

*The perfect blend between
country & city*

TOWN HOMES BY

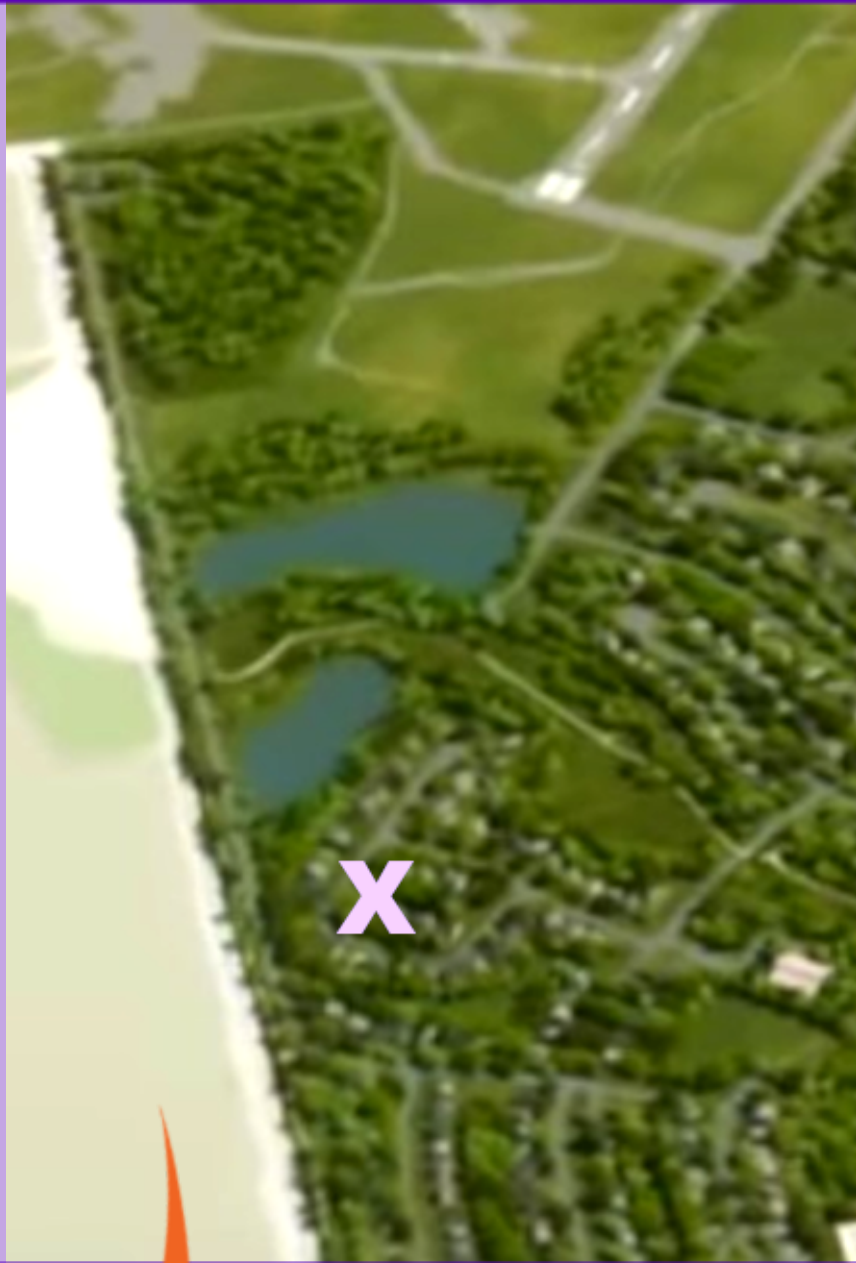


THE PEARL

2160 sq ft

THE AQUAMARINE

1860 sq ft



Diamondview Estates



the **AQUAMARINE** - 1816 SQ FT

These images reflect of actual available unit.
Refer to the Price List for detailed explanation of included upgrades



Included:

- **Finished Basement with enlarged Window and 3 piece bathroom rough-in.**
- **Central Air rough-in**
- **Smooth Ceilings Throughout**
- **Upgraded Tile: 12 inch x 24 inch Porcelain**
 - Kitchen floor, dining, powder room
 - Main bath floor and tub surround
 - Ensuite bath floor and shower walls



**STACKABLE WASHER/DRYER
ON SECOND FLOOR**

(Appliances not included)

