicated. Balcony location(s) and sizes vary per floor. Furniture and islands shown are displayed for illustration purposes only and are not included in the sale price. Homes are sold unfurnished. E.&O.E. © Primont. All Rights Reserved. February, 2021

TOB-01 ELEV. A 4,464 SQ.FT. INCLUDES 79 SQ. FT. OF FINISHED BASEMENT

REAR ELEVATION A



FRONT ELEVATION A



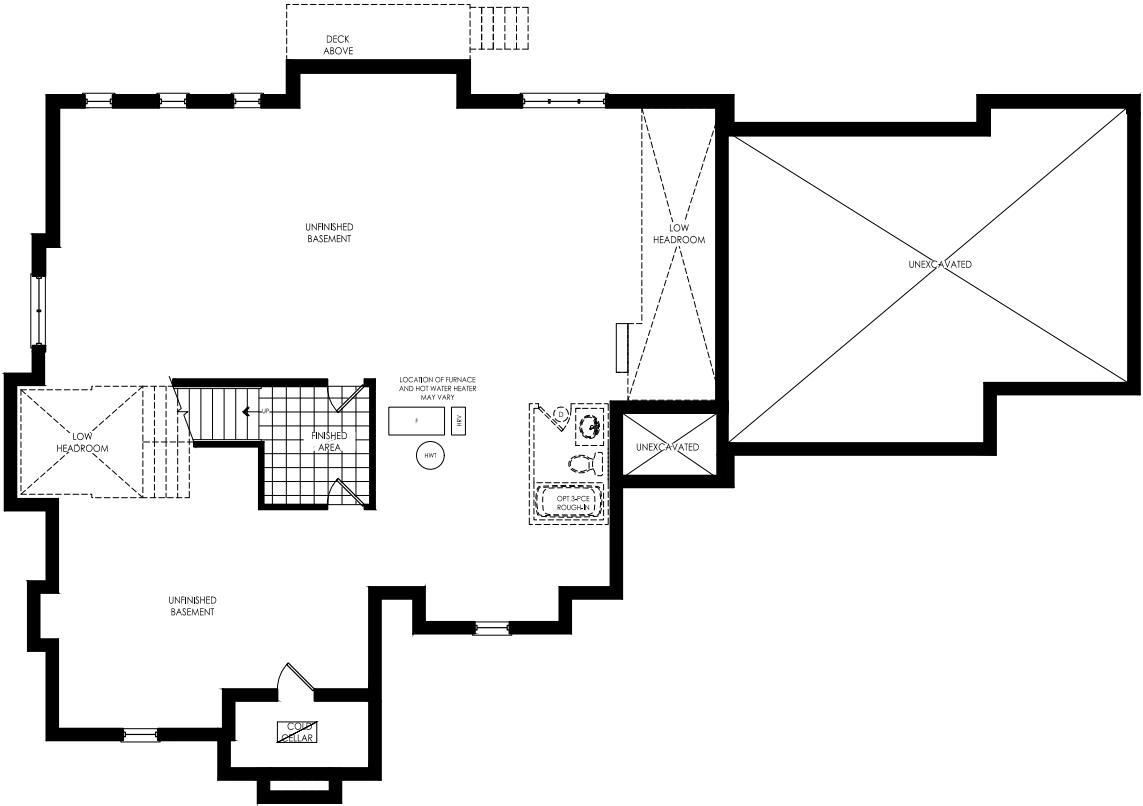
THE TOWNSON BAYVIEW

TOB-01

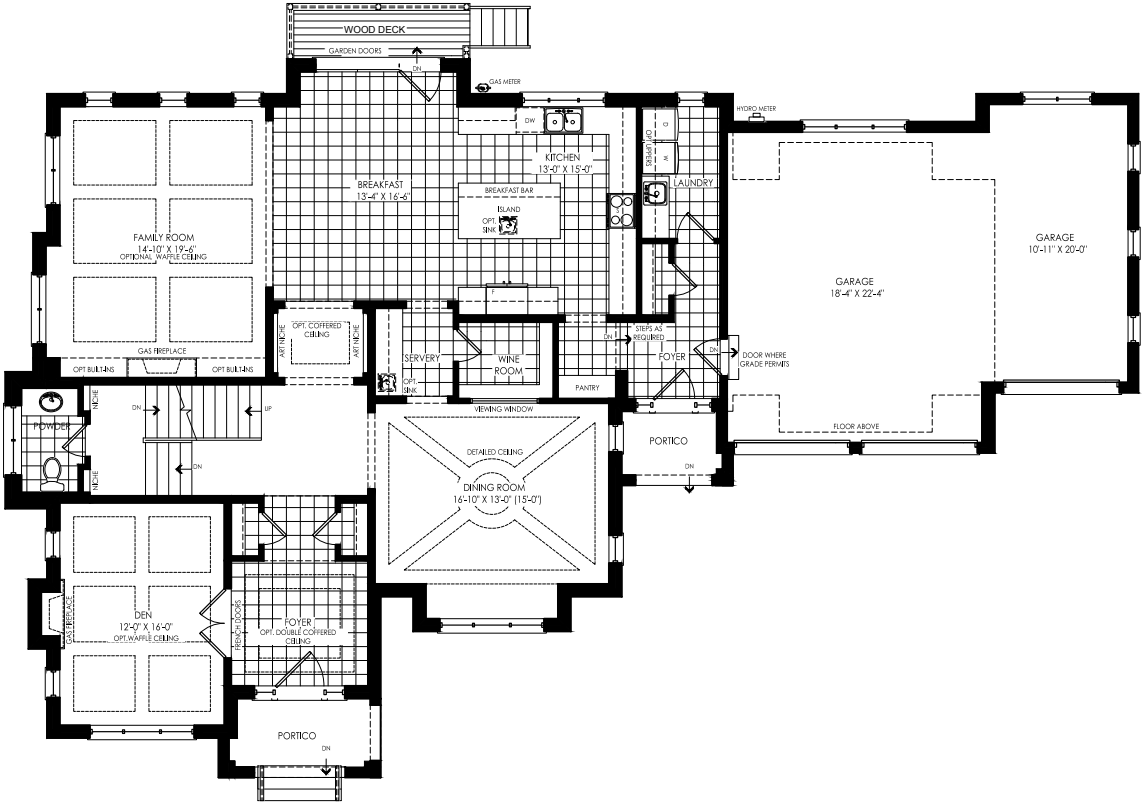
4 BEDROOM
4 BATH & 1 POWDER



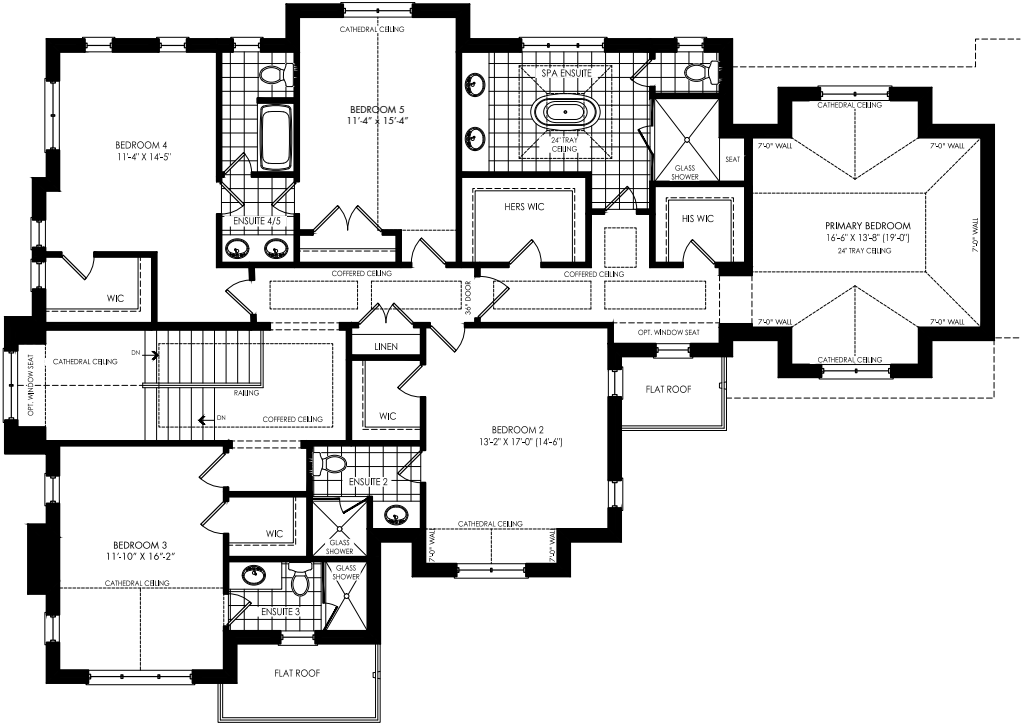
BASEMENT A



GROUND A



SECOND A



TOB-02 ELEV. A 3,288 SQ.FT. INCLUDES 46 SQ. FT. OF FINISHED BASEMENT

REAR ELEVATION A



SIDE ELEVATION A



