

*The perfect blend between  
country & city*



**TRAFFIC JAMS  
NOT INCLUDED**

**TOWN HOMES BY**



*Diamondview Estates*



**Aquamarine  
Tour  
1816 Sq Ft**



**Pearl  
Tour  
2160 Sq Ft**



**Aquamarine - B**

**1816 sq ft**

**BY DESIGN**

- Second Floor Laundry
- Deep Garage With Inside Entry
- Smooth Ceilings In All Finished Areas
- Generously Sized Bedrooms (3)
- Spa Like Ensuite With Walk In Shower & Soaker Tub
- Forced Air Furnace owned not rented

**KITCHEN, BATHS & POWDER**

- Upgraded cabinetry: soft close doors & drawers
- Raised Height Kitchen Cabinetry
- Quartz Countertops
- Eat In Bar in Kitchen
- Added kitchen pot lights
- Upgraded Sinks

**Finished Basement Rec Room**

- Brighter With Enlarged Window
- 3 Piece Bath Rough In
- Multiple Storage Areas

**Oversized Back Yard**

- 123 feet deep (approximate)

**Tiles & Flooring**

- Wide Plank Engineered Hardwood Flooring main floor hall, living and dining areas
- Modern Porcelain Tile (12" x 24")

**PLUS...**

- Central Air Conditioning
- Humidifier

**Last One  
Move In Ready**



Luxury Finishes    60,000 (plus)

HST Rebate            72,787

**SAVINGS            132,787 Plus**

# the **AQUAMARINE** - 1816 SQ FT



Image may include options refer to unit infographic – All information EO & E – V0606062026

## **INCLUDED**

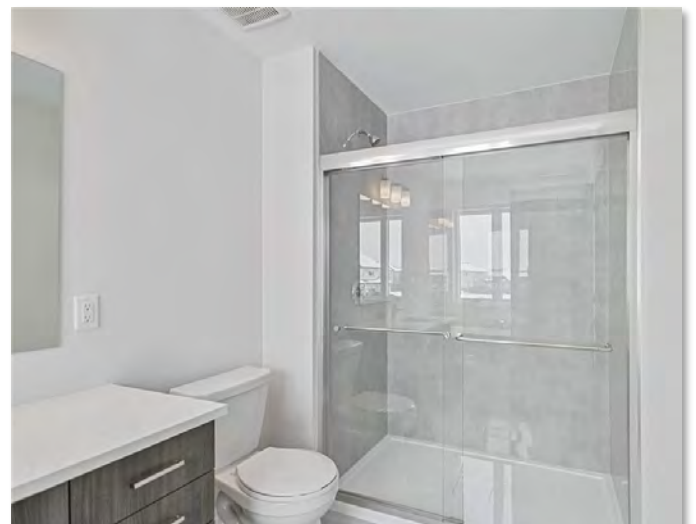


### **Finished Basement includes**

- Enlarged Window
- Superior Party Wall

### **Upgraded Tile: Porcelain 12 inch x 24 inch**

- Kitchen Floor,
- Dining Room
- Powder Room
- Main Bath Floor
- Main Bath Tub Surround
- Ensuite Bath Floor
- Ensuite Shower Walls



**2<sup>nd</sup> Floor Laundry** (Stackable W/D Not included)

**Included: Choose - Engineered Hardwood Flooring OR Premium Vinyl Flooring  
Smooth Ceilings Throughout & More – See the supplemental in this package**

