



# Thinking Smaller?

3 Bungalow Plans

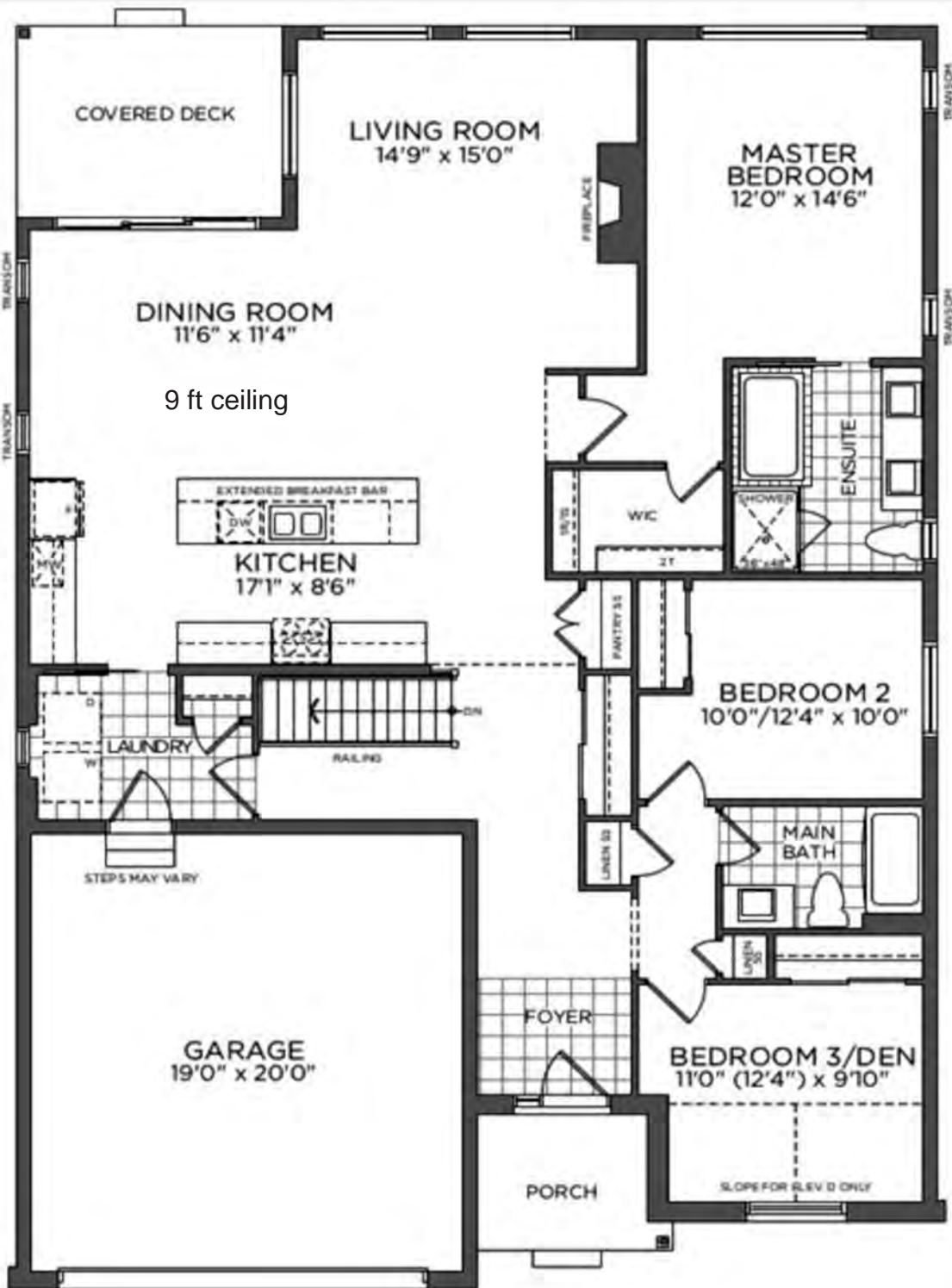
**CABERNET**