FRONT ELEVATION A



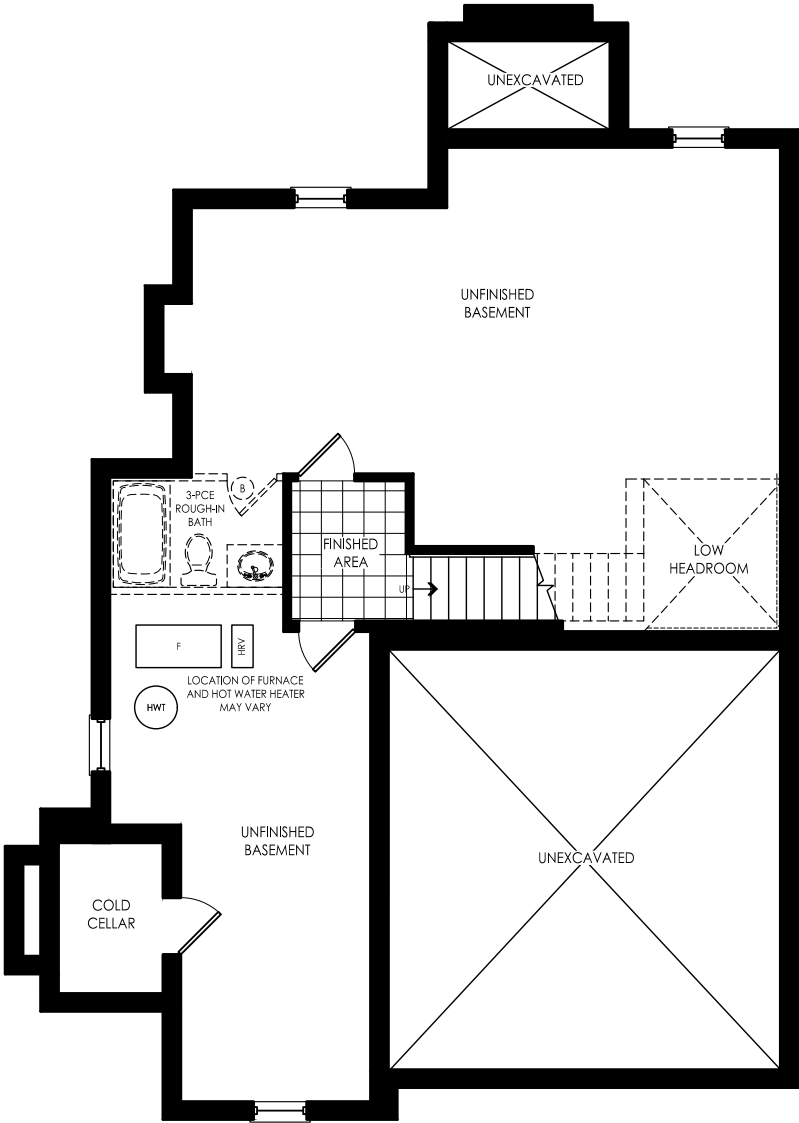
THE TOWNSON BAYVIEW

TOB-02

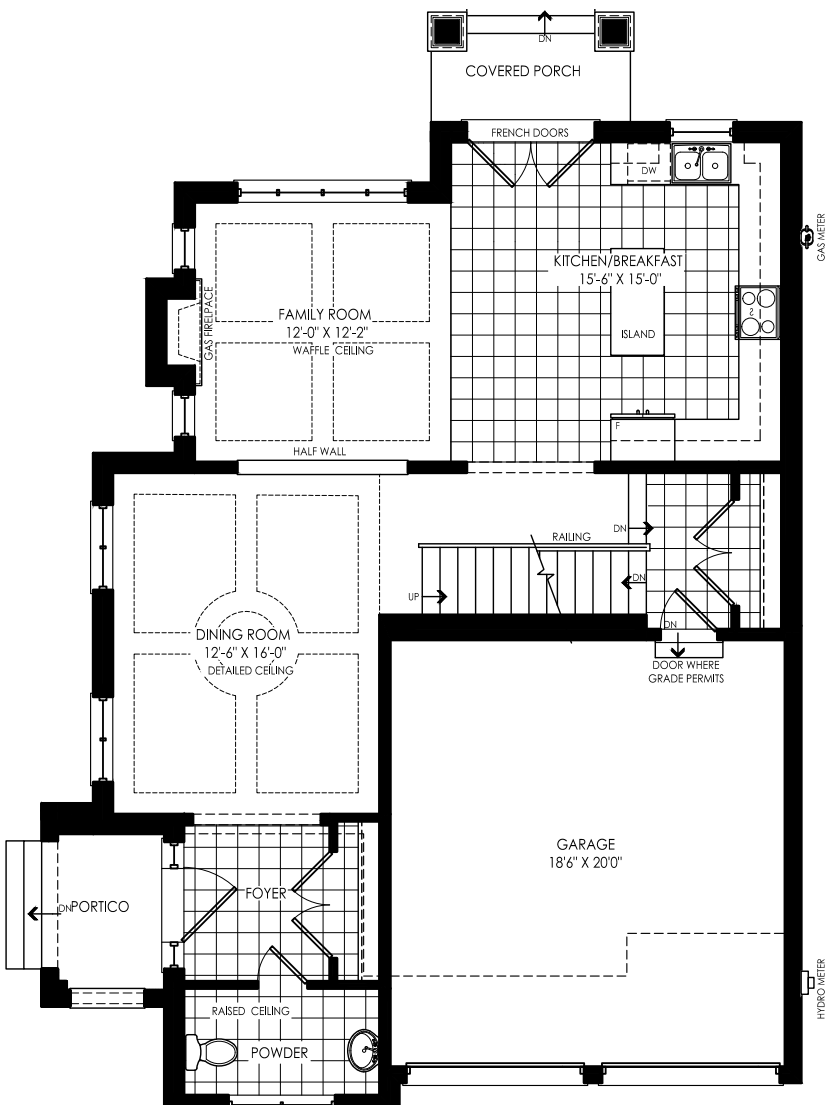
4 BEDROOM
3 BATH & 1 POWDER



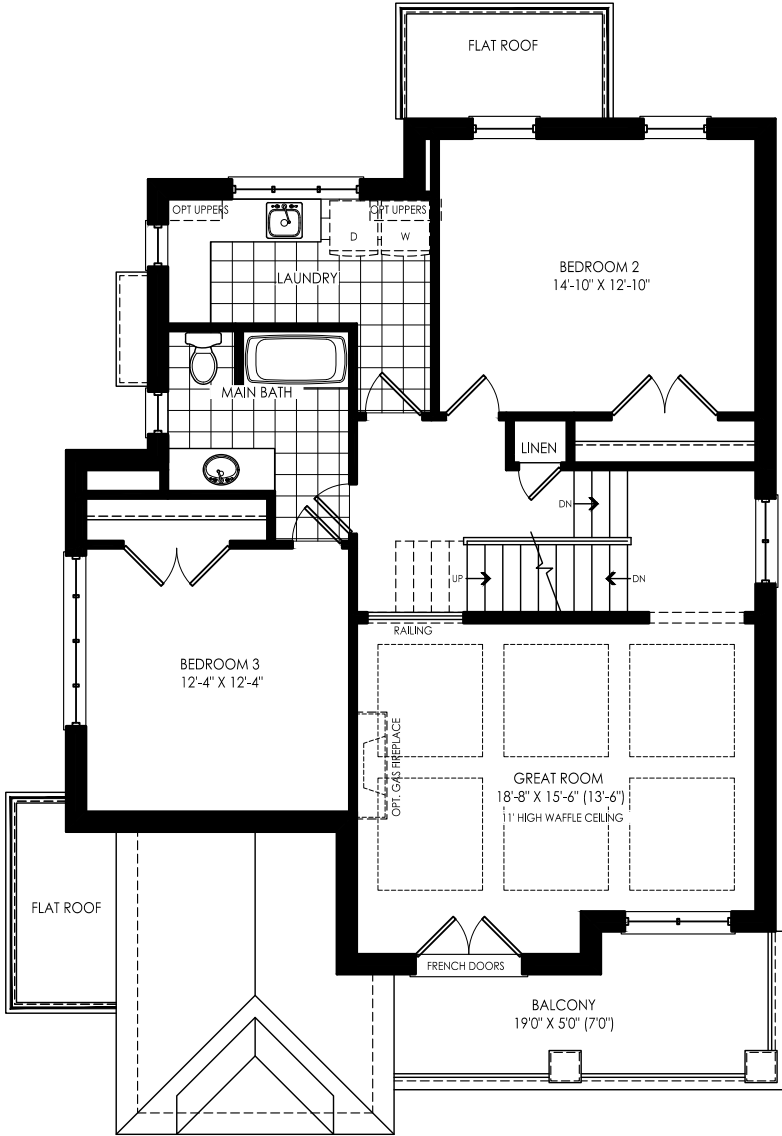
BASEMENT A



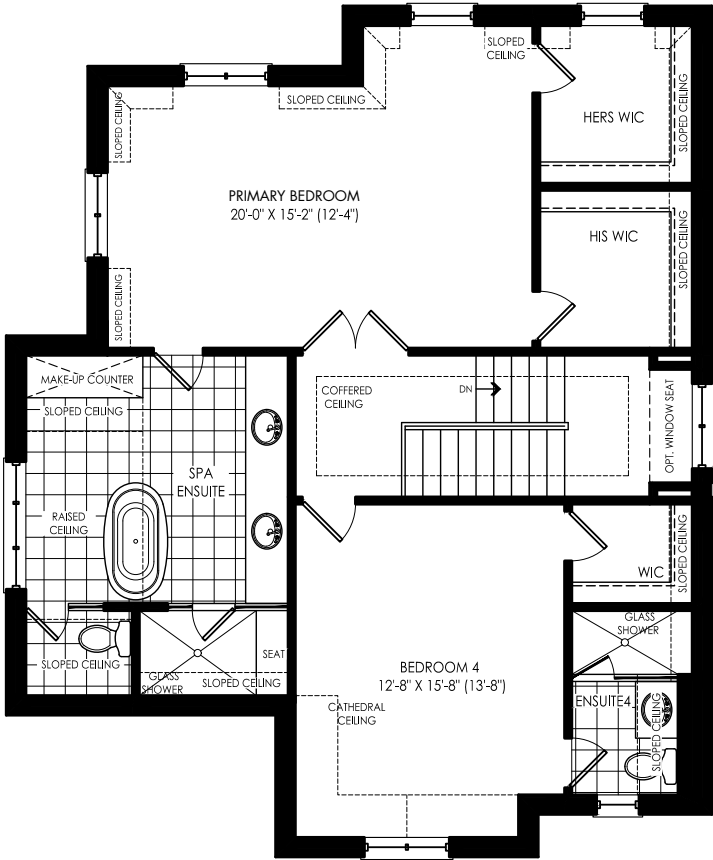
GROUND A



SECOND A



THRID A



THE TOWNS ON BAYVIEW

FINAL RELEASE HOT LIST

BLOCK & LOT	ADDRESS	TYPE	MODEL	SIZE (SQ FT)	PRICE	HST REBATE PRICE
B1TH3	3 Credit Lane	REAR LANE TOWN	RLT-06 END ELEV. B	2566	\$1,465,000	\$1,360,000
B1TH4	5 Credit Lane	REAR LANE TOWN	RLT-03 ELEV. B	2188	\$1,366,000	\$1,260,000
B21TH132	113 Credit Lane	REAR LANE TOWN	RLT-05 END ELEV. B	2539	\$1,306,000	\$1,200,000