# AQUAMARINE

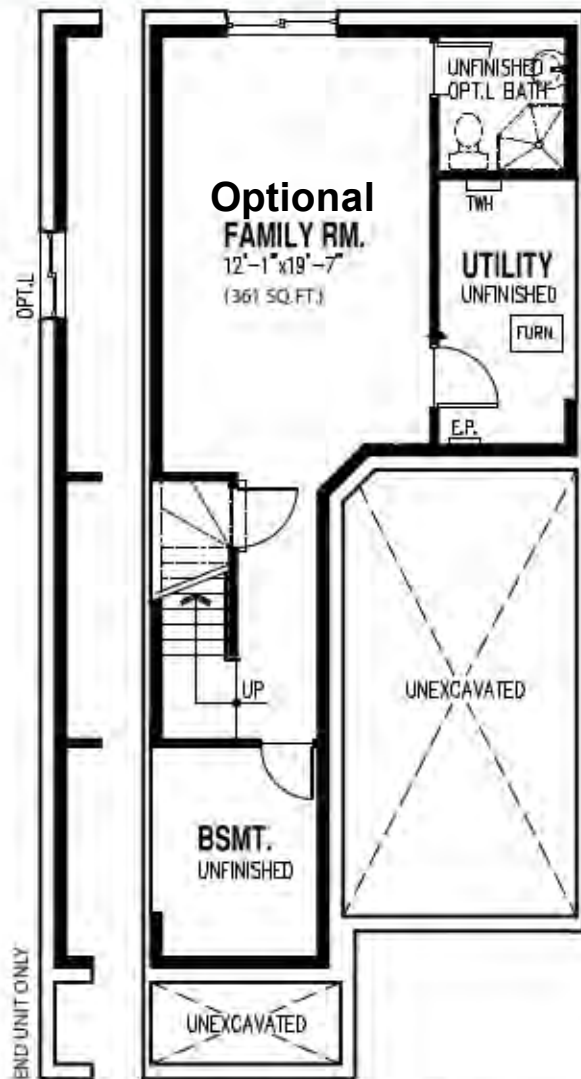
1,816 SQUARE FEET\*

\*Total square footage includes finished areas in basement. Material, specifications and floor plans are subject to change without notice. All house renderings are artist concepts. All floor plan dimensions are approximate. Actual square footage may vary from stated area. © 2014, E. Feb. 9, 2014

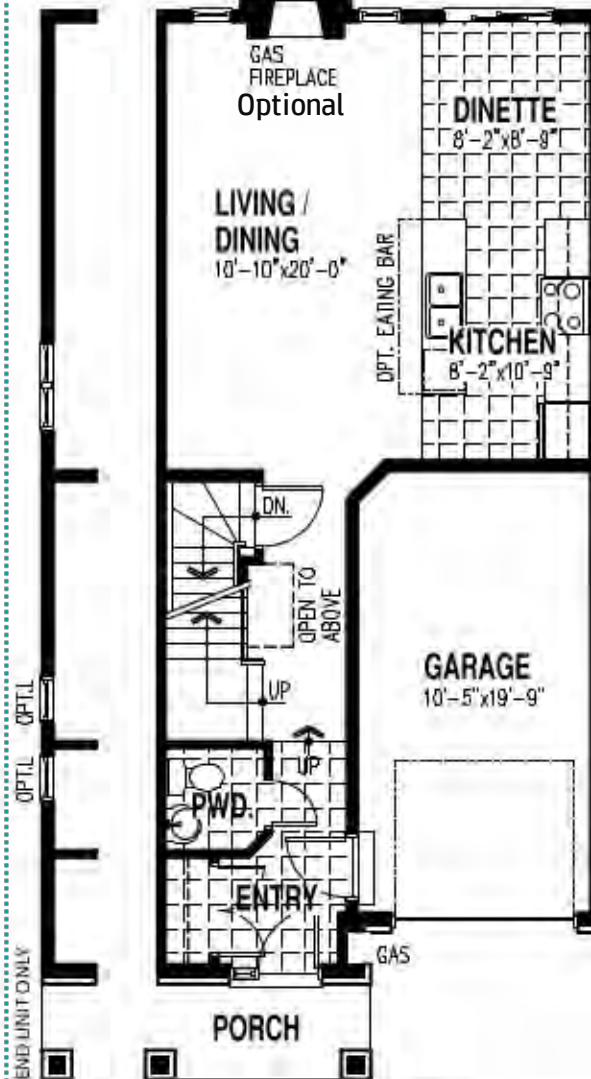


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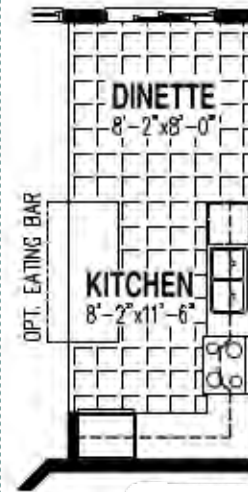
## Aquamarine A



