



LOCK 18

ON THE TRENT

 **GREY JAY**
DEVELOPMENTS



SAM McDADI
REAL ESTATE INC BROKERAGE
McDADI.COM



DISTINCTIVE APPOINTMENTS

Waterfront Luxury Towns Development

BUNGALOW MODELS:

Units #8 & #14 \$565,000 (end units)

Units #10 & 12 \$ 550,000 (interior units)

Units #20, 22 & 24 \$577,500 (interior units)

Unit #26 \$593,250 (end unit)

Optional 800 sqft Loft for additional cost \$120,000

3 STORY MODELS:

Unit # 3 & #17 \$ 595,000 (end units)

Unit # 5,7,9,11,13,15 \$580,000 (interior units)

Optional Elevator/Lifts for all units Elevator/Lift \$35,000



ELM & OAK

Elevation



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ELM & OAK

Street Side View



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ELM & OAK

Water Side View

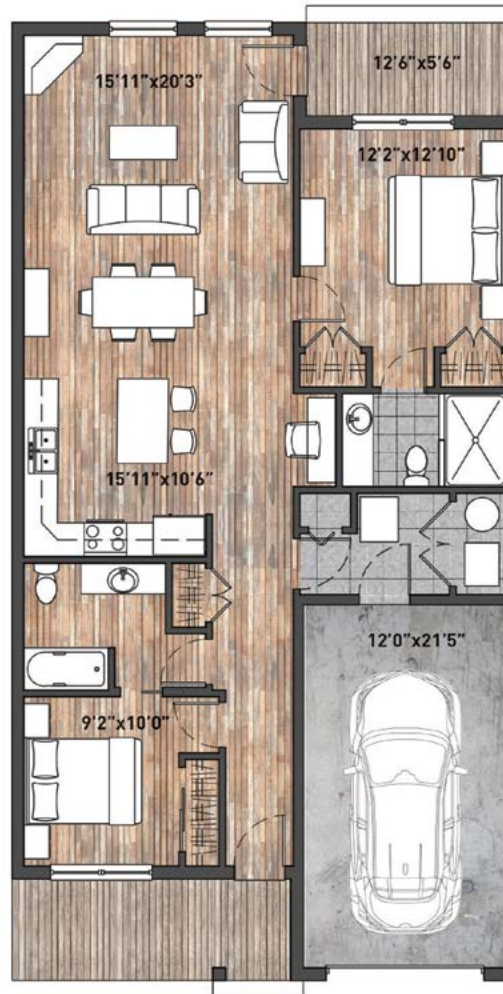


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ELM

1125 sq ft

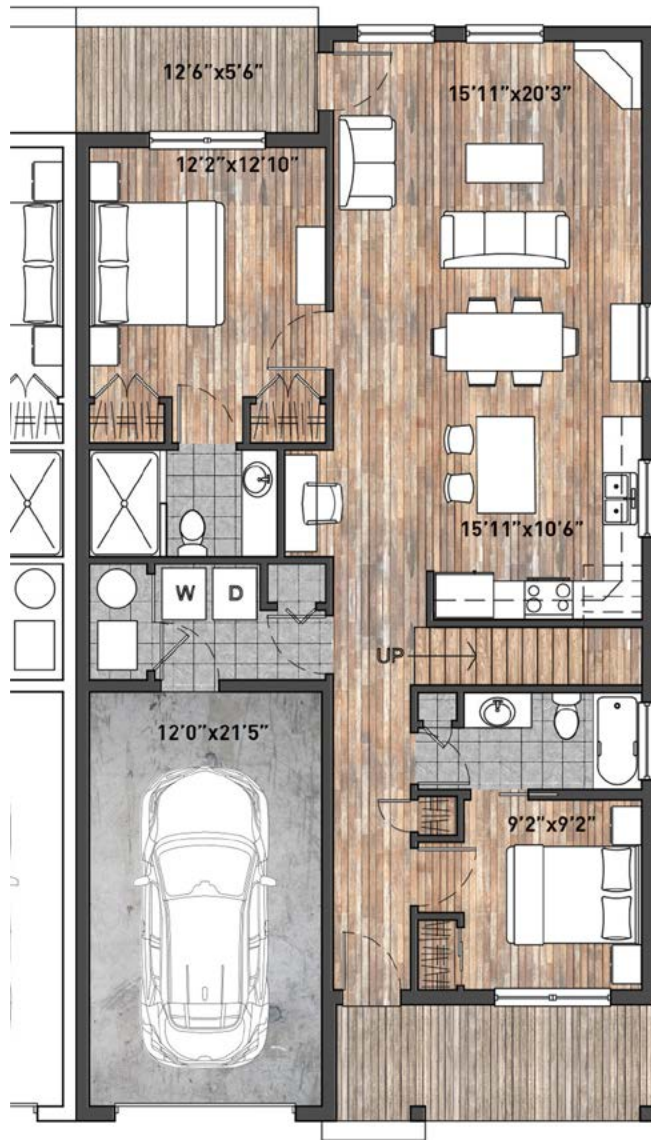


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OAK

Ground Floor 1125 sq ft



Second Floor 735 sq ft



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MAPLE, ASH, BIRCH & HICKORY