B22TH140	102 Credit Lane	RAVINE TOWN	TTH-01 ELEV. B	1968	\$1,176,000	\$1,070,000
B23TH146	114 Credit Lane	RAVINE TOWN	TTH-04 OG ELEV. A	2328	\$1,306,000	\$1,200,000
B24TH158	138 Credit Lane	RAVINE TOWN	TTH-05 OG ELEV. A	2547	\$1,336,000	\$1,230,000
B25TH159	140 Credit Lane	RAVINE TOWN	TTH-05 ELEV. B	2543	\$1,326,000	\$1,220,000
B25TH160	142 Credit Lane	RAVINE TOWN	TTH-04 ELEV. A	2328	\$1,296,000	\$1,190,000
B25TH161	144 Credit Lane	RAVINE TOWN	TTH-02 ELEV. A	2069	\$1,206,000	\$1,100,000
B25TH162	146 Credit Lane	RAVINE TOWN	TTH-02 OG ELEV. A	2069	\$1,222,000	\$1,116,000
B25TH163	148 Credit Lane	RAVINE TOWN	TTH-04 OG ELEV. A	2328	\$1,226,000	\$1,120,000
B25TH164	150 Credit Lane	RAVINE TOWN	TTH-04 ELEV. A	2328	\$1,296,000	\$1,190,000
B25TH165	152 Credit Lane	RAVINE TOWN	TTH-05 OG ELEV. B	2543	\$1,336,000	\$1,230,000
B26TH166	154 Credit Lane	RAVINE TOWN	TTH-05 ELEV. A	2547	\$1,326,000	\$1,220,000
B26TH167	156 Credit Lane	RAVINE TOWN	TTH-04 OG ELEV. B	2344	\$1,306,000	\$1,200,000
B26TH168	158 Credit Lane	RAVINE TOWN	TTH-03 OPT 3 rd ELEV. B	2283	\$1,297,000	\$1,191,000
B26TH169	160 Credit Lane	RAVINE TOWN	TTH-03 OG ELEV. B	2280	\$1,297,000	\$1,191,000
B26TH170	162 Credit Lane	RAVINE TOWN	TTH-04 OG ELEV. B	2344	\$1,306,000	\$1,200,000
B26TH171	164 Credit Lane	RAVINE TOWN	TTH-05 ELEV. A	2547	\$1,356,000	\$1,250,000
B3TH20	41 Credit Lane	REAR LANE TOWN	RLT-11 END ELEV. B	2503	\$1,266,000	\$1,160,000