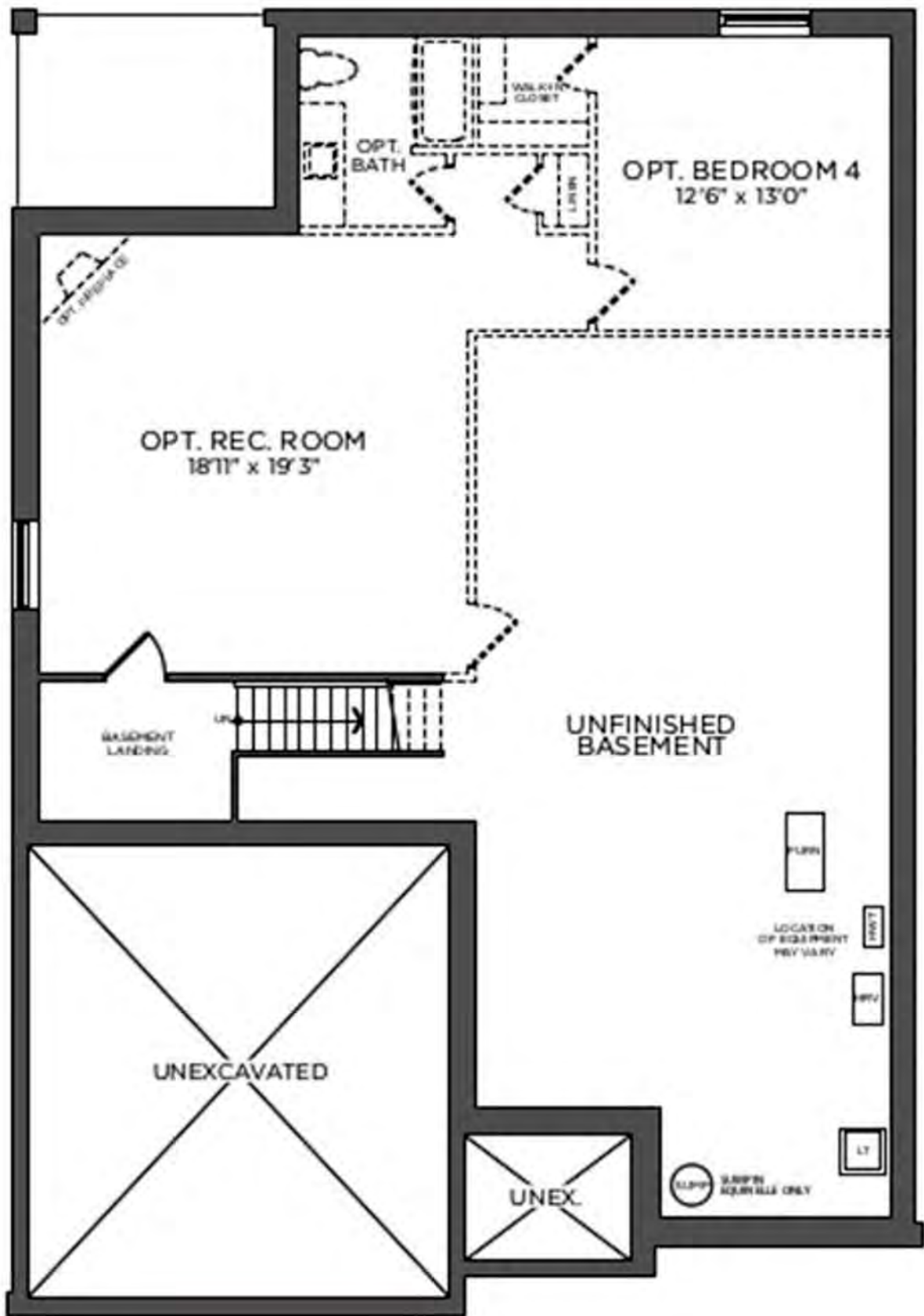
**MALBEC**

**BAROLO**

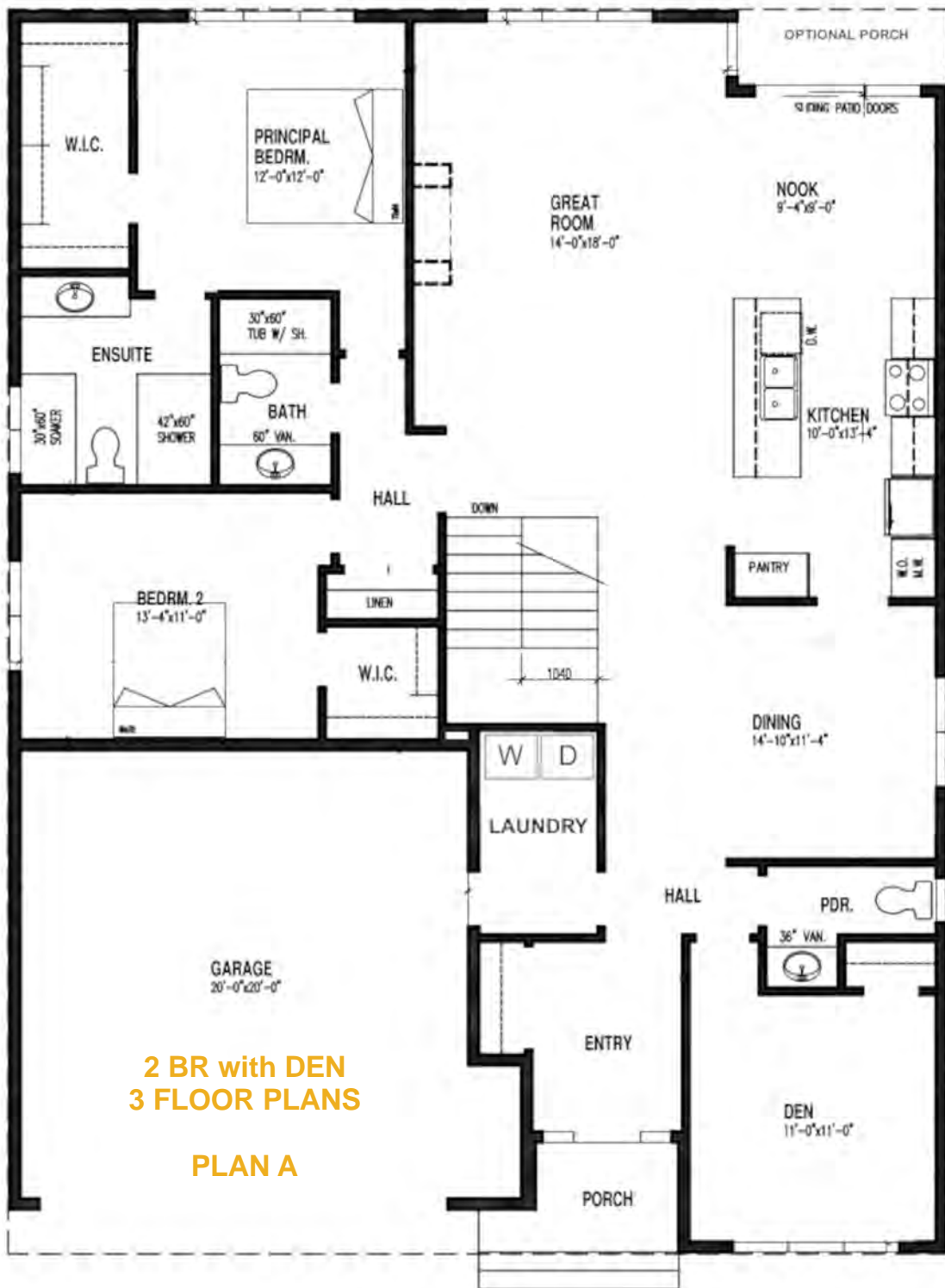