Elevation



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MAPLE, ASH, BIRCH & HICKORY

Street Side View



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MAPLE, ASH, BIRCH & HICKORY

Water Side View

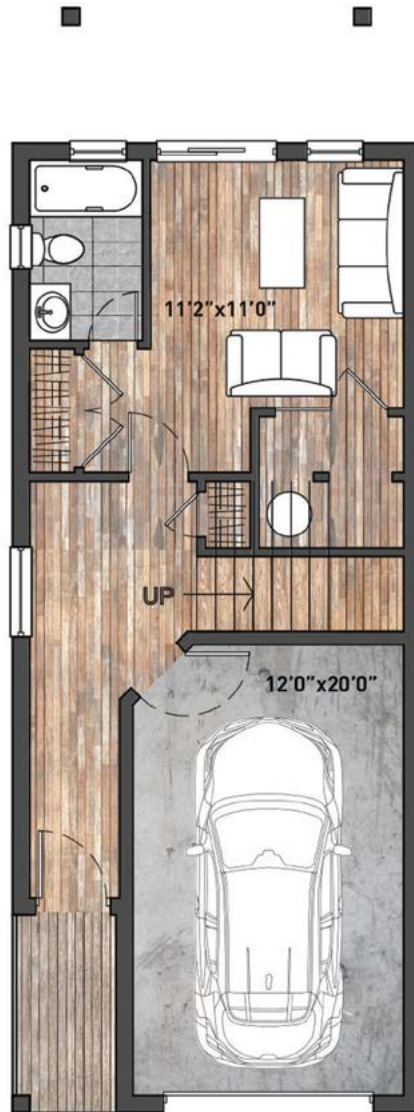


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MAPLE - 1550 sq ft

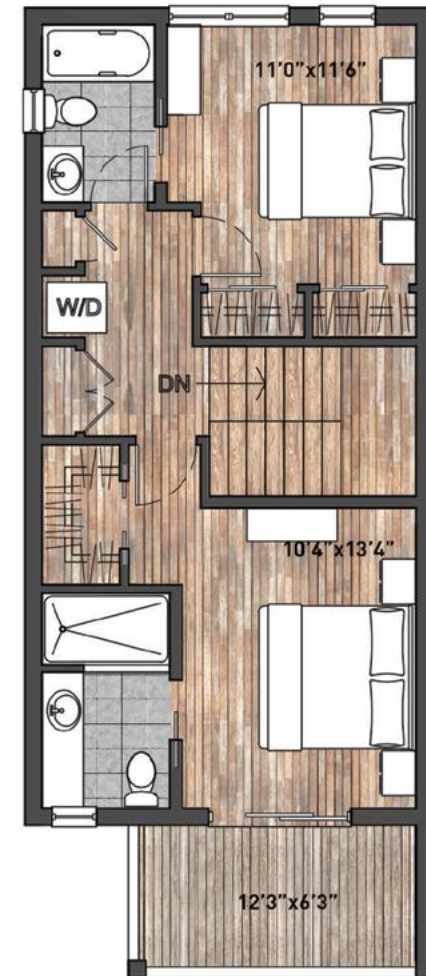
Main Floor



Second Floor



Third Floor

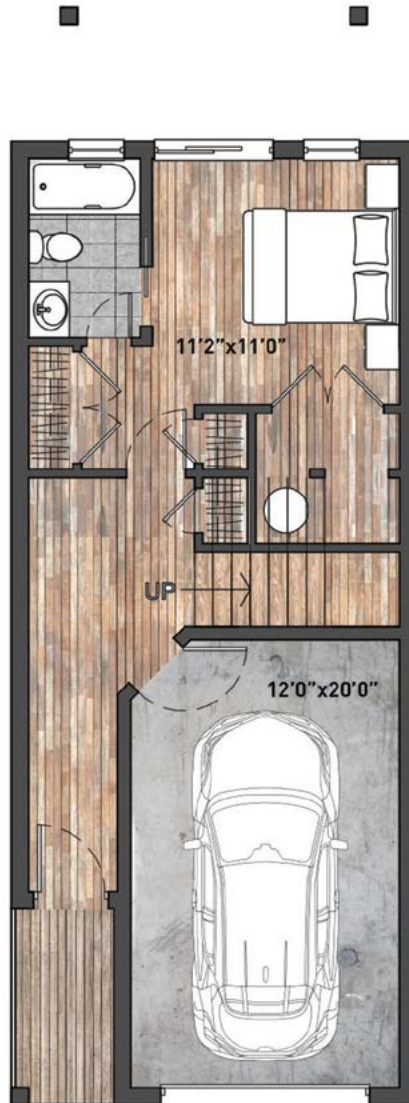


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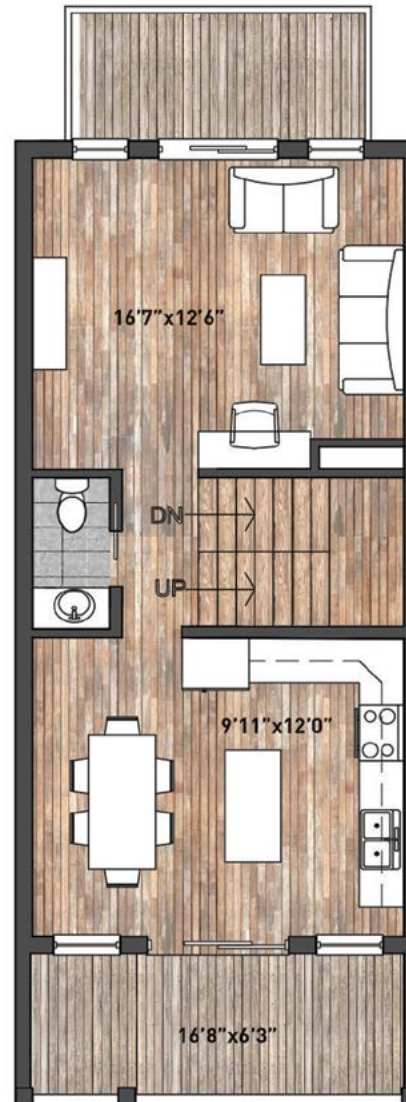