POTL FEE

Approximately \$248/Month

DEPOSIT STRUCTURE

50,000.00 with offer

SALES OFFICE CONTACT

Phone Number: 647-205-8738

Email: bayview@primont.com

164 Credit Lane, Richmond Hill

Zorica Aromatario, Sales Representative

Peter Serratore, Sales Representative

SALES OFFICE HOURS

Weekends 12 to 4

Weekdays by appointment

*HST rebate based on net price. Prices and specifications are subject to change without notice. All areas & stated room dimensions are approximate only
Blue Diamond Realty Corporation, Brokerage E. & O.E June 18, 2026*



THE TOWNS ON BAYVIEW

FINAL RELEASE SPECIAL INCENTIVES

1 YEAR FREE POTL FEES

DEVELOPMENT CHARGES WAIVED

INCLUDED LUXURY FEATURES

10 FOOT CEILINGS ON MAIN FLOOR

SMOOTH CEILINGS THROUGHOUT

OAK STAIRCASE

HARDWOOD FLOORING ON MAIN FLOOR

GRANITE COUNTERTOPS IN KITCHEN

TALL UPPER CABINETS IN KITCHEN

THE TOWNSON BAYVIEW



FEATURES & FINISHES

DISTINCTIVE EXTERIOR/CONSTRUCTION FEATURES

1. Elegant architectural upgraded exteriors surpassing community architectural guidelines.
2. Genuine clay brick elevations with precast window sills, exquisite brick detailing, soldier coursing and other masonry, stone detailing and maintenance free European inspired metal siding (as per plan).
3. Pre-selected exterior colour package.
4. Molded sectional roll-up aluminum garage door(s) with frosted glass, as per floor plans and drawings. Garage door(s) installed with heavy-duty springs and long life rust resistant hardware.
5. Metal insulated entry door(s) with weather stripping.
6. Vinyl casement double glazed windows and doors with Low-e glass and argon filled space. Opening windows are screened as per floor plans and drawings where applicable. Vinyl thermopane sliders in basement including screens, as per plan.
7. Heavy duty 2-ply flat roofing systems.
8. Energy conserving insulation to all exterior walls and ceilings to meet or surpass Ontario Building Code requirements.
9. $\frac{3}{8}$ " plywood roof sheathing and $\frac{5}{8}$ " OSB sheathing for terrace and balcony areas, as per plan.
10. Pre-finished maintenance free aluminum, cementitious board or metal soffits, fascia, eavestrough and down spouts, as per plan.
11. Walkways, precast slabs and steps at front and patio rear area where applicable. Number of steps at front and patio rear may vary from that shown according to grading conditions and municipal requirements and cannot be guaranteed.
12. One exterior hose bib plus one in garage area. Builder to determine location.
13. Dead bolts on front entry door and garage access door where applicable, as per plan.
14. Yard to be sodded.
15. Asphalt driveways (as per Schedule "I").
16. 2" x 6" exterior wall construction for extra rigidity factor.
17. Modern black coach lamps and satin nickel finish grip sets to exterior front elevation only.
18. Primont municipal address plaque provided.
19. Garage access door into home if grade permits.
20. Aluminum framed exterior glass railings.

BASEMENT FEATURES

21. Poured concrete foundation walls and steel beam support as required by plan.
22. Heavy duty damp proofing on all exterior foundation walls including a drainage layer only for models with a usable basement plan shown.

INTERIOR FEATURES

23. All models to have approximately eight (8') foot ceilings on ground floor, ten (10') foot ceilings on main floor and nine (9') foot ceilings on third floor.
24. 8' arches on main floor, 6'-8" arches on ground and third floor, as per plan.
25. Purchaser's selection of one paint colour throughout from Builder's standard samples.
26. 2-panel style interior doors.
27. Interior doors to include satin nickel finish levers as per Builder's standard samples.
28. Smooth finish ceilings throughout.
29. Modern trim package including $4\frac{1}{2}$ " flat stock baseboards and $2\frac{1}{2}$ " flat stock casings, to be painted white.
30. Luxury oak staircase throughout finished areas, with closed risers, in natural finish.
31. Solid oak railings and nosings with $1\frac{5}{16}$ " square pickets in natural finish throughout finished areas.