**mattino.ca**  
suz@mattino.ca  
613-470-0052

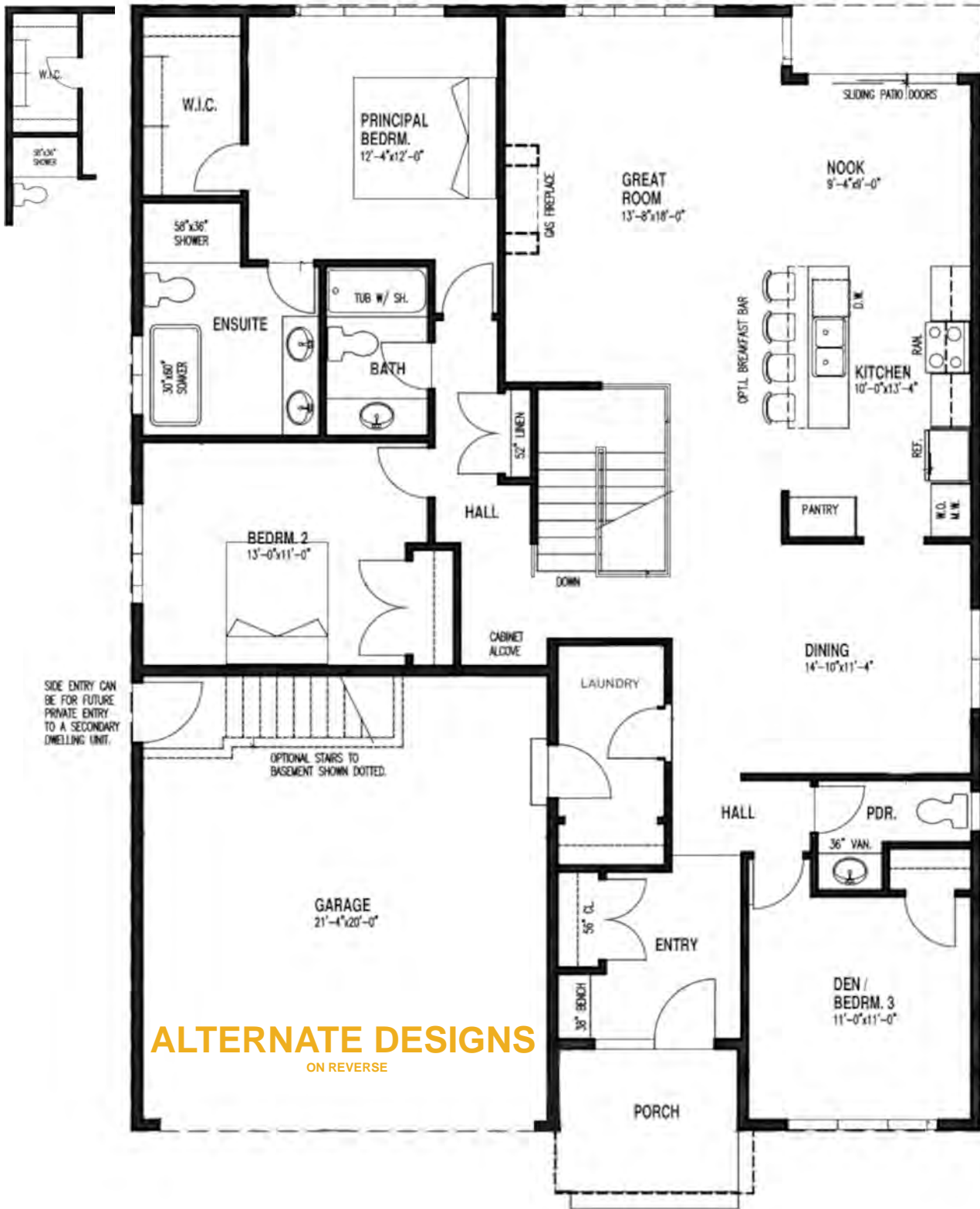