ASH - 1550 sq ft

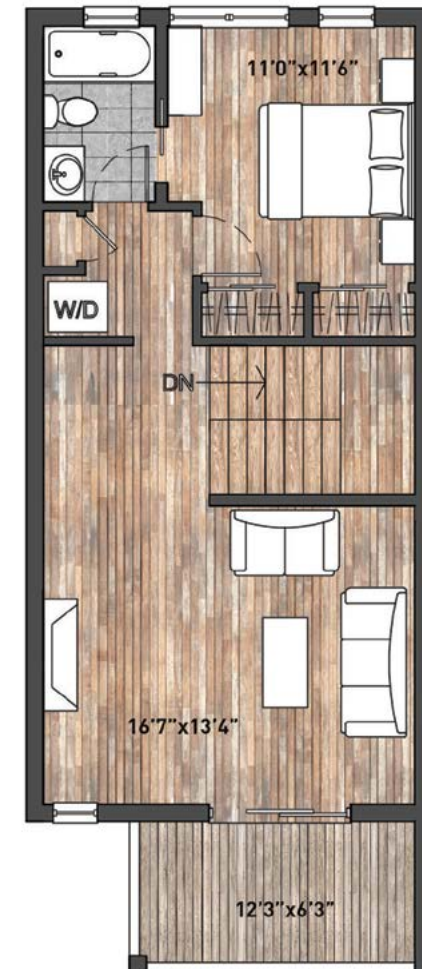
Main Floor



Second Floor



Third Floor

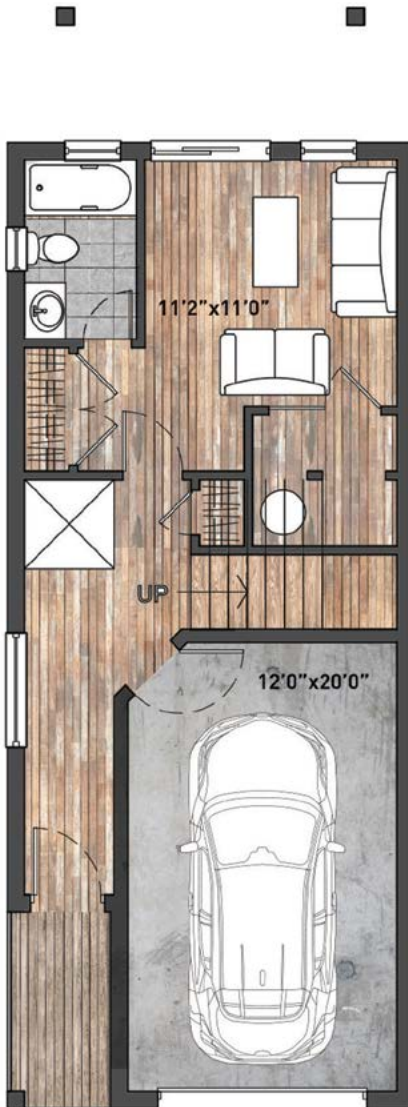


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BIRCH - 1550 sq ft

Main Floor



Second Floor



Third Floor



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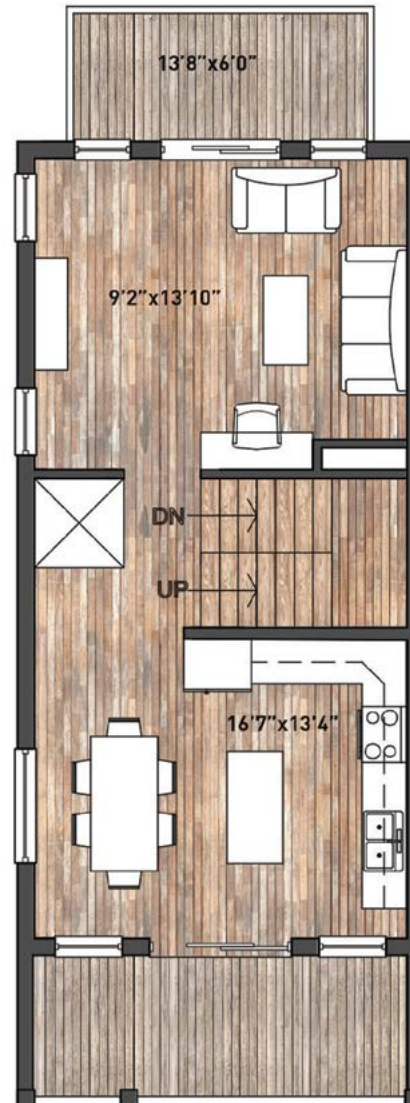