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



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



## Aquamarine B

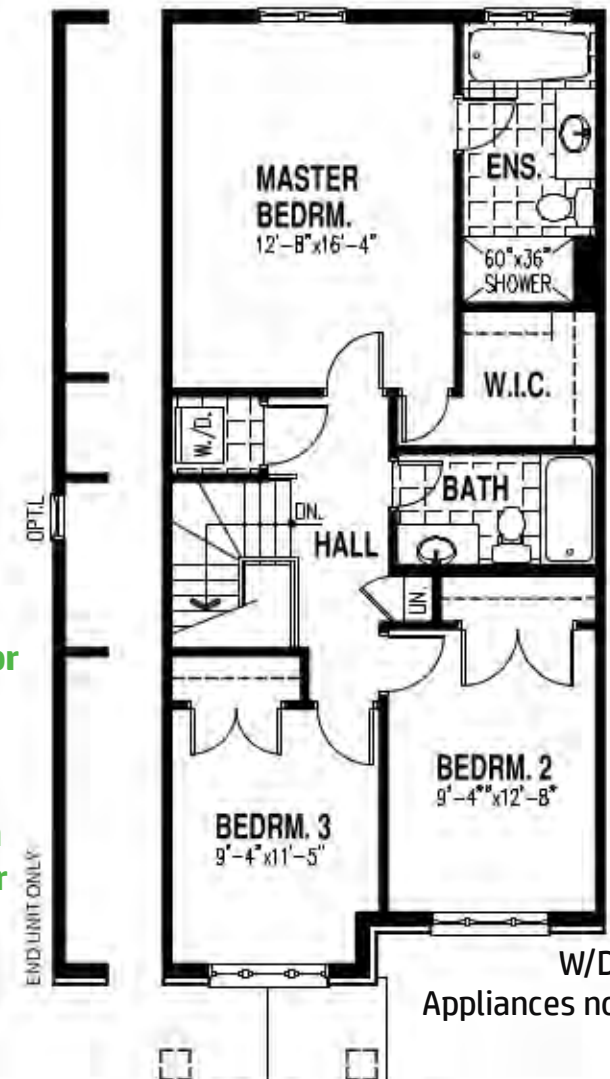
Different Kitchen

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)

W/D  
Appliances not included

# PEARL 2,160 SQUARE FEET\*

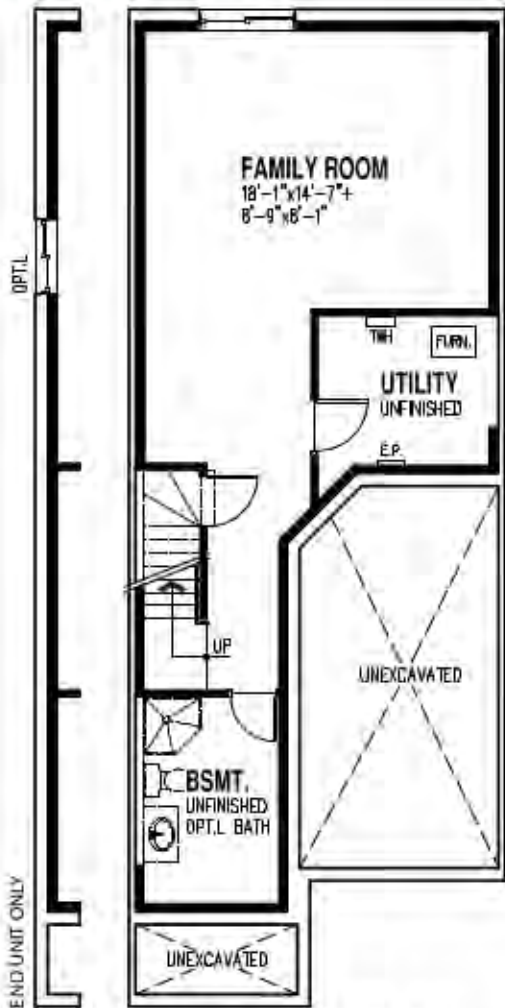
\*Total square footage includes finished areas of basement. Material, specifications and floor plans are subject to change without notice. All house renderings are artist concepts. All floor plan dimensions are approximate. Actual results may vary. © 2019 Mattino Developments Inc.