**More on select units.
Refer to infographic for details.**

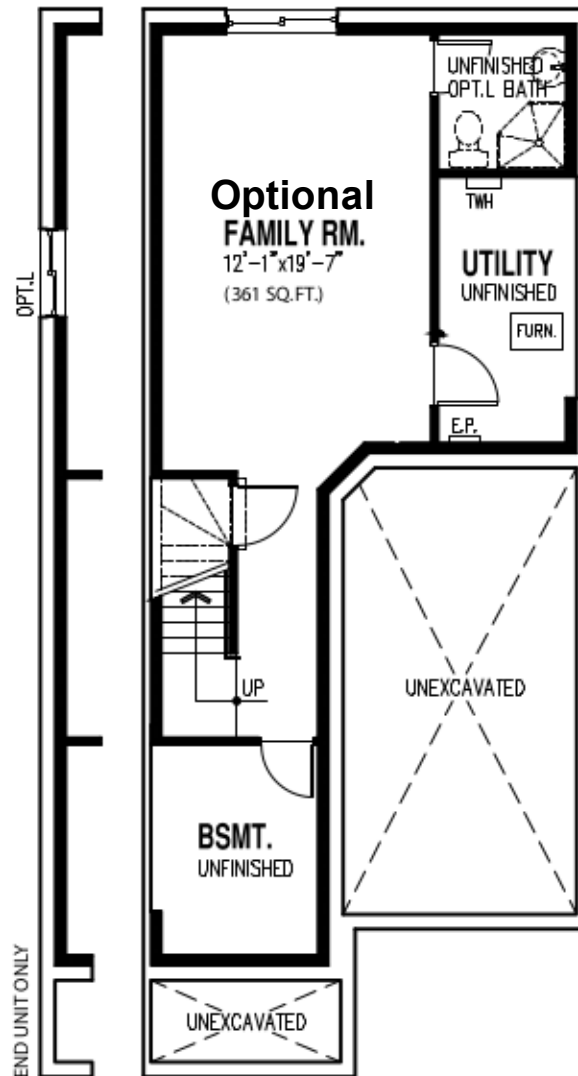
AQUAMARINE 1,816 SQUARE FEET*

*Total square footage includes finished areas in basement. Materials, specifications and floor plans are subject to change without notice. All house renderings are artist's concepts. All floor plan dimensions are approximate. Actual usable floor space may vary from stated area. E. & O. E. Feb. 8, 2019.

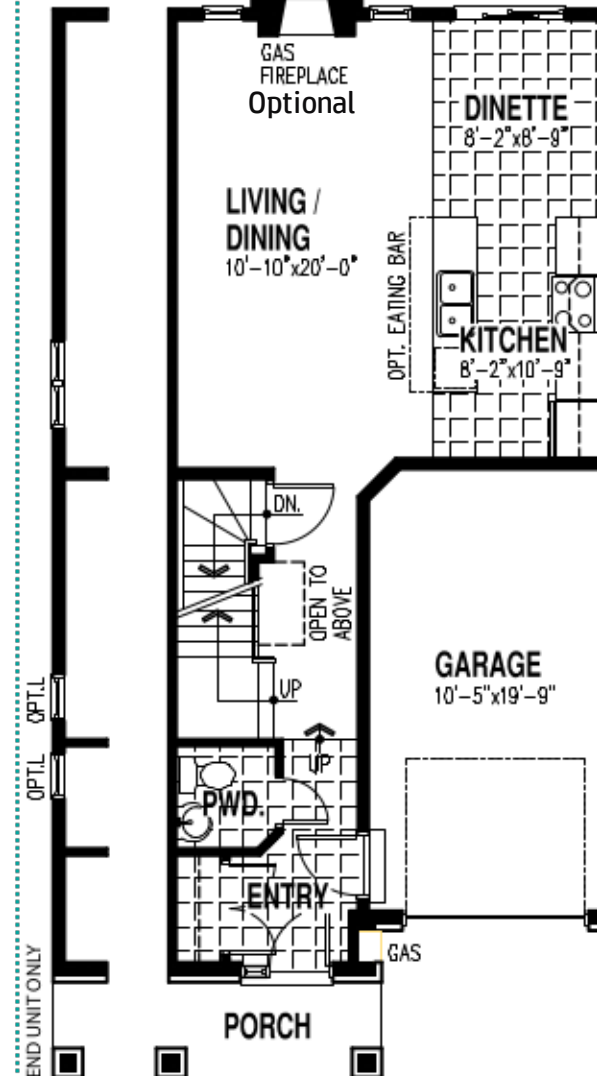


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Aquamarine A



BASEMENT PLAN
Optional Finished Basement
(315 Sq Ft of Finished Floor area)



GROUND FLOOR
(636 Sq Ft. of Finished Floor Area)