HICKORY - 1550 sq ft

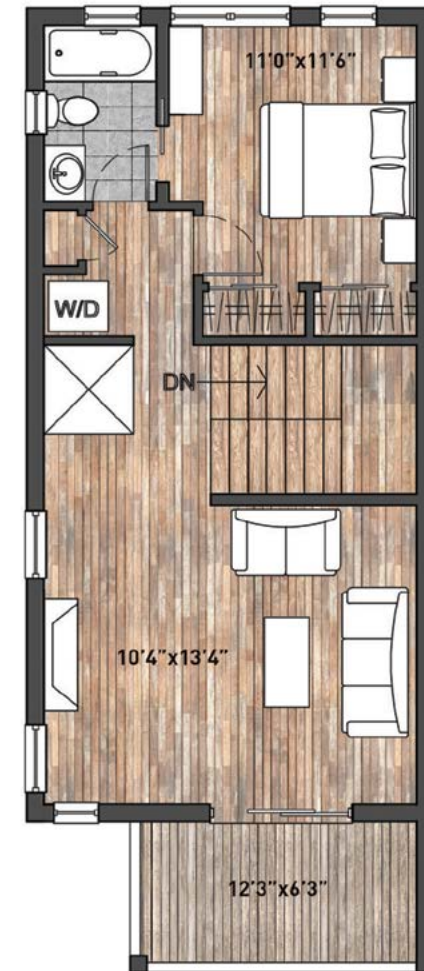
Main Floor



Second Floor



Third Floor



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DISTINCTIVE APPOINTMENTS

DISTINGUISHED EXTERIOR FEATURES

- Premier plus size clay brick construction, featuring natural and/ or Arriscraft stone, brick soldier courses, brick arches, brick and stone detailing, precast keystone, precast window surrounds, and precast sills
- Decorative wood and stone columns, plus wood, stucco and stone detailing
- Low-E/ argon vinyl casement windows with Thermal Edge space bar, multipoint locking system, and Energy State rated featuring two- tone Colonial bars on front windows
- Lifetime Limited Warranty shingles
- Painted, low-maintenance aluminum eavestroughs, soffits, and fascia; with downspouts placed in the least obtrusive locations
- Covered front porch with poured concrete. Railings will be iron in either black, white, or grey where applicable
- High quality extended heights fiberglass front doors (as per plan)
- Lots featuring highest quality sod, as per grading plan excluding treed areas, driveways, and walkways
- Paved Driveway with two coats of asphalt
- Elegant coach light and/ or pot lighting in soffits on front elevation, as per model type
- Steel garage doors are rugged, low- maintenance and insulated for energy efficiency with Glass Panel
- Two exterior hose nibs
- Natural gas line at rear of house for future BBQ connection
- Exterior front door featuring a brushed nickel package with deadbolt lock

SUPERIOR BUILDING CONSTRUCTION

- Poured concrete foundation walls and sit on reinforced footings
- Smooth Finished concrete garage floors, with steel reinforced grade beams
- Poured concrete first floor with 2 floor drains
- 2" x 6" exterior framed walls for additional support and overall strength and
- grander door openings; 2" x 4" interior framed walls
- AIS Engineered floor system
- 5/8" T&G spruce sheathing, fastening
- with screws and high strength construction adhesive for minimal movement,
- and maximum strength
- Direct access to home from garage (as per plan) through gas proof steel
- door, with self-closing hinge
- 1/2" spruce sheathing with roof clips for additional roof strength

EXCEPTIONAL FLOORING FEATURES

- 3/4" X 3 1/4 "Superior Oak hardwood flooring in living room, dining room, great room, 2nd flood hallway, stair landing, bedroom, and main floor where specified
- Imported porcelain tile in foyers, kitchens, laundry rooms, washroom (floors and showers/tub walls), master ensuite tub decks and main floor hallways where specified
- Metal strip thresholds



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DISTINCTIVE APPOINTMENTS

CUSTOM KITCHEN FEATURES

- Large eat-in kitchens, with breakfast areas featuring “Premier Edition” oak, maple or painted cabinets
- Extended height upper kitchen cabinets
- Large island with breakfast bar
- Granite countertops with straight bar
- Double undermount Blanco stainless steel sink with chrome single-hole
- Hansgrohe faucet
- Tile backsplash
- Under-valance led lighting
- 3 3/4 “crown moulding for kitchen custom cabinetry and light valance
- Shut off valves for kitchen skink
- Stainless steel appliance package installed; featuring electric self-clean slide in range with glass top stove and self-cleaning oven, frost free refrigerator with bottom freezer, built- in dishwasher, over the range microwaves with integrated exhaust fan