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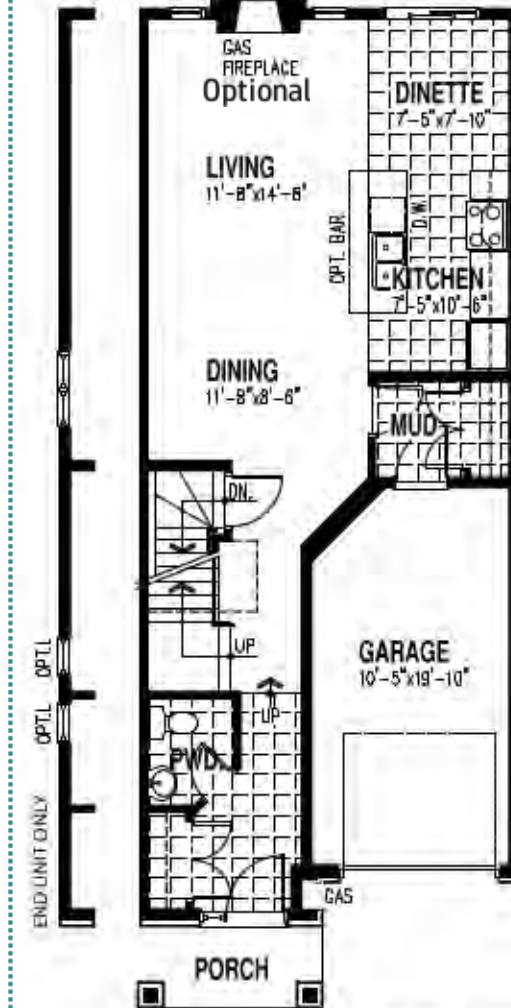


