



DEER PARK CROSSING

AN EXCLUSIVE COLLECTION

TORONTO



Features & Finishes

—
UNPARALLELED LEVEL
OF FINE FINISHES



DEERPARKCROSSING.CA



Deer Park Crossing was designed to provide a superior level of finishes, fittings, fixtures and appliances on par with those of a custom designed luxury residential home.

With this promise of excellence, we have provided an outline created with the greatest attention to quality and detail available in the residential townhome market today. Although our Model Home gives us the ability to showcase much in the realm of possibilities, the following document shall serve to outline the specific elements of each home. In keeping with our commitment to enabling our residents to personalize their own unique residence, we are encouraging our buyers to finish the lower-level space according to their personal needs and requirements.

Options for lower-level customization is attached.

Exterior Features

- Solid Sapele wood front doors with matching paneling
- Aluminum composite cladding on bay windows
- Indiana limestone front elevation
- Energy efficient aluminum clad double-glazed by Ridley Windows
- Rear yard with paving stone patio with gas hook-up
- Each townhome has a minimum of two (2) parking spaces
- Each townhome has at least one (1) parking space in a private garage in the lower level of the townhome plus one (1) additional space in the secured garage space designated for Deer Park Crossing residents

Interior Finishes And Features

- Main floor ceiling heights of 10', excluding bulkheads and ceiling drops
- Second and third floor ceiling heights are 9' excluding coffered areas
- Hardware and fixtures correspond to design palette
- Coffered ceilings in principal rooms on main and second floors
- Engineered oak hardwood floors
- Tempered glass stair railing
- Contemporary profiled painted baseboards and trim throughout

- Each home is equipped with a Niagara Belco hydraulic elevator
- Elevator access to all floors excluding the roof level
- Solid wood oak hardwood staircase to match flooring
- Gas fireplaces with Dekton surrounds
- All full bathrooms with radiant electric heated floors
- Primary bedroom closet lined with cedar paneling
- All full bathrooms with wall mounted rain style showerheads
- Walk-in closets, as per plan
- Balcony and terrace doors as per plan

Kitchen

- Custom designed Padini kitchen imported from Italy
- Caesarstone countertops with waterfall gable edges
- Stainless steel undermount single bowl sink
- Contemporary built-in under cabinet lighting
- Full height backsplash from countertop to underside of upper cabinet
- Under cabinet LED lighting
- Centre island with seating and storage
- Pantry, as per plan

Kitchen Appliances

- Fisher & Paykel 24" stainless steel double drawer dishwasher (DD24DDFTX9-N)
- Fisher & Paykel integrated 18" stainless steel column freezer * (RS1884FLJ1)
- Fisher & Paykel integrated 24" stainless steel refrigerator column* (RS2484SR1)
- Fisher & Paykel 36" perimeter insert stainless steel range hood (HP36ILTX1)
- Sharp 24" microwave stainless steel drawer oven (SMD2477ASC)
- Fisher & Paykel 35-3/8' stainless steel natural gas range with 5 burners ** (OR36SDG4X1)

Lower-Level Laundry

- Walk-in Laundry Room on lower level
- Whirlpool 5 CuFt washer closet depth front load washer with intuitive controls
- Whirlpool 7.4 CuFt front load electric dryer and venting

Upper-Level Laundry Option

- Upgrade charge to retrofit upstairs closet as the sole or additional laundry area
- Whirlpool 5.0 CuFt I.E.C. closet-depth front load washer with intuitive controls (WFW560CHW)
- Whirlpool 7.4 CuFt front load electric dryer with intuitive touch controls (YWED560LHW)

* available with an integrated panel front as an upgrade

** available with an induction cook top as an upgrade

Bathrooms

- Caesarstone bathroom vanity counter tops with undermount sinks
- Showers and baths include rain and adjustable handheld showerheads, frameless glass enclosures, as per plan
- Free standing soaker tub in primary bathroom
- Pressure balanced hot/cold water mixing valve in all showers
- Full height tiled feature wall on all wet walls
- Electric radiant heated floors
- LED pot lights at bath and/or shower

Floor Finishes

- 5" wide engineered oak plank flooring throughout with the exception of the basement, all bathrooms, laundry and utility room
- Porcelain floor tile throughout basement, in all bathrooms, laundry and utility areas

Private Rooftop And Balcony Features

- Natural gas barbeque connection, as per plan
- Direct and private access from townhome
- Water hose bibs front and rear at grade and on roof top
- Rooftop pergola designed to provide privacy screen
- Green roof to reduce solar heat gain

- Infiltration gallery to direct all storm water into the ground below, directing storm water away from municipal storm sewer system

- Exterior light fixtures on terrace throughout

Brentwood Park

- Brentwood Park fully landscaped garden oasis
- Privately owned and maintained park for public use
- Will feature seasonal greenery with blooms throughout the spring and summer
- A unique water feature and beautiful foliage provide for a park-like setting for all residents

Parking Garage

- Two (2) underground owned parking spots per townhome

Services Handled by the Common Area Condominium Corporation

- Garbage storage and removal
- Snow removal
- Landscaping and landscape maintenance
- Maintenance of Town Home Life Safety System
- Roof drain annual inspection
- Parking deck maintenance

Mechanical and Electrical

- Recessed LED pot lights
- Thermostats with smart controls
- Central VAC and equipment

Type of HVAC – split-zoned system. Each townhome has two furnaces and two air conditioning units. The basement and first floors are serviced by one HVAC system; the second and third floors are serviced by a separate system. This arrangement assures a superior ability to heat or cool different rooms within the dwelling to the desired temperature.

Disclaimer:

The Developer has the right to upgrade or change models/equipment/brands as required. Renderings represent an approximate likeness of the finished space but are not exact replicas of the furnishings or details of the home.