

FEATURES & FINISHES



PREMIUM QUALITY CRAFTSMANSHIP AND HIGH-END MATERIALS COME STANDARD AT ROSE PARK.

IMPRESSIVE AND DISTINGUISHED EXTERIORS

- Architecturally controlled and harmonious streetscapes with professionally selected colour schemes, styles, materials, and elevations.
- Oversized energy efficient windows to capture light without compromising energy efficiency.
- Underground two car parking with direct townhome access.



WITH THE COMBINED EFFORTS OF TOMAS PEARCE INTERIOR DESIGN, ICON ARCHITECTS, AND PARIS KITCHENS, EVERY HOME IS DETAILED TO THE HIGHEST LEVELS OF LUXURY AND SOPHISTICATION.

- Underground parking minimizes street-level traffic, creating a safe, quiet neighbourhood.
- Stunning contemporary metal roof.
- Spacious outdoor Rooftop Terrace and/or Private Backyard as per plan.
- Professional landscaping where applicable.*
- Rough-in for EV charging for at least one parking spot for both Bonica and Stellata Collections.
- Direct access to the beautiful Rosedale North Park, right next door.

EXQUISITELY DETAILED INTERIORS

- Oversized 7' doors on main floor for Stellata Collection & Bonica Collection.
- Tasteful smooth ceilings throughout.
- 5 ¼" shaker-style baseboards and 3" door casings throughout.
- Designer metal hand railing and pickets on all staircases.
- The Bonica Collection features a modern electric fireplace as per plan.

FINE FLOORING

- The Bonica Collection features sleek prefinished solid hardwood on the main level, in the Primary Bedroom, and second and third level hallways, with matching stained oak wood stairs as per plan.**
- The Stellata Collection features stylish laminate flooring across the main level, Primary Bedroom and second and third level hallways with matching stained oak wood stairs as per plan.**
- Marble-look 24" x 12" glazed porcelain floor tiles in the main level powder room and Primary Ensuite bathroom.**
- Sleek glazed porcelain 12" x 12" floor tiles in all other bathrooms.**
- Lush 40 oz. broadloom in all secondary bedrooms.**

GOURMET CHEF KITCHENS BY PARIS KITCHENS

- Premium designer kitchens to be crafted and installed by renowned Paris Kitchens, bringing exceptional beauty, quality and elegance to every home.
- Beautiful extended upper cabinets including deep cabinets above fridge.**
- Large central island design with breakfast bar and convenient power outlet as per plan.*
- Professional Series stainless steel kitchen appliance package in The Bonica Collection, including Thermador fridge, range and dishwasher.**
- Stainless Steel Bosch appliance package in The Stellata Collection, including refrigerator, range and dishwasher.**

- Built-in Panasonic microwave oven with matching stainless steel trim kit in all homes.**
- Gleaming quartz countertops from Vendor's standard selection.**
- Modern single undermount stainless steel kitchen sink.**
- Sleek premium single lever pull-out spray faucet.**
- Designer tile backsplash from Vendor's standard selection.**
- 600 cfm hood fan vented to outside.**

GORGEOUS SPA-INSPIRED BATHROOMS

- Primary Bedroom Ensuite with oversized frameless glass shower enclosure, deep soaker tub, and pressure controlled shower system.**
- Spacious vanity cabinetry designed by Tomas Pearce accented with sleek quartz countertop.**
- Premium quality polished chrome single lever faucets.**
- Clear glass shower stall with ceiling light where applicable.**
- Full height premium wall tile in all shower stall enclosures.**
- Vanity mirrors included in all bathrooms and powder rooms.**

CONVENIENT LAUNDRY

- Full-size Energy Star stacked front-loading white washer and dryer.
- Modern white laundry sink.**

ELECTRICAL/TECHNOLOGY/SECURITY CARE

- Capped ceiling outlet in dining room.*
- Circuit breaker type electrical panel with 200 amp service.*
- Dedicated heavy duty wiring and exterior dryer vent in the laundry room.*
- Dedicated receptacle for kitchen stove.*
- Gas-fired high-efficiency forced air furnace.**
- Complete and fully installed air conditioning unit and humidifier.**

All renderings are artist's concept. Specifications are subject to change without notice. Builder has the right to substitute materials of equal or better value. E. & O. E. Nov. 2021



NOTES

- ** Indicates as per layout or floor plan design*
- ***From Vendor's standard selection*
- *Purchaser(s) shall select the colours and materials from Vendor's samples within a specified time period before closing (one carpet colour, one wood floor colour, and one paint colour per home) For purchaser(s) who cannot attend the colour selection within the specified time period, the Vendor will apply standard items on their behalf*
- *Purchaser may be required to reselect colours and/or materials from Vendor's standard samples as a result of unavailability or discontinuation of product*
- *Purchaser(s) may select upgraded material from Vendor's samples and shall pay the upgrade cost at the time of colour and finishes selection*
- *Vendor reserves the right to substitute any material used in the construction of the unit provided that such substituted materials and colours are of equal or comparable quality to those represented to the Purchaser*
- *Variations from Vendor's samples may occur due to normal production processes, or discontinuance or unavailability of product*
- *All plans, elevations, and specifications are subject to modification from time to time by the Vendor according to the Ontario Building Code and the National Building Code*
- *House types and streetscapes subject to final approval of the Municipal or Developers' Architectural Control Committee and final approval of Vendor's Architect*
- *The Purchaser shall indemnify and save the Vendor, its servants and its agents harmless from all action, causes of action, claims and demands for, upon or by reason of any damage, loss or injury to the Purchaser, or any of his friends, relatives, workmen agents who have entered on the real property or in any part of the subdivision of which the real property forms a part whether with, or without the authorization, express or implied, by the Vendor.*



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