## Pearl A

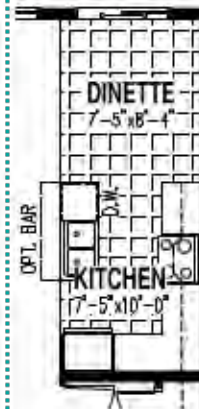
## Pearl B



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



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



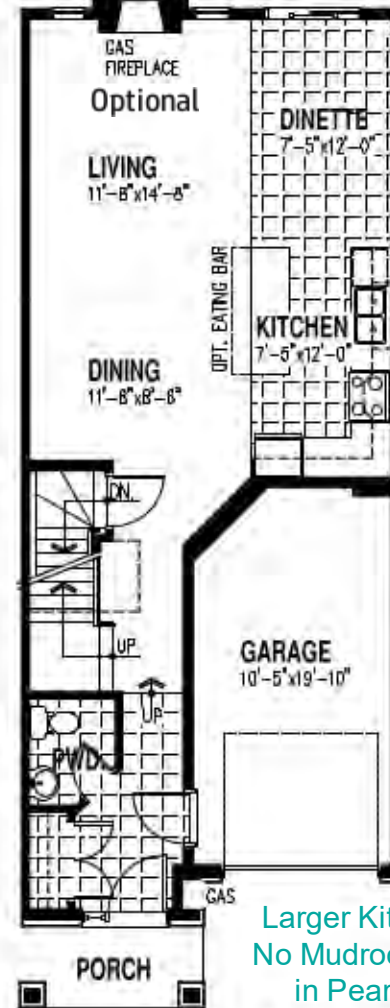
**Pearl A Option**

**Open Concept Main Floor**

**9 ft ceiling on Main**

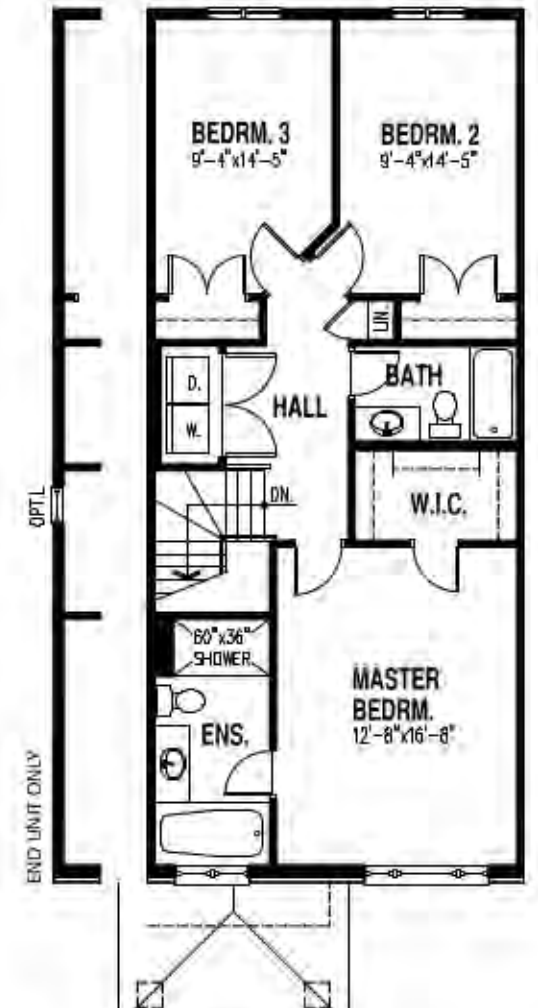
**Decadent ensuite with separate 3' x 5' shower and soaker tub**

**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

# the PEARL - 2160 SQ FT



This is an image of an end unit and may differ from subject property - E.O. & E - V0606062026

## INCLUDED



### Finished Basement includes

- Enlarged Window
- Superior Party Wall

### Upgraded Tile: Porcelain 12 inch x 24 inch

- Kitchen Floor,
- Dining Room
- Powder Room
- Main Bath Floor
- Main Bath Tub Surround
- Ensuite Bath Floor
- Ensuite Shower Walls



**2<sup>nd</sup> Floor Laundry** (Side by Side W/D Not included)

**Included: Choose - Engineered Hardwood Flooring OR Premium Vinyl Flooring  
Smooth Ceilings Throughout & More – See the supplemental in this package**

**South Facing Super-Sized Exclusive  
Back Yards on Select Units  
See Supplemental**

- ✓ Generously Sized Bedrooms (3)
- ✓ Finished Rec Room PLUS
- ✓ Smooth Ceilings In All Finished Areas
- ✓ Luxury Spa Like Ensuite With Glass Walk In Shower & Soaker Tub
- ✓ Larger Lots
- ✓ Deep Garage



## KITCHEN

- Granite Top Kitchen Island & Counters
- Backsplash In Modern Subway Tiles
- Upgraded cabinetry: soft close doors & drawers –
- Kitchen Cabinetry and no open space above
- Eat In Bar in Kitchen
- Added kitchen pot lights
- Undermount Sink & High Arch Faucet
- Kitchen Pot lights & Over Island Service

## FINISHED REC ROOM (BASEMENT)

- Brighter With Enlarged Window
- 3 Piece Bath Rough In
- Multiple Storage Areas

## UNUSUALLY DEEP LOTS

- 20 x 120 feet deep is standard (approximate)
- See supplemental for Exclusive Lots

## TILES & FLOORING

- **Choose** – Wide Plank Premium Engineered Hardwood **OR** Premium Vinyl Main Floor Living, Dining, Kitchen area
- Modern Large **Porcelain Tile** (12" x 24") in foyer, kitchen, main bath flooring, tub surround & ensuite shower

## END UNIT WINDOWS

- Powder Room (Operable)
- Staircase
- Living/Dining Area

## DETAILS & SMART FEATURES INSTEAD OF SHORT CUTS

- Concrete Rec Room Walls
- Insulated Garage Door
- Wide Staircase with Modern Stair Rail, Spindles & Posts
- Glass Sliding Primary Ensuite Shower Door
- Shower Lighting
- Forced Air Furnace Ownership (not renting)

## OPTIONS

- Fireplaces
- Finish Rec Room Bath Room
- Larger Main Floor Window (limited time)
- Central Air & Humidifier