Aquamarine B

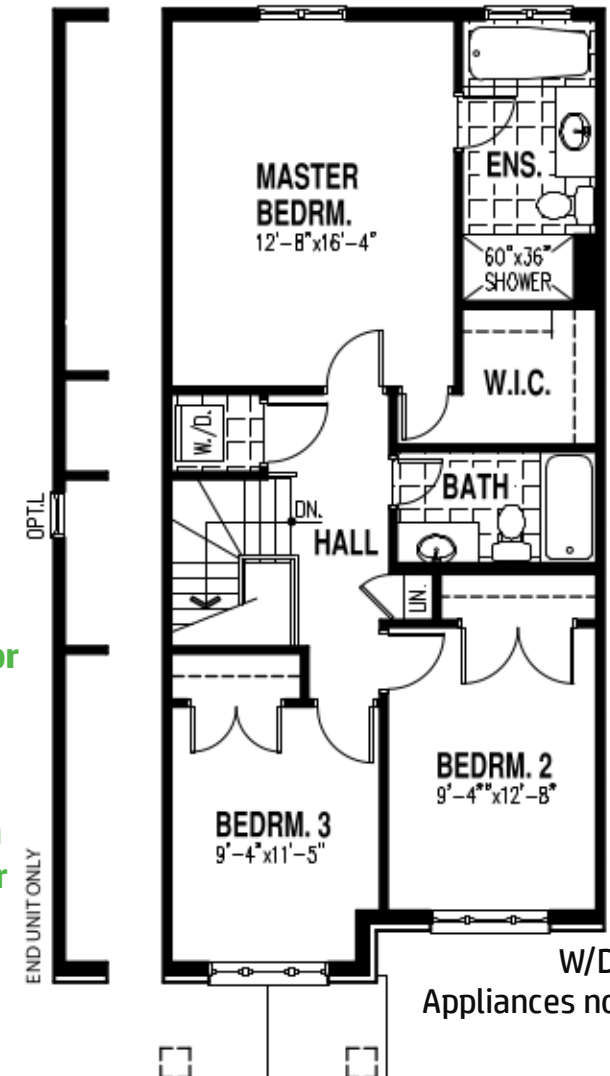
Different Kitchen

Open Concept Main Floor

9 ft ceiling on Main

Decadent ensuite with separate 3' x 5' shower and soaker tub

Finished Basement Recreation Room



SECOND FLOOR
(865 Sq Ft. of Finished Floor Area)

Appliances not included

the PEARL - 2160 SQ FT

These images reflect of actual available unit.
Refer to the Price List for detailed explanation of included upgrades.



Included:

- **Finished Basement with enlarged Window and 3 piece bathroom rough-in.**
- **Central Air rough-in**
- **Smooth Ceilings Throughout**
- **Upgraded Tile: 12 inch x 24 inch Porcelain**
 - Kitchen floor, dining, powder room
 - Main bath floor and tub surround
 - Ensuite bath floor and shower walls



SIDE BY SIDE WASHER/DRYER
ON SECOND FLOOR

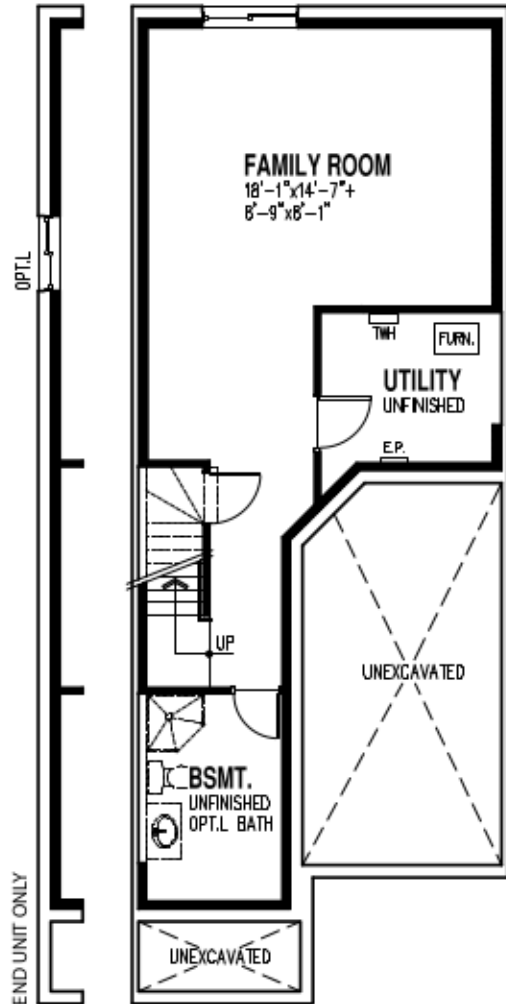
(Appliances not included)