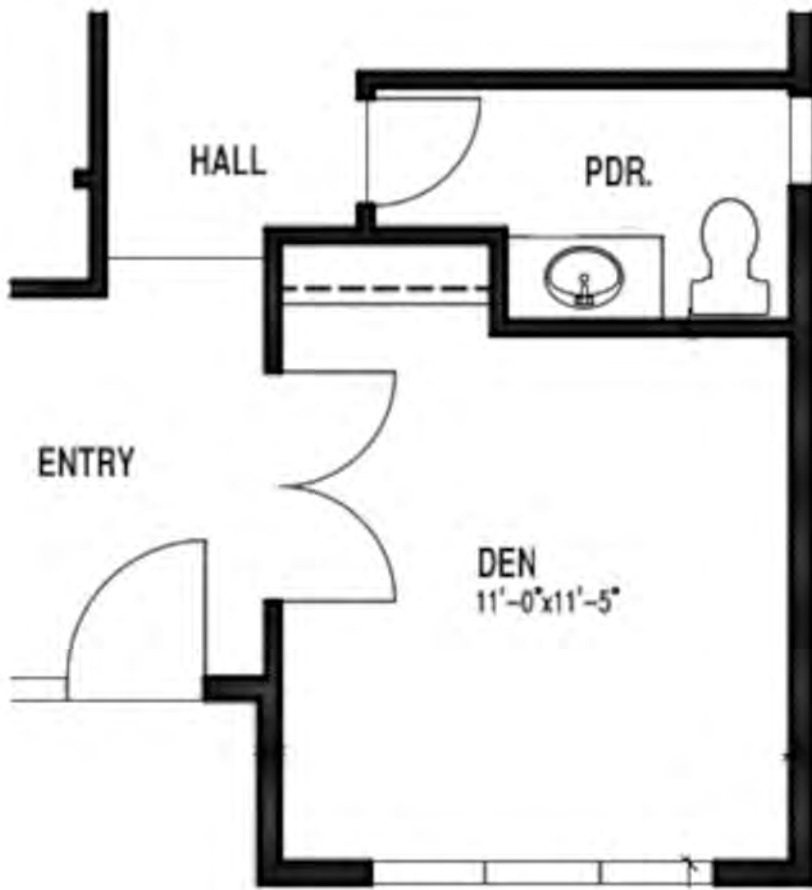
**BASEMENT**  
**OPT. FINISHED BASEMENT**  
**786 SQ. FT.**