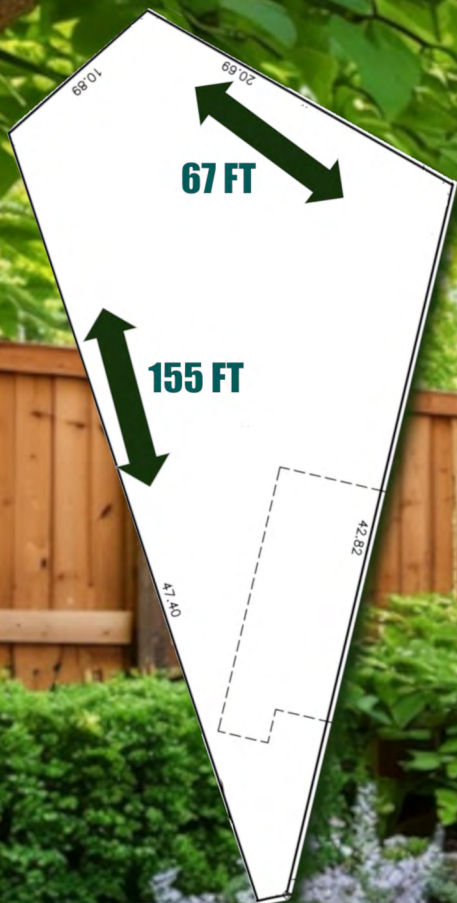
## Above Items Included in Purchase Price.