**More on select units.
Refer to infographic for details.**

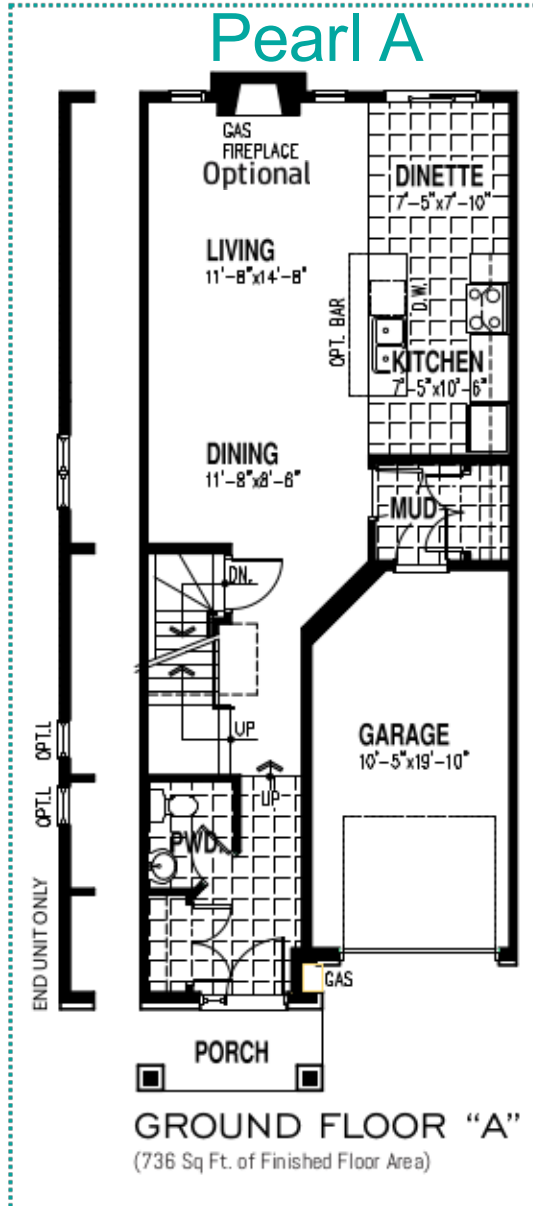
PEARL 2,160 SQUARE FEET*

*Total square footage includes finished areas in basement. Materials, specifications and floor plans are subject to change without notice. All house renderings are artist's concepts. All floor plan dimensions are approximate. Actual usable floor space may vary from stated area. E. & O. E. Feb. 8, 2019.

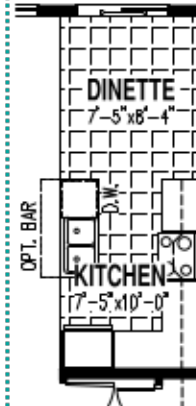
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BASEMENT PLAN
(486 Sq. Ft. of Finished Floor Area)



GROUND FLOOR "A"
(736 Sq. Ft. of Finished Floor Area)



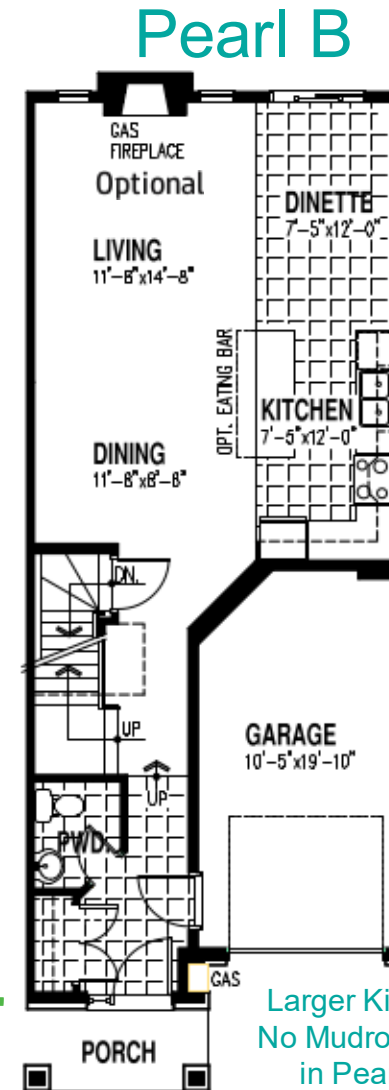
Pearl A Option

Open Concept Main Floor

9 ft ceiling on Main

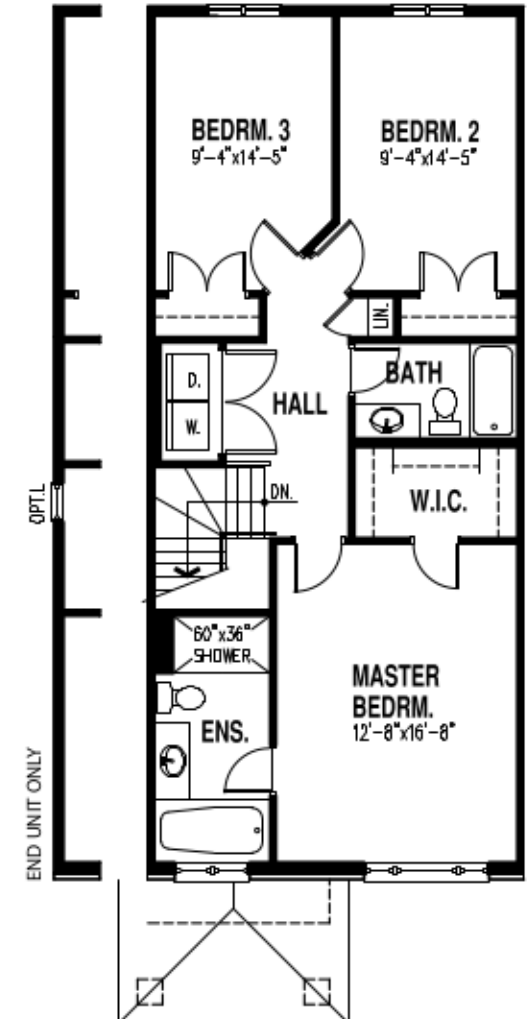
Decadent ensuite with separate 3' x 5' shower and soaker tub

Finished Basement Recreation Room



GROUND FLOOR "B"
(736 Sq. Ft. of Finished Floor Area)

Larger Kitchen No Mudroom as in Pearl A



SECOND FLOOR
(938 Sq. Ft. of Finished Floor Area)

D.W.