FLOORING FEATURES

32. All tongue and groove $\frac{5}{8}$ " sub-floors to be sanded and fastened with nails and screws.
33. Purchaser's selection of imported ceramic floor tiles (12" x 12" or 13" x 13") in foyer, laundry and mud room, powder room, roof top terrace interior landing, as per plan, from Builder's standard samples.
34. 3" x $\frac{3}{4}$ " natural finish oak hardwood flooring throughout all non-tiled areas of main floor and third floor hallway and stair landings, as per plan.
35. Berber carpet throughout all non-tiled areas of ground floor and third floor bedrooms and closets (one colour throughout) from Builder's standard samples.

LAUNDRY FEATURES

36. Single laundry tub set in white melamine cabinet base with laminate countertop, faucet and drain, and washing machine hookups, as per plan.
37. Heavy duty dryer receptacle and venting.

GOURMET KITCHEN FEATURES

38. Double stainless undermount Blanco steel sink with pullout faucet.
39. Stainless steel hood exhaust fan over stove area vented to exterior.
40. Heavy duty wiring and receptacle for stove.
41. Purchaser's selection of premium kitchen cabinets and granite countertops from Builder's standard samples.
42. Extended upper cabinets in kitchen (approx. 50" in height).
43. Extended breakfast bar(s), as per plan.

THE TOWNSON BAYVIEW



FEATURES & FINISHES

LUXURY BATHROOM FEATURES

- 44. White plumbing fixtures in all bathrooms.
- 45. Chrome faucets for all bathroom vanities and showers as per Builder's samples. Showers with pressure balanced and temperature control valves.
- 46. Master ensuite bath to include separate shower with tile base and framed glass shower enclosure and freestanding acrylic tub, as per plan.
- 47. Deep acrylic tubs throughout, as per plan.
- 48. Single white pedestal or vanity in powder room, as per plan.
- 49. Purchaser's selection of premium vanity cabinets and laminate countertops in all bathrooms and powder room(s), as per plan, selected from Builder's standard samples.
- 50. Exhaust fans in all bathrooms.
- 51. Privacy locks on all bathroom doors.
- 52. Plate mirrors above vanities in all bathrooms.
- 53. Purchaser's choice of 8" x 10" imported bathroom shower wall tiles, selected from Builder's standard samples.
- 54. Purchaser's choice of 13" x 13" imported bathroom floor tiles, selected from Builder's standard samples.
- 55. Pot light in master ensuite shower stall.

HEATING/INSULATION FEATURES

- 56. Multiple zone high velocity air distribution system, with each zone to have a separate programmable thermostat, locations to be determined by the Builder, for a premium controlled heating and cooling environment.
- 57. Properly sized air conditioning unit.
- 58. Tankless water heating equipment (gas) for on-demand hot water supply, on a rental basis.
- 59. Insulation to be as per Ontario Building Code at time of issuance of building permits.
- 60. Spray foam insulation over garage ceilings, with habitable space above and top floor ceilings.
- 61. Finished interiors to be fully sprinklered in accordance with National Fire Protection Association.
- 62. Electric fireplaces, as per plan.

ELECTRICAL FEATURES

- 63. All homes with 100-amp breaker panel service.
- 64. One ceiling mounted receptacle for future electric garage door opener.
- 65. White Decora switches and receptacles.
- 66. All wiring in accordance with Ontario hydro standards.
- 67. Ceiling or wall mounted light fixtures throughout, locations to be determined by the Builder.
- 68. Smoke detectors with built in carbon monoxide detector as per Ontario Building code.
- 69. One exterior receptacle in garage wall area and one at all exterior door locations, excluding Juliet balcony. Locations to be determined by Builder.
- 70. Electrical door chime.
- 71. Two rough-in RG-6 TV cable outlets (one in family/great room and one in master bedroom). Locations to be determined by Builder.
- 72. Two rough-in CAT-5e telephone outlets (one in kitchen and one in master bedroom). Locations to be determined by Builder.
- 73. Rough-in conduit in garage for future electric vehicle charger.
- 74. Rough-in conduit for future solar panels from near the hydro panel to the roof.

ROOF TERRACE

- 75. Rough-in gas line for future BBQ.
- 76. Exterior electrical receptacle provided. Location(s) to be determined by the Builder.
- 77. Durable exterior outdoor terrace decking.
- 78. Exterior hose bib. Location to be determined by the Builder.
- 79. Terraces between units to be separated by screens for additional privacy.

BUILDER'S WARRANTY/COVERAGE

- 80. Primont is backed by the Tarion Warranty Corporation and has attained the Customer Service Excellence Rating.
- 81. Seven (7) years – major structural defects.
- 82. Two (2) years – plumbing, heating and electrical systems.
- 83. As per Tarion Warranty Corporation program requirements.