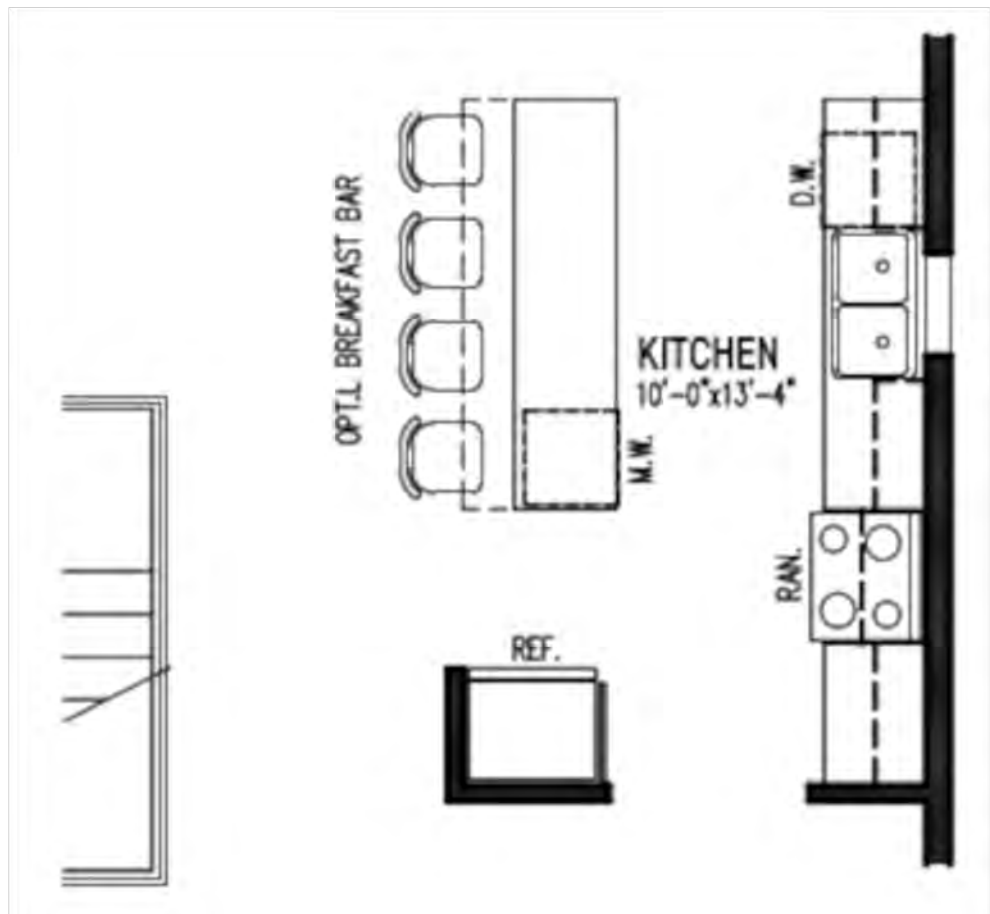


**ALTERNATE DESIGNS**  
ON REVERSE



**DEN & POWDER ROOM  
ALTERNATE**

**KITCHEN  
ALTERNATE**



### Exterior Features

- Low "E" Argon double glazed with sealed units, white exterior PVC casement windows main and second floor
- Basement: Low "E" Argon; white vinyl clad slider window(s)
- Transom window above front and patio doors (as per plan)
- Sidelight(s) (as per plan)
- All operable windows are complete with screens
- Standard Brick and/or Stone accent at front elevations, vinyl siding (as per elevation) ★
- Aluminum soffit and fascia in standard white ★
- Maintenance free vinyl siding on sides, rear with front elevation accents (as per plan)
- White vinyl window frames - Interior & Exterior. ★
- Garage Door(s) – Uninsulated – White – Regal Classic ★
- **Self-sealing high-grade architectural asphalt shingles complete with manufacturer's limited Lifetime Warranty**
- **Ice and water shield 3 ft. up each side of roof valleys**
- Interior self-closing steel door to garage as per plan ★
- Reinforced Concrete front porches
- Insulated exterior metal steel white front door with weather-stripping
- Brushed nickel front entrance grip set with deadbolt
- Two hose bibs
- Rear elevation to have steps to grade as required
- ★ **Artists rendering of elevations represents upgrades. Colour Selections to be chosen from builders available standard or upgraded selections approved by Mattino**

### Insulation & Drywall (House Portion)

- Ceilings: R-60 blown insulation at attic
- Basement: R-22 insulation at exterior wall to 6" above basement floor (external walls only) as per SB-12 Building Code (Higher Energy Efficiency).
- Exterior Wall: R-22 insulation and 1/2" gypsum drywall
- Exterior walls 6 mil poly vapour barrier
- Stipple finished ceiling with 4" smooth border
- Smooth ceilings for kitchen and bathrooms
- Vaulted ceilings have R31 batt insulation

### Foundation & Concrete Floor

- Waterproofing: **Platon Foundation Protector® Membrane on exterior foundation walls**
- Foundation Walls: Poured concrete 8" or 10" with steel reinforcement, as per pre-engineered plans
- Drainage: 6" diameter perimeter drainage system with clear stone coverage
- Parging: Cement parging to exposed portions of foundation wall (externally)
- Footings: 24" X 8" poured concrete as per engineered plan