EOE 2026

*Colours are just the cover.  
We rewrite the book.*

**OVERSIZED SOUTH FACING** townhome lots

***FLOURISH*** in a  
***Single Feel Family Yard***



**1923 Hawker  
U 12**

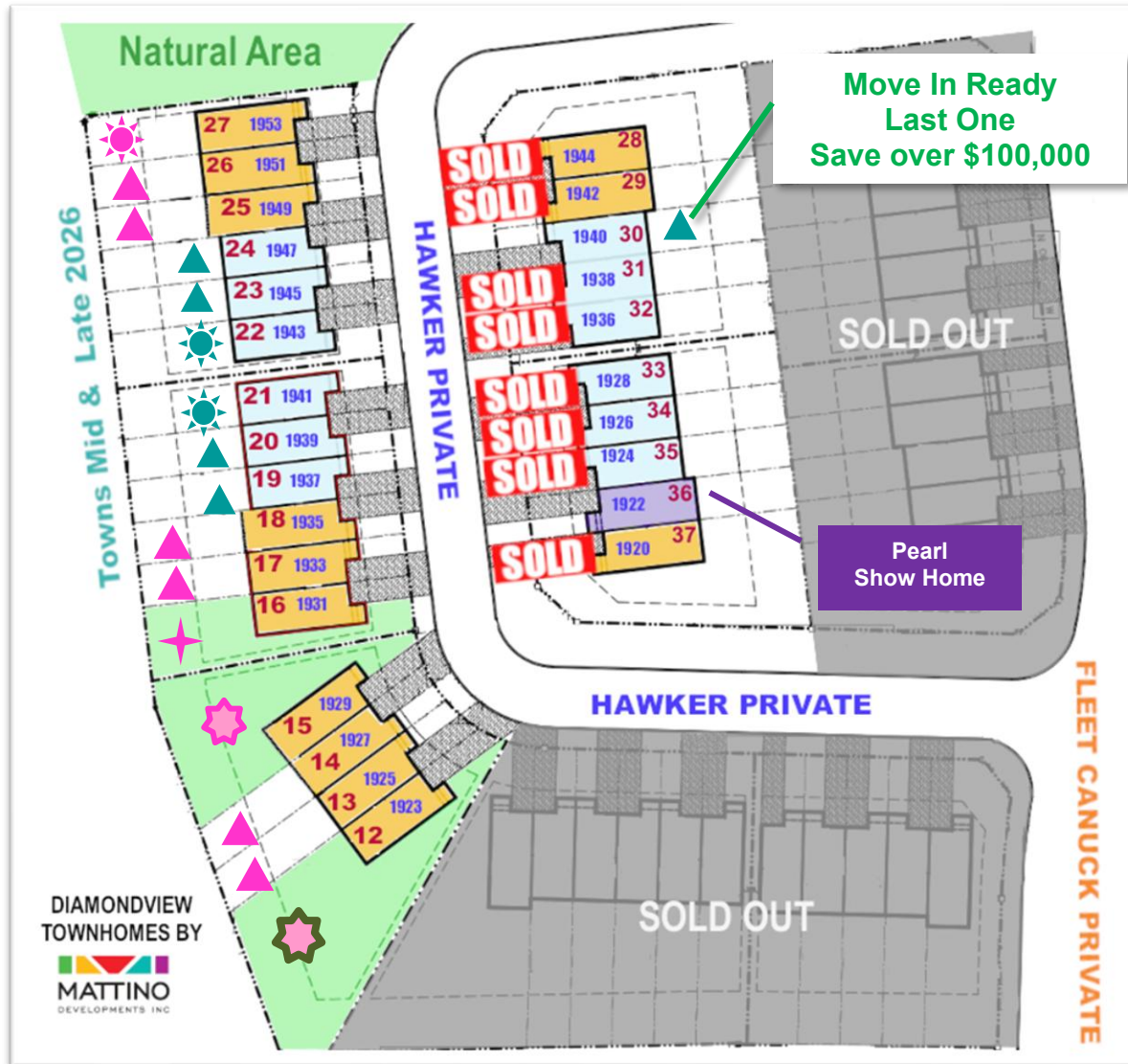


**1929 Hawker  
U 15**



**1931 Hawker  
U 16**

Properties are sodded. This is a concept of a landscaped yard that is not included.



**Prices shown reflect estimated Tax Savings Available Until April 2027**

Savings shown (rebates) are subject to CRA rules & regulations

Tax  
SAVINGS

559,900	▲	<b>Aquamarine</b> – 1816 sq ft including finished basement	<b>72,787</b>
579,900	☀	<b>Aquamarine</b> – <b>END UNIT</b> - 1816 sq ft plus finished basement	<b>75,387</b>
579,900	▲	<b>Pearl</b> - 2160 sq ft including finished basement	<b>75,387</b>
609,900	☀	<b>Pearl</b> - <b>END UNIT - Next To Small Pie Shaped Open Area</b> 2160 sq ft including finished basement	<b>79,287</b>
619,900	✦	<b>Pearl</b> - <b>END UNIT – Larger Back Yard</b> 2160 sq ft plus finished basement	<b>80,587</b>
659,900	✧	<b>Pearl</b> - <b>END UNIT – Feels Like A Single Home Lot</b> 2160 sq ft including finished basement	<b>85,787</b>
669,900	✧	<b>Pearl</b> - <b>END UNIT – Feels Like A Single Home Lot</b> 2160 sq ft including finished basement	<b>87,087</b>

**Wise Build Quality Questions & Mattino Answers**

- Is the rec room “party” wall just dry wall?  
**Mattino:** NO! Better....all units have concrete 8 inch thick by 8 ft high basement “party” walls for exceptional soundproofing, maximum reduction of vibration, and exceptional structural durability. No warping, or rotting and a great pest barrier compared to wood-framed or drywall partition walls.
- Are ceilings the common sprayed stucco then trowel swiped (knocked down)?  
**Mattino:** NO! Better....all smooth....an upscale aesthetic, are significantly easier to clean, and simplify future repairs and paint jobs.
- Is the garage **and** garage door insulated?  
**Mattino:** YES! Insulated garage doors are standard. Why lose heat through garage?

Prices and Bonuses are subject to change without notice. E.O. & E June 2026

### 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)

### 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 Modern 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 2<sup>nd</sup> 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: Not only 2” x 4” studs framed full height @ 24” centres (external walls only) but also with poured concrete separating units
- 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 2<sup>nd</sup> 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. (Owned)
- 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 (Owned)
- 

### Plumbing Features

- **Porcelain** pedestal sink in powder room
- White plumbing fixtures
- Double stainless steel kitchen sink
- **Free standing Roman 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