Appliances not included

Exterior Features

- Exterior PVC casement windows Low “E” Argon double glazed with sealed units
- Low “E” Argon basement windows; oversized vinyl clad sliders
- Transom window above front and patio doors
- All operable windows are complete with screens
- Brick and vinyl front elevations as per plan (pre-assigned by builder) as per plan
- Aluminum soffit and fascia (pre-assigned by builder)

Vinyl front trim detail, vinyl siding on sides and rear, as per plan (pre-assigned by builder)

- White vinyl clad window frames
- Architectural Limited Lifetime Warranty self-sealing fibreglass roof shingles
- Ice and water shield eaves protection 3 ft. up from the side of the roof and up 3 ft. up each side of roof valleys
- Fully insulated garage and insulated raised panel garage door
- Interior self-closing steel door to garage as per plan
- Reinforced Concrete front porches
- Insulated exterior metal front door with weather-stripping
- Brushed nickel front entrance grip set with deadbolt
- Two hose bibs – 1 in garage and 1 at rear

Interior Finishes

- Kitchen and vanity cabinetry in Melamine Level 1
- Brushed nickel type finish handles interior door hardware
- Modern light switches & plugs
- 30” high upper cabinets in kitchen
- Microwave shelf on separate GFI plug
- Post-formed laminate countertop in kitchen & bathrooms (except powder room) Powder room has pedestal sink
- Vanity sized mirrors
- Privacy sets for bathrooms & master bedroom
- Contemporary style interior swing doors (as per plan)
- All clothes closets have 1 melamine shelf
- Linen closet with 5 melamine shelves, as per plan
- Upgraded 4” trim baseboards & 2.5” windows & door casings
- 5ft. Patio door with transom window above (as per plan)

Specifications & materials are subject to availability, substitution & modification without notice.

. E.O and E. Version 12120125

Ceramic Tiles & Floor Coverings

- Ceramic tile flooring in entry, kitchen, eating area, all bathrooms, powder room, as per plan
- 36 oz. quality polyester broadloom with 9 (nine) mm under pad on balance of finished areas
- Full height ceramic wall tiles around bathtub (main bathroom only)
- **MATTINO custom oversized ensuite bath shower with 3 walls of ceramic tile, acrylic floor and clear glass slider door with chrome trim.**

Stairs, Railings & Paint

- Solid Oak Colonial style railing & spindles as per plan
- Oak floor nosing underneath balustrades & painted wood stringers
- Wood trim, half walls and interior doors to be white semi-gloss finish
- Stipple ceiling throughout except powder room, bathrooms and kitchen

Foundation & Concrete Floors

- Waterproofing: Platon Foundation Protector® Membrane on exterior foundation walls
- Foundation Walls: Poured concrete 8” thick with steel reinforcement
- Drainage: 6” diameter perimeter drainage system with clear stone coverage
- Parging: Cement parging to exposed portions of foundation wall (externally)
- Footings: 20” and 24” poured concrete as per engineered plan
- Garage Floor: 4” thick concrete with broom finish and reinforcing
- Basement Floor: 3” thick concrete with trowelled finish

Framing

- **Roof:** Prefabricated roof trusses with 7/16” oriented strandboard sheathing on roof with “H” clips at 24” centres
- **Joist:** Pre-engineered floor system, as per plan
- **Subfloor:** Tongue & groove sheathing subfloor, glued, sanded and screwed
- **Ceiling:** 9 ft. high ceiling on main floor hallway, living room, dining room, kitchen
- **Internal Walls:** kiln-dried 2” x 6” studs and 2” x 4” studs, steel beams & posts as per arch (as per plan)
- **Garage Walls:** Kiln-dried 2” x 4” studs at 16” centres
- **Garage Party Walls:** Kiln-dried 2” x 4” studs, insulation on each side and 5/8” drywall
- **Party Walls:** between homes on the main and 2nd floor. Two separate Kiln-dried staggered 2” x 4” stud walls, with one inch air space between the 2 layers of the fire code gypsum board, and fibreglass insulation on both sides and finished with 5/8” drywall each side.
- **Basement Walls:** 2” x 4” studs framed full height @ 24” centres (external walls only)
- **External Walls:** Kiln dried 2” X 6” studs at 16” centres

Insulation & Drywall

- **Ceilings:** R-60 blown insulation at roof.
- Stipple finished ceiling except kitchen & bathrooms
- **Basement:** R-20 insulation at exterior wall to 6" above basement floor (external walls only)
- **Exterior Wall:** R-20 insulation and ½" gypsum drywall
- **Garage Ceiling:** R-31 insulation under second floor area
- **Garage:** Fully insulated R-12 wall insulation, fully drywalled and gas proofed
- **Vapour Barrier:** Super 6 mil polyethylene
- Low expansion foam around all exterior windows & doors to minimize air leakage (except garage door)
- **Party walls:** between houses on the main and 2nd floors are insulated R-12 batt insulation on each side of the party wall.