All Purchaser's selections from Builder's standard samples. A wide variety of upgrades and options are available. Specifications, terms and conditions are subject to change without notice. Builder has the right to substitute materials and finishes of equal or better quality. E. & O.E. September 14, 2020. All sketches are artist's renderings only and do not form part of this agreement. All exterior precast to be flat detailed; if otherwise indicated, for artist's conception only. All interior colours and materials are to be selected from Builder's samples within 10 days of acceptance of offer, failing which, the Vendor may exercise all of the Purchaser's rights to colour selection herein and such selections by the Vendor shall be binding as if the Purchaser would have made such selections. No changes whatsoever will be permitted in colours selected by the Purchaser, with the exception of a shortage or discontinuation of item(s) selected. Specifications can change without notice. All plans and specifications are subject to modification from time to time, according to Tarion Warranty Program rules and regulations. Number of steps at front and rear may vary from that shown according to grading conditions and municipal requirements and cannot be guaranteed. The Purchaser acknowledges that finishing materials contained in any model home may be upgraded for display purposes only and may not be of the same grade or type or may not necessarily be included in the dwelling unit purchased herein. Variations in uniformity and colour from Vendor's samples may occur in finished materials, kitchen and vanity cabinets, floor and wall finishes due to normal production processes or discontinued production schedule. The Purchaser acknowledges that the Vendor reserves the right to substitute materials of equal or better quality. Hardwood flooring may react to normal fluctuating humidity levels, producing gapping or cupping, both considered to be within acceptable industry standards. Actual square feet is measured per Tarion requirements, and may vary slightly depending on elevation selected and construction variances. Ceilings and walls may be modified to accommodate mechanical systems. Features shown on the floor plans and drawings as optional are not standard and may be available as upgrades. Asphalt driveways of Purchaser's expense (on closing). The Vendor will not allow the Purchaser to do any work and/or supply any material to finish dwelling before the closing date. Purchaser is notified that garage entry doors (where applicable) may be lowered or eliminated to accommodate grading if required by Municipalities or Developer's engineering control. House types, streetscapes and final house sitings are subject to final approval by the applicable municipality and Design Control Architect.

THE TOWNSON BAYVIEW



TRADITIONAL TOWNHOMES FEATURES & FINISHES

DISTINCTIVE EXTERIOR/CONSTRUCTION FEATURES

1. Elegant architectural upgraded exteriors surpassing community architectural guidelines.
2. Genuine clay brick elevations with precast window sills and exquisite, stone detailing together with maintenance-free European-inspired metal siding (as per plan).
3. Pre-selected exterior colour package.
4. Molded sectional roll-up aluminum garage door with frosted glass, as per floor plans and drawings. Garage door installed with heavy-duty springs and rust-resistant hardware.
5. Metal insulated entry door(s) with weather stripping.
6. Vinyl casement double glazed windows and doors with Low-E glass and argon filled space. Opening windows are screened.
7. Heavy-duty 2-ply flat roofing system.
8. 2" x 6" exterior wall construction for extra rigidity factor.
9. Energy conserving insulation to all exterior walls and ceilings to meet or surpass Ontario Building Code requirements.
10. 3/8" plywood roof sheathing and 5/8" OSB sheathing for deck and balcony areas, as per plan.
11. Durable exterior outdoor decking.
12. Pre-finished maintenance-free aluminum, cementitious board or metal soffits, fascia and downspouts, as per plan.
13. Walkways, precast slabs and steps at front and patio rear area where applicable. Number of steps at front and at rear patio may vary from that shown according to grading conditions and municipal requirements and cannot be guaranteed.
14. One exterior hose bib plus one in garage area. Builder to determine location.
15. Deadbolts on front entry door and garage access door where applicable, as per plan.
16. Yard to be sodded.
17. Rain barrel (approximately 400 litres) designed to collect and store rainwater from your roof.
18. Asphalt driveways (as per Schedule "I").
19. Exterior pot light(s) as per plan and modern black coach lamps.
20. Satin nickel finish grip sets to exterior front elevation only.
21. Primont municipal address plaque provided.
22. Garage access door into home if grade permits.
23. Aluminum framed exterior glass railings.

BASEMENT FEATURES

24. Poured concrete foundation walls and steel beam support as required by plan.
25. Heavy Duty damp proofing on all exterior foundation walls including a drainage layer.
26. Vinyl thermopane sliders in basement including screens, as per plan.
27. Paint grade staircase to unfinished basement with closed risers.

INTERIOR FEATURES

28. All models to have approximately eight (8') foot ceilings on ground floor, ten (10') foot ceilings on main floor and nine (9') foot ceilings on third floor.
29. Interior doors and arches to be 8'-0" high on main floor and 6'-8" high on ground and third floor.
30. Purchaser's selection of one paint colour throughout from Builder's standard samples.
31. 2-panel style interior doors.
32. Interior doors to include satin nickel finish levers as per Builder's standard samples.
33. Smooth finish ceilings throughout.
34. Modern trim package including 4-1/2" flat stock baseboards and 2-1/2" flat stock casings, to be painted white.
35. Luxury natural finish oak staircase with closed, oak veneered, risers and stringers throughout finished areas.
36. Oak railings and nosings with 1-5/16" square pickets in natural finish throughout finished areas.

FLOORING FEATURES

37. Tongue and groove 5/8" sub-floors to be sanded and fastened with nails and screws.
38. Purchaser's selection of imported ceramic floor tiles (12" x 12" or 13" x 13") in foyer, laundry, mudroom, and powder room(s), as per plan, from Builder's standard samples.
39. 3" x 3/4" natural finish oak hardwood flooring throughout all non-tiled areas of main floor, on third floor hallway and on stair landing(s), as per plan.
40. Berber carpet throughout all non-tiled areas of ground floor and in third floor bedrooms and closets (one colour throughout) from Builder's standard samples.