- Garage Floor: 4" concrete with broom finish and reinforcing
- Basement Floor: 3" concrete with trowelled smooth finish

### Rough-In & Pre-Wiring

- Rough-in for future dishwasher
- Three Cat-5-Smart Wiring rough ins

### Energy Saving Heating

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

### 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:** 5/8" Tongue & groove sheathing subfloor, glued, sanded and screwed
- **Ceiling:** **9 ft. high ceiling on main floor hallway, living room, dining room, kitchen and eating area, office, powder room, pantry, mud room** (as per plan)
- **Internal Walls:** kiln-dried 2" x 6" studs and 2" x 4" studs, steel beams & posts (as per plan)
- **Garage Walls:** Kiln-dried studs at 16" centres (as per plan)
- **Basement Walls:** 2" x 4" studs framed full height (external walls only)
- **External Walls:** Kiln dried 2" 6" studs at 16" centres
- With 7/16" sheathing
- All exterior walls wrapped with Tyvek Air Barrier

### Electrical & Light Fixtures

- Exterior weatherproof electrical outlets (as per code)
- Smoke detector on each floor and in all bedrooms
- Carbon Monoxide detector on each floor and in every bedroom
- 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
- Electrical outlets in all bathrooms include ground fault interrupters (as per code)
- **200-amp electrical breaker panel & copper wiring**
- Modern light switches & plugs throughout finished spaces, as per plan
- **Copper wiring throughout house**
- Capped ceiling outlet in dining room for future ceiling light fixture
- **All bedrooms have a ceiling light fixture**
- Strip lighting in all bathrooms
- Bathrooms equipped with **exhaust fans vented to exterior**
- One electrical outlet in ceiling for each garage door for future automatic door opener(s), as per plan
- **LED bulbs in fixtures rated for LED**, as per plan
- White 30 inch Hood fan above future stove opening **vented to exterior** with six inch vent

## Ceramic Tiles & Floor Coverings

- Standard ceramic tile flooring in entry, kitchen, eating area, all bathrooms, powder room, mud room, laundry room on main or second floor, and pantry, as per plan
- Full height ceramic wall tiles around bathtub (main second floor bathroom only)
- 36 oz. quality polyester broadloom – one colour throughout
- 9 mm under pad on balance of finished areas