Energy Saving Heating

- 96% High efficiency gas 2 stage condensing forced air furnace.
- Duct joints taped to Energy Star standard
- Programmable thermostat
- Oversized ducts for future air conditioning
- All duct work power vacuumed prior to occupancy
- Tankless Rental hot water tank
- Heat Recovery Ventilator

Plumbing Features

- Porcelain pedestal sink in powder room
- White plumbing fixtures
- Double stainless steel kitchen sink
- **Free standing Soaker tub in ensuite bathroom** (as per plan with single faucet)
- 5 ft. fiberglass tub in main bathroom (as per plan)
- **Bathtub surround tiled to ceiling** in main bathroom only
- **Separate oversized Mattino custom ceramic shower walls** and fibreglass base in ensuite bath (as per plan)
- Ensuite shower includes clear glass slider door with chrome trim
- Porcelain sinks in all bathroom vanities
- Single lever chrome faucets in bathrooms
- "PEX" type water pipes
White Toilets
- **Posi-temp shower fixtures**, pressure balancing valve maintains water pressure & controls temperature (scald guard)
- Opening & rough-in for future dishwasher
- Two exterior hose bibs one in garage, one at rear
- Tankless hot water heater (rental)
- Back water valve in basement floor, as required by code

Electrical & Light Fixtures

- Electrical outlets in all bathrooms as per code
- 100 amp electrical breaker panel & copper wiring
- Decora light switches & plugs throughout finished spaces, as per plan
- Copper wiring throughout house
- Capped ceiling outlet in dining room for future ceiling light
- All bedrooms have a ceiling light fixture
- Strip lighting in all bathrooms
- Bathrooms equipped with exhaust fans vented to exterior
- Electrical outlet in garage ceiling for future automatic door opener
- Exterior weatherproof electrical outlets (as per code)
- Smoke detector on each floor and in each bedroom as per code
- Carbon Monoxide detector on each level and in each bedroom as per code
- Exterior Black light fixtures located at front and rear (as per plan)
- Front door chime
- Electrical outlet for dryer & kitchen stove each on dedicated circuit
- White hood fan above future stove opening vented with 6 inch vent to exterior

Rough-In & Pre-Wiring

- Rough-in for future dishwasher
- 3 CAT-6 rough-ins (for future television or cable)

Landscaping

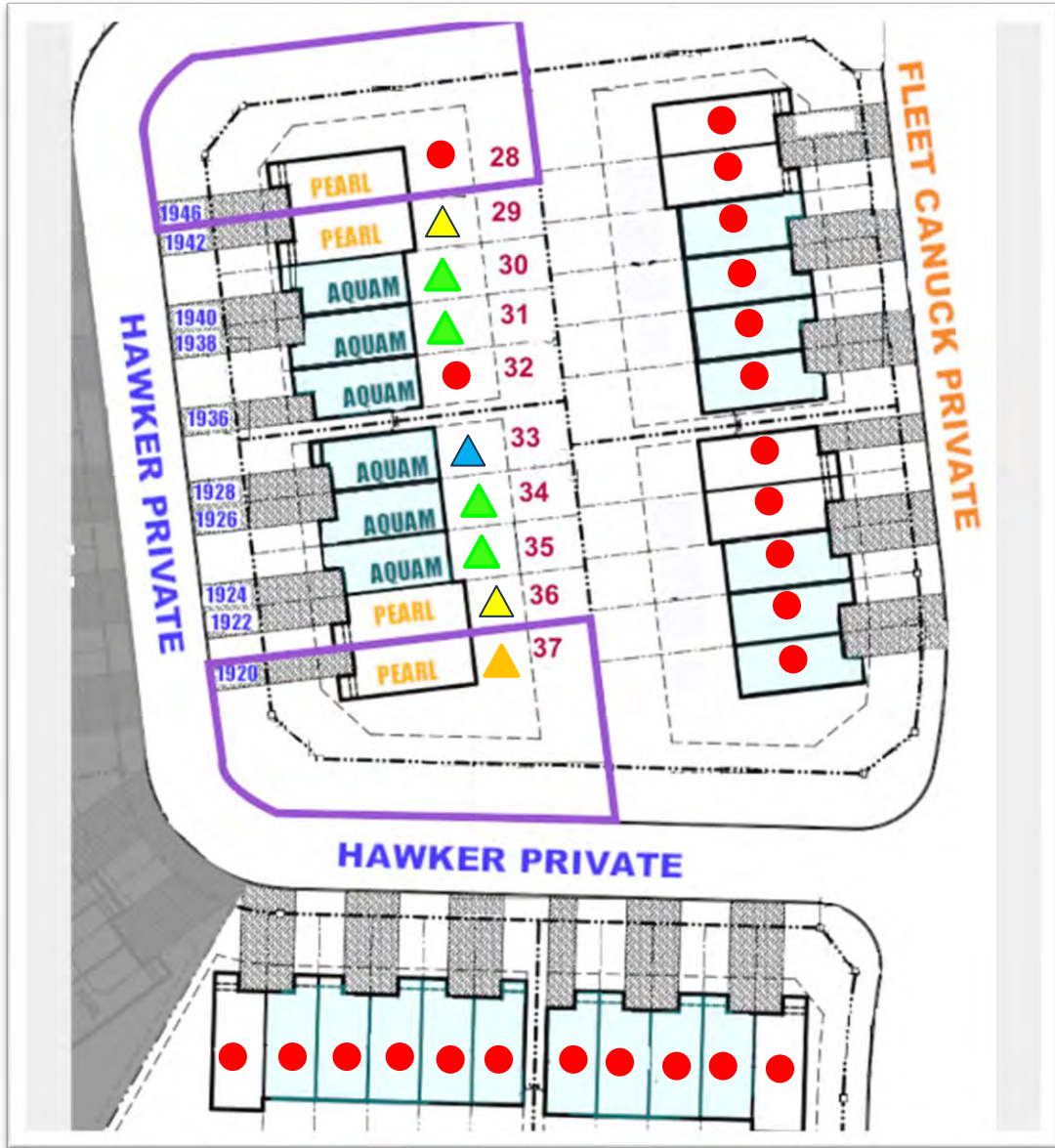
- Architecturally designed streetscaping & pre-determined exterior colours
- Precast patio stone walkway
- Garage floor and driveway sloped for drainage
- Concrete front steps and wood rear steps as per grade
- Landscaping and trees as per landscape plan
- Sodded lot as per landscape plan
- Asphalt paved driveway