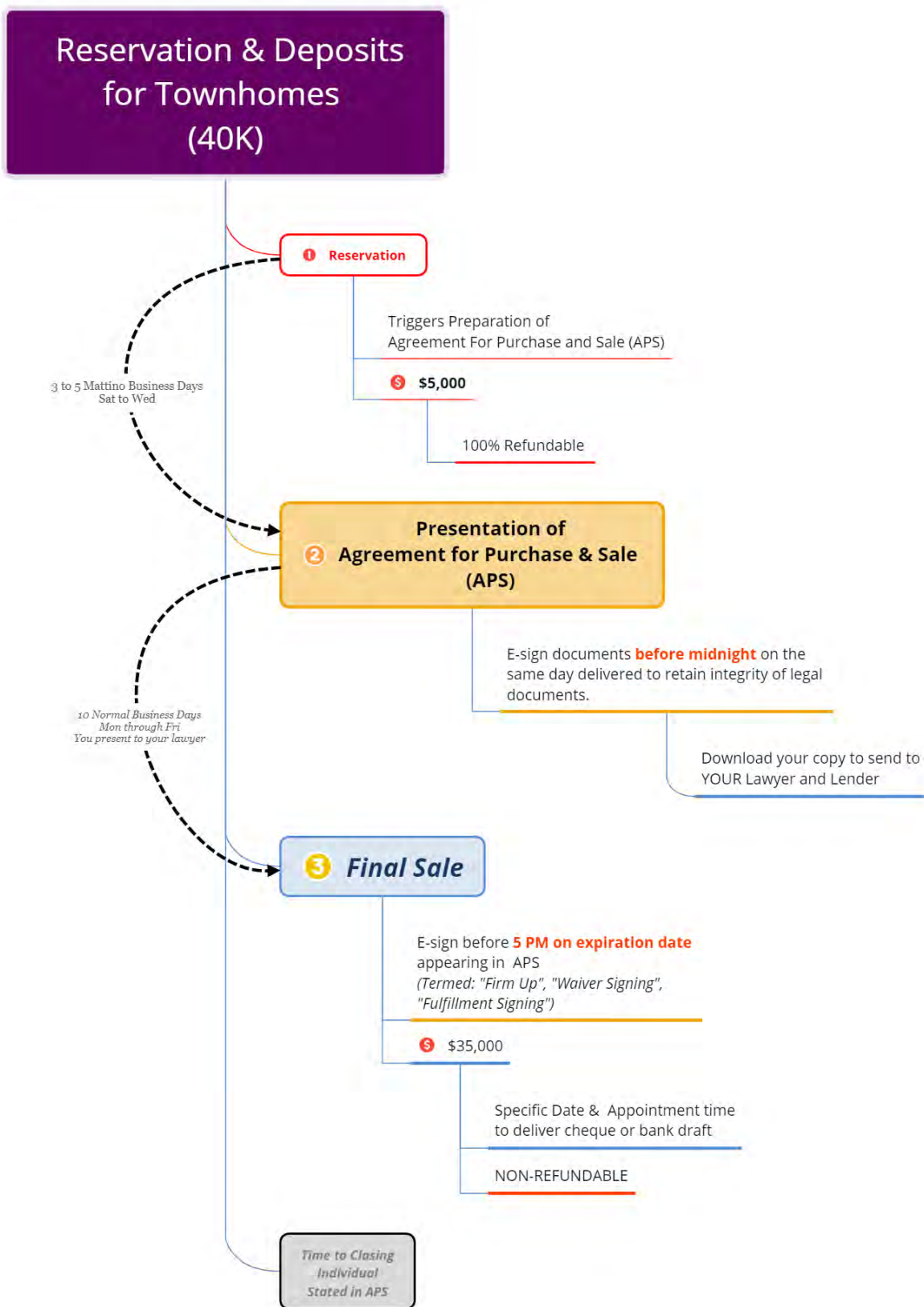
- Architecturally designed streetscaping & pre-determined exterior colours
- Precast patio stone walkway
- Garage floor and driveway sloped for drainage
- Concrete front steps and wood rear steps as per grade
- Landscaping and trees as per landscape plan
- Sodded lot as per landscape plan
- Asphalt paved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

### Warranty

- Homes are covered with a 1 year builder warranty
- Two year warranty covers plumbing, electrical, water penetration & heating
- TARIION 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 0606062026



**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.