## Interior Finishes

- Kitchen and vanity cabinetry in Spectrum Kitchens Line 1
- Bank of drawers in main and ensuite baths on 2<sup>nd</sup> floor as per plan
- Microwave shelf with separate dedicated plug as per plan
- Post-formed laminate countertop in kitchen & bathrooms (except powder room)
- Powder room has pedestal sink, as per plan
- Vanity with mirrors
- Privacy sets for bathrooms & master bedroom
- **Contemporary style interior swing doors (as per plan)**
- **Brushed nickel type finish lever handles interior door hardware**
- **Modern style switches & plugs**
- All clothes closets have shelf and rod, as per plan
- Linen closet with 5 melamine shelves, as per plan
- **4" Colonial trim baseboards & 2.5" Colonial windows & door casings**
- Fireplace: Flush mount 36 inch gas in family room as per plan

## Plumbing Features

- **Ensuite Bath: Separate Mattino custom shower** with ceramic walls and fibreglass base floor and clear glass sliding door with chrome frame and trim except for Chablis Model
  - NB: Chablis Model Ensuite shower is a prefabricated one piece 3 ft x 3 ft shower stall with swing door, glass insert and chrome trim.
- **Posi-temp shower fixtures**, pressure balancing valve maintains water pressure & controls temperature (scald guard)
- **Fiberglass Soaker tub** in 2nd floor ensuite bathroom, as per plan
- 5 ft. fiberglass tub in main 2<sup>nd</sup> floor bathroom and main floor ensuite bathroom for bedroom 5 in Custom Merlot
- **Bathtub surround tiled to ceiling** in main bathroom only
- 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 per code
- **Porcelain pedestal sink** in powder room as per plan
- White plumbing fixtures
- Double stainless steel sink with single lever faucet in kitchen
- **Porcelain sinks** in all bathroom vanities
- Single lever chrome faucets for all bathrooms
- "PEX" type water pipes

## Stairs, Railings & Paint

- **Solid Oak Modern style railing, spindles and posts** as per plan
- Oak floor nosing underneath balustrades & painted wood stringers
- Wall Paint: one colour throughout-low VOC off white
- Trim, doors, baseboards: White semi-gloss-one colour throughout

## Landscaping

- Architecturally designed streetscaping & choice of pre-determined exterior colour packages - approval to be finalized by the builder
- 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 & city approved grading plan
- Sodded lot as per approved landscape plans
- Asphalt paved driveway