LAUNDRY FEATURES

41. Single laundry tub set in white melamine cabinet base with laminate countertop or, stand-alone laundry tub in unfinished basement, as per plan, complete with chrome finish two handle faucet.
42. Washing machine hookups and drain.
43. Venting and heavy-duty wiring and receptacle for dryer.

GOURMET KITCHEN FEATURES

44. Double stainless steel undermount Blanco sink with chrome finish pullout faucet.
45. Stainless steel hood fan over stove area vented to exterior.
46. Heavy-duty wiring and receptacle for stove.
47. Purchaser's selection of premium kitchen cabinets and granite countertops from Builder's standard samples.
48. Tall upper cabinets in kitchen (approx. 50" in height).
49. Extended breakfast bar, as per plan.

TRADITIONAL TOWNHOMES FEATURES & FINISHES

LUXURY BATHROOM FEATURES

50. White plumbing fixtures in all bathrooms as per Builder's samples.
51. Chrome finish faucets for all bathroom vanities and showers as per Builder's samples. Showers include pressure-balanced and temperature control valves.
52. Master ensuite bath to include separate shower with framed glass enclosure and white mosaic tile base. Freestanding acrylic tub, as per plan.
53. Deep acrylic tubs, as per plan.
54. Main bath shower includes acrylic base and framed glass shower door, as per plan.
55. Single white pedestal in powder room(s), as per plan.
56. Purchaser's selection of premium vanity cabinets and laminate countertops in all bathrooms from Builder's standard samples.
57. Exhaust fans in all bathrooms.
58. Privacy locks on all bathroom doors.
59. Plate mirrors above vanities and pedestal(s) in all bathrooms, as per plan.
60. Purchaser's selection of 8" x 10" imported bathroom shower wall tiles, from Builder's standard samples.
61. Purchaser's selection of (12" x 12" or 13" x 13") imported bathroom floor tiles, from Builder's standard samples.
62. Pot light in all shower stalls.

HEATING/INSULATION FEATURES

63. Multiple zone high-velocity air distribution system, with each zone to have a separate programmable thermostat, locations to be determined by the Builder, for a premium controlled heating and cooling environment.
64. Central air conditioning.
65. Tankless water heating equipment (gas) for on-demand hot water supply, on a rental basis.
66. Insulation to be as per Ontario Building Code at time of issuance of building permits.
67. Spray foam insulation over garage ceilings, with habitable space above and top floor ceilings.
68. Finished interiors to be fully sprinklered in accordance with National Fire Protection Association.
69. Space warming electric fireplace.

ELECTRICAL FEATURES

70. All homes with 100-amp breaker panel service.
71. One ceiling-mounted receptacle for future electric garage door opener.
72. White Decora switches and receptacles.
73. All wiring in accordance with the Ontario Hydro Standards.
74. Ceiling or wall-mounted light fixtures throughout, locations to be determined by the Builder.
75. Smoke detectors with built-in carbon monoxide detector as per Ontario Building Code.
76. One exterior receptacle in garage wall area and one at all exterior door locations excluding Juliet balcony, locations to be determined by Builder.
77. Electrical door chime.
78. Two rough-in RG-6 TV cable outlets (one in family/great room and one in master bedroom), locations to be determined by Builder.
79. Two rough-in CAT-5e telephone outlets (one in kitchen and one in master bedroom), locations to be determined by Builder.
80. Conduit in garage for future electric vehicle charger.

BUILDER'S WARRANTY/COVERAGE

81. Primont is backed by the Tarion Warranty Corporation and has attained the Customer Service Excellence Rating.
82. Seven (7) years – major structural defects.
83. Two (2) years – plumbing, heating and electrical systems.
84. As per Tarion Warranty Corporation program requirements.

All Purchaser's selections from Builder's standard samples. A wide variety of upgrades and options are available. Specifications, terms and conditions are subject to change without notice. The Purchaser acknowledges that the Vendor reserves the right to substitute materials of equal or better quality. All sketches are artist's renderings only and do not form part of this agreement. All interior colours and materials are to be selected from Builder's samples within 10 days of acceptance of offer, failing which, the Vendor may exercise all of the Purchaser's rights to colour selection herein and such selections by the Vendor shall be binding as if the Purchaser would have made such selections. No changes whatsoever will be permitted in colours selected by the Purchaser, with the exception of a shortage or discontinuation of item(s) selected. Specifications can change without notice. All plans and specifications are subject to modification from time to time, according to Tarion Warranty Program rules and regulations. Number of steps at front and rear may vary from that shown according to grading conditions and municipal requirements and cannot be guaranteed. The Purchaser acknowledges that finishing materials contained in any model home may be upgraded for display purposes only and may not be of the same grade or type or may not necessarily be included in the dwelling unit purchased herein. Variations in uniformity and colour from Vendor's samples may occur in finished materials, kitchen and vanity cabinets, floor and wall finishes due to normal production processes or discontinued production schedule. Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards. Actual square feet is measured per Tarion requirements, and may vary slightly depending on elevation selected and construction variances. Ceilings and walls may be modified to accommodate mechanical systems. Features shown on the floor plans and drawings as optional are not standard and may be available as upgrades. Asphalt driveways at Purchaser's expense (on closing). The Vendor will not allow the Purchaser to do any work and/or supply any material to finish dwelling before the closing date. Garage entry doors (where applicable) may be lowered or eliminated to accommodate grading if required by the Municipality's or Developer's engineering. House types, streetscapes and final house sitings are subject to final approval by the applicable Municipality and Design Control Architect. E. & O.E. September 27, 2021.