Warranty

- Homes are covered with a 1 year builder warranty
- Two year warranty covers plumbing, electrical, water penetration & heating
- TARION 7 Year Warranty Program covers major structural defects.
- **Tarion registration fee to be paid by Purchaser at closing**

Specifications & materials are subject to availability, substitution & modification without notice.

E.O and E. Version 12120125



SOLD ●	639,900 - private drive (U 37)	▲	Pearl B - Corner End – Pie Lot
RESERVED ●	609,900	▲	Pearl
	609,900	▲	Aquamarine
	614,900 - private drive (U32)	▲	Aquamarine
	589,900	▲	Aquamarine

- **Finished Basement Recreation Room**
 - Enlarged Window (54 inch x 24 inch rough opening)
 - 3 Piece Bath Rough-In
- **Central Air Conditioner Rough-In**
- **Smooth Ceilings Throughout**
- **Upgraded Tile: 12 inch x 24 inch Porcelain**
 - Kitchen floor, dining, powder room
 - Main bath floor and tub surround
 - Ensuite bath floor and shower walls



Included in Prices

Prices and Bonuses are subject to change without notice.
E.O. & E. 11 January, 2025

See Unit Pricelist for more details

1944 Hawker Pvt.
- 28 -

**S
O
L
D**

1942 Hawker Pvt.
- 29 -

609,900
Pearl B
2160 sq ft

Gas Fireplace
Porcelain Tiles
Central Air Rough-In
Smooth Ceilings

Finished
Basement
with
3 Piece Bath
Rough-In &
Enlarged Window

*GAS FIREPLACE
Side By Side W/D
2ND Floor Laundry*

1940 Hawker Pvt.
- 30 -

589,900
Aquamarine B
1816 sq ft

Porcelain Tiles
Central Air Rough-In
Smooth Ceilings

Finished
Basement
with
3 Piece Bath
Rough-In &
Enlarged Window

Economical

1938 Hawker Pvt.
- 31 -

589,900
Aquamarine B
1816 sq ft

Porcelain Tiles
Central Air Rough-In
Smooth Ceilings

Finished
Basement
with
3 Piece Bath
Rough-In &
Enlarged Window

Economical

1936 Hawker Pvt.
- 32 -

**S
O
L
D**

EXECUTIVE TOWNHOMES

**DIAMONDVIEW
ESTATES**
Near Carp

Rare Large Lots
Open Concept Main Floor &
9ft ceilings
2nd Floor laundry
E.O and E.



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suz@mattino.ca

613.470.0052

Limited Time Offer

See accompanying map for details (Block 6)