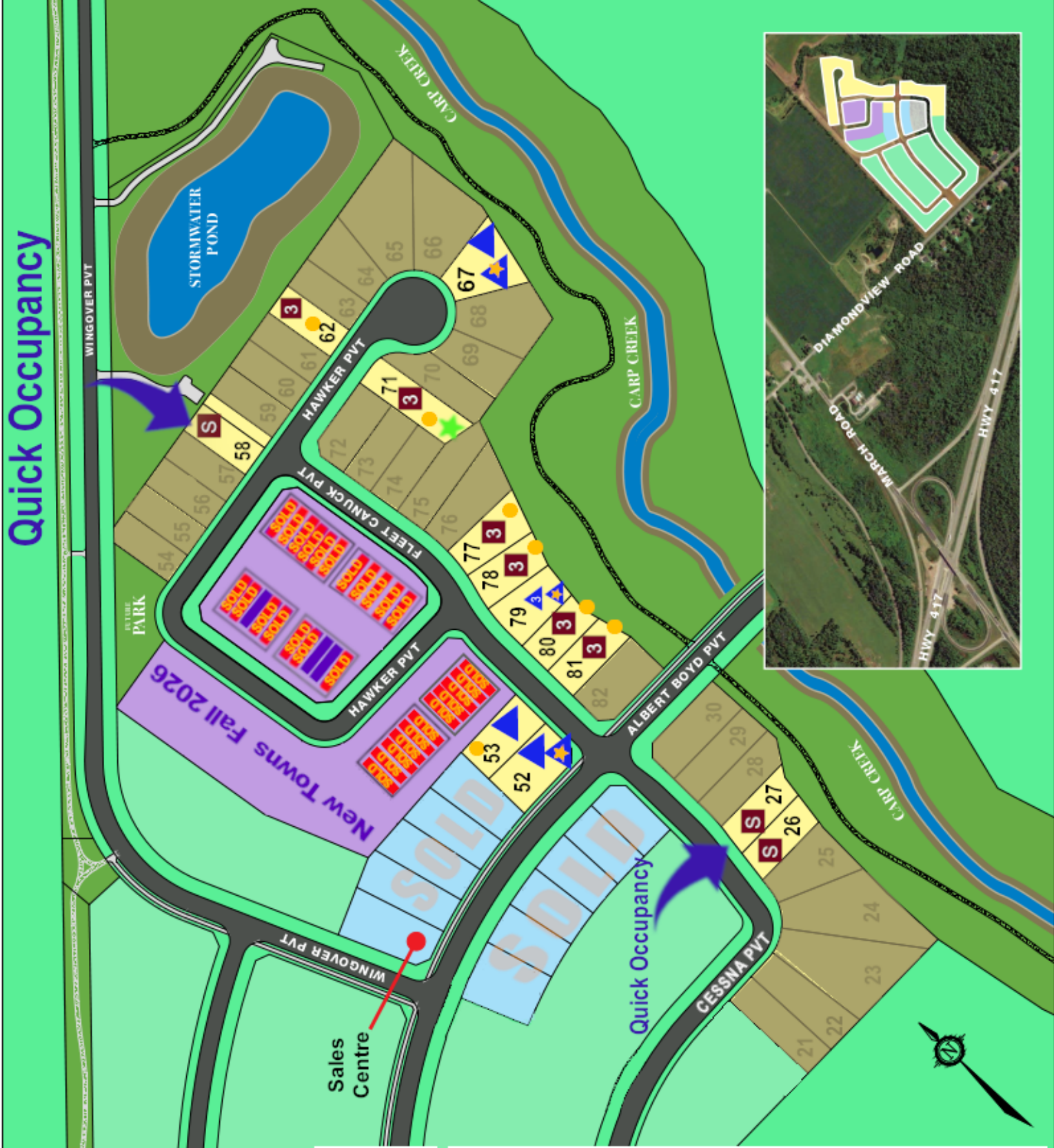
## Warranty

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

All plans, specifications and materials are subject to availability. All home renderings are artist's concepts. All floor plans are approximate dimensions. Actual useable floor space may vary from stated floor area. Materials, specification & floor plans are subject to change without notice. Specifications & materials are subject to availability, substitution & modifications without notice. May not apply to pre-built inventory plans.

E.O and E. V08080125B

# Quick Occupancy



**SINGLE HOMES**  
UPDATE SEPT 2025

613 470 0052  
**mattino.ca**



- CHABLIS** (Lot 61 Quick Occupancy)
- MERLOT** - Any of 3 FLOOR PLANS
  - Standard Merlot - 3300 Sq Ft (Lot 58 Quick Occupancy)
  - Merlot With Main floor Den/Office - 3480 Sq Ft
  - or
  - Merlot with 3 car tandem garage - 3300 Sq Ft
- BORDEAUX** - 3600 sq ft
- CUSTOM MERLOT** - 3600 sq ft,  
5th BR Main, 3 car garage
- BUNGALOW, SYRAH OR SAUVIGNON**

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**Custom Builds**

TO MARCH ROAD

# DIAMONDVIEW ESTATES BY MATTINO DEVELOPMENTS

April 26, 2026

## BUNGALOWS

Price and/or Model Update 26 APRIL 2026

PRICE SHOWN INCLUDES LOT PREMIUM HOUSE & HST

E. & O. E. - Prices are subject to change without notice

Customizations to basic floor plans and exterior are priced in addition to base prices shown

All lot sizes are approximate. If front shows 0 – it is an irregular lot front

| Lot Number | CABERNET | MALBEC  | BAROLO  | Front FT | Depth (Right) FT | Back Width FT | Left FT |
|------------|----------|---------|---------|----------|------------------|---------------|---------|
| 53         | 859,900  | 879,900 | 889,900 | 63       | 122              | 59            | 122     |
| 62         | 889,900  | 909,900 | 919,900 | 51       | 116              | 51            | 116     |
| 71         | 889,900  | 909,900 | 919,900 | 0        | 160              | 54            | 83      |
| 77         | 899,900  | 919,900 | 929,900 | 0        | 119              | 72            | 136     |
| 78         | 899,900  | 919,900 | 929,900 | 0        | 113              | 57            | 119     |
| 80         | 899,900  | 919,900 | 929,900 | 55       | 111              | 56            | 109     |
| 81         | 899,900  | 919,900 | 929,900 | 55       | 125              | 56            | 111     |



[WWW.MATTINO.CA](http://WWW.MATTINO.CA)

**Suzan Siler**  
Representative  
613-470-0052  
[suz@mattino.ca](mailto:suz@mattino.ca)

PRINTED 26/04/2026 2:30:40 PM