CUSTOM BATHROOM FEATURES

- One-piece dual flush toilets in all bathrooms
- Imported, professionally installed porcelain tile on all floors and tub surrounds
- and showers
- “Premier Edition” Cabinets, and Hansgrohe faucets as per plan
- Granite countertops with straight edge
- Master ensuite features a chrome finish Hansgrohe slide bare & 8” rain shower head

- Full height and width vanity mirrors in all washrooms and powder rooms
- Large walk-in, frameless glass shower with tempered glass, tiled shower bases, and chrome door handle and hinges
- Ultra-quiet exhaust fans
- Marble shower jambs

ELEGANT INTERIOR FEATURES

- Approximate ceiling height of 9” on first and second flood
- Standard coffered ceiling in dining room
- Direct vent fireplace, with mantel and marble surround in great room
- French doors at rear for easy access to backyard as per plan
- Solid core 6’8” door throughout as per plan
- Luxurious door handles
- Choice of 1 1/4 oak pickets, or standard iron picket. 3 1/2” oak posts and 3” handrail with oak veneer strings. Choice of natural or stain finish from standard selections as per plan.
- 7 1/4” wood baseboards throughout the house. 3” wood casing throughout
- 12 halogen pot lights on main floor only • Shoe moulding installed on all baseboards
- Air conditioning and central vacuum • Main floor windows trimmed with custom bullnose ledge
- Smooth ceilings throughout
- All finished interior walls to be painted with satin finish paint. Washrooms painted with semi-gloss paint from builder’s selection of standard colours



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DISTINCTIVE APPOINTMENTS

ELECTRICAL FEATURES

- 100-amp service
- White Decora electrical cover plates and switches throughout
- Integrates security system with three camera's and one PVR, linked-in smoke detectors and CO2 detectors, for additional peace of mind
- Cat5 telephone wires and RG6 cable outlets in family room, kitchen, living room and master bedroom
- GFI plugs in all washrooms
- One electrical plug for garage door opener(s)
- Cable TV rough-in wiring for living room and master bedroom

GREY JAY'S COMMITMENT TO ENERGY EFFICIENT HOMES

- Low-E argon gas windows and doors to provide the most comfortable and energy efficient systems, without compromising style and elegance. All windows are tested to meet Energy Star requirements
- Perimeter walls insulated with spray foam, with 6mm poly vapour barrier and acoustical silicone to insure superior seal and comfort
- R66 blown insulation in attics, complete with 6mm poly to provide absolute minimum heat loss
- High efficiency furnace, HRV, air conditioner and humidifier to provide 95% efficiency or greater without compromising comfort, and to reduce humidity, heat loss, and harmful toxins inside the home
- Garage walls drywalled and garage ceilings insulated with R32 spray foam

insulation. This reduces drafts from opened doors, reduces GO2 levels migrating into the house, and maintains comfort levels throughout the home

- Drop ceiling and bulkheads will occur to accommodate mechanical, HVAC systems and structural requirements. Finished floor height and built-in noise attenuation measures may cause ceiling heights to be lowered in some areas
- Quality modern interior and closet doors with satin nickel hardware, painted in white

CONVENIENT LAUNDRY FACILITIES

- Full sized white front-loading stacked washer dryer installed
- White ceramic flooring in laundry area as per plan
- HOME WARRANTY PROGRAM PROVIDING;
- One-year warranty on all materials and workmanship
- Two-year warranty on plumbing, heating and electrical systems and envelope
- Seven-year warranty on major structural defects
- Purchaser agrees to pay the Tarion Warranty fee on closing

Features may vary depending on model type. All finishes and fixtures are as per Vendor's standard samples. The Vendor reserves the right to substitute materials of equal or greater value.







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