1928 Hawker Pvt.
-33-

1926 Hawker Pvt.
- 34 -

1924 Hawker Pvt.
- 35 -

1922 Hawker Pvt.
- 36 -

1920 Hawker Pvt.
- 37 -

609,900

Aquamarine B
1816 sq ft

END UNIT

Added Windows*
Porcelain Tiles*
Smooth Ceilings
Central Air Rough-In

Finished
Basement
with
3 Piece Bath
Rough-In & Enlarged
Window

Brighter

589,900

Aquamarine B
1816 sq ft

Porcelain Tiles
Smooth Ceilings
Central Air Rough-In

Finished
Basement
with
3 Piece Bath
Rough-In &
Enlarged Window

Economical

589,900

Aquamarine B
1816 sq ft

Porcelain Tiles
Smooth Ceilings
Central Air Rough-In

Finished
Basement
with
3 Piece Bath
Rough-In &
Enlarged Window

Economical

609,900

Pearl B
2160 sq ft

Porcelain Tiles*
Smooth Ceilings
Central Air Rough-In

Finished
Basement
with
3 Piece Bath
Rough-In &
Enlarged Window

*Larger Plan
Side By Side W & D in
2ND Floor Laundry*

639,900

Pearl B
2160 sq ft

END UNIT

Added Windows
Smooth Ceilings
Porcelain Tiles
Central Air Rough-In

Finished
Basement
with
3 Piece Bath
Rough-In &
Enlarged Window

*Many Windows
on Corner Lot &
Private Drive*

EXECUTIVE TOWNHOMES

**DIAMONDDVIEW
ESTATES
Near Carp**

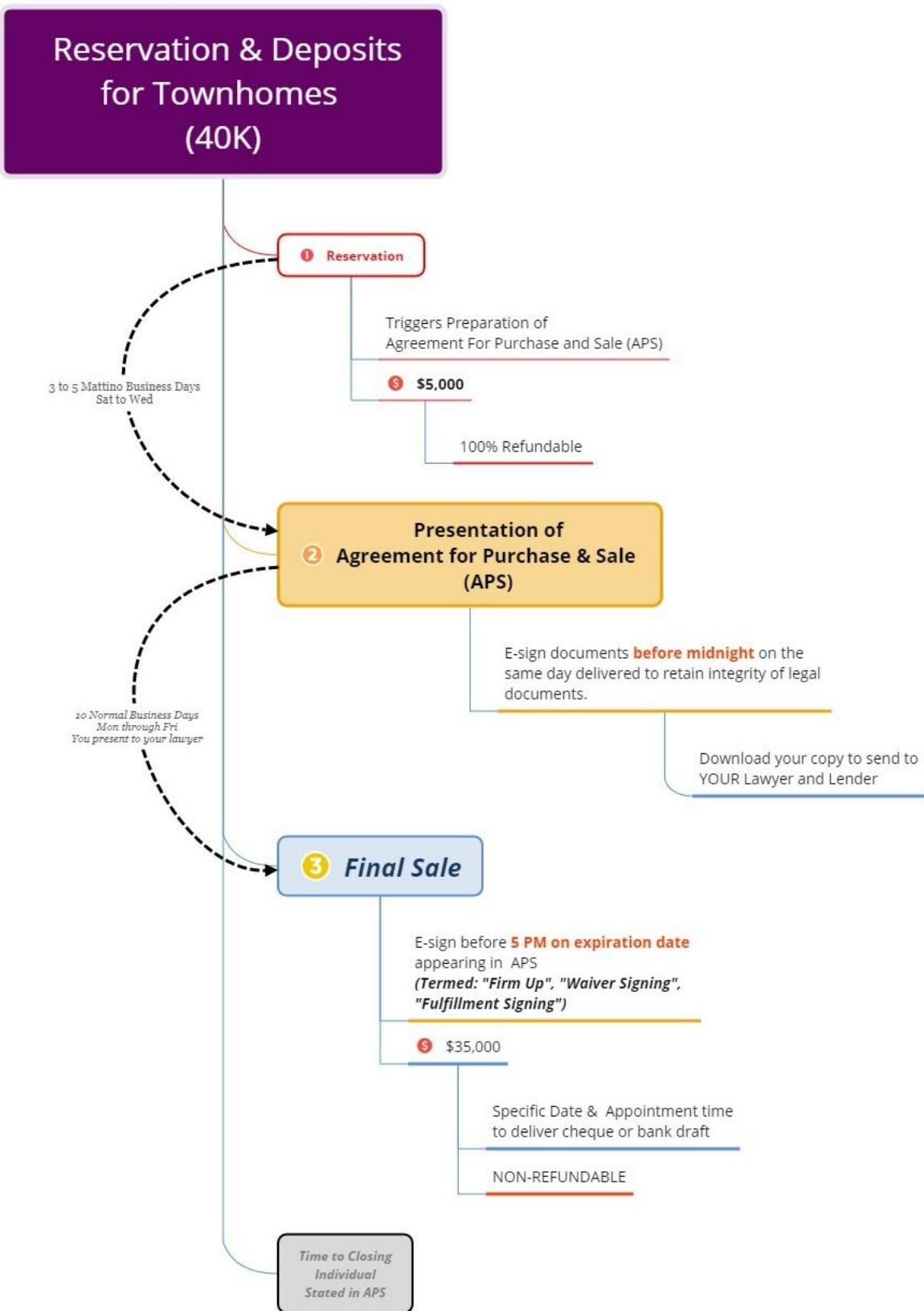
Rare Large Lots
Open Concept Main Floor &
9ft ceilings
2nd Floor laundry



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Limited Time Offer See accompanying map for details (BLOCK 7) **613.470.0052**



PRE-APPROVAL IS REQUIRED

Some people use the terms interchangeably, but there are important differences that every homebuyer should understand. Pre-qualifying is just the first step. It gives you an idea of how large a loan you'll likely qualify for. Pre-approval is the second step, a conditional commitment to actually grant you the mortgage.

The borrower must complete an official mortgage application to get pre-approved, as well as supply the lender with all the necessary documentation to perform an extensive credit and financial background check. The lender will then offer pre-approval up to a specified amount.

IMPORTANT

If any amounts described below apply, they are subtracted from the deposit if contract is not completed.

RENTAL OR RESIDENCE: Purchasers must advise if Agreement for Purchase and Sale (APS) is to be prepared for the purpose of resident ownership or is intended as a rental property. Any switch to the aforementioned purpose requiring the APS or any other documents to be reproduced before step three above may be subject to \$250 administration fee. Any change to the purpose (residence or rental) after step three (final sale) requires notification in writing no later than 30 days before closing, will be managed as an addendum and also subject to the same administration fee. In both instances the administration fees are non refundable and will be added to closing costs or subtracted from the down payment deposit if the final sale is not executed.

E-SIGNING BEYOND 2 PURCHASERS: An administration fee of \$100 per additional purchaser may apply to cover the cost of managing and providing sales documents. The fees, if applicable, are non-refundable and will be added to closing costs or subtracted from the down payment deposit if the final sale is not executed.