The perfect blend between country & city

TOWN HOMES BY MATTINO DEVELOPMENTS INC

Diamondview Estates

Aquamarine Tour
1816 Sq Ft

Pearl Tour
2160 Sq Ft

MATTINO DEVELOPMENTS INC

Diamondview Estates

Included In Purchase Price of

1928

Hawker Private

Aquamarine - B

1816 sq ft

BRIGHT END UNIT

UPGRADES INCLUDED

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
- **3 Additional Windows**
  - Powder Room
  - Living Room
  - Stair Well

Move In Ready

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the AQUAMARINE – 1816 SQ FT

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

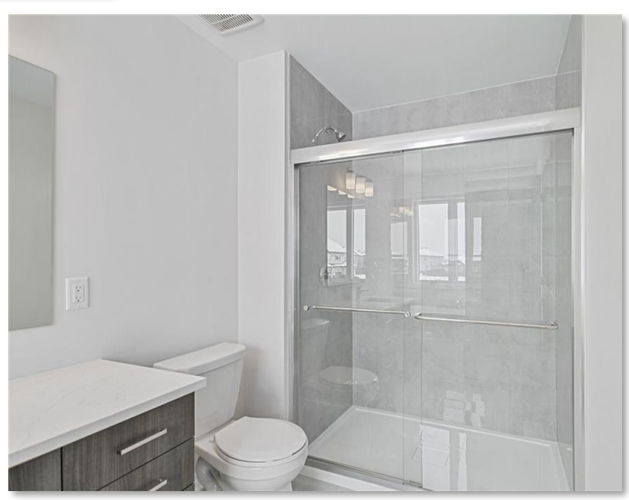
INCLUDED

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



2nd Floor Laundry (Stackable W/D Not included)

Included: Choose - Engineered Hardwood Flooring OR Premium Vinyl Flooring in Select Areas

Smooth Ceilings Throughout & More – See the supplemental in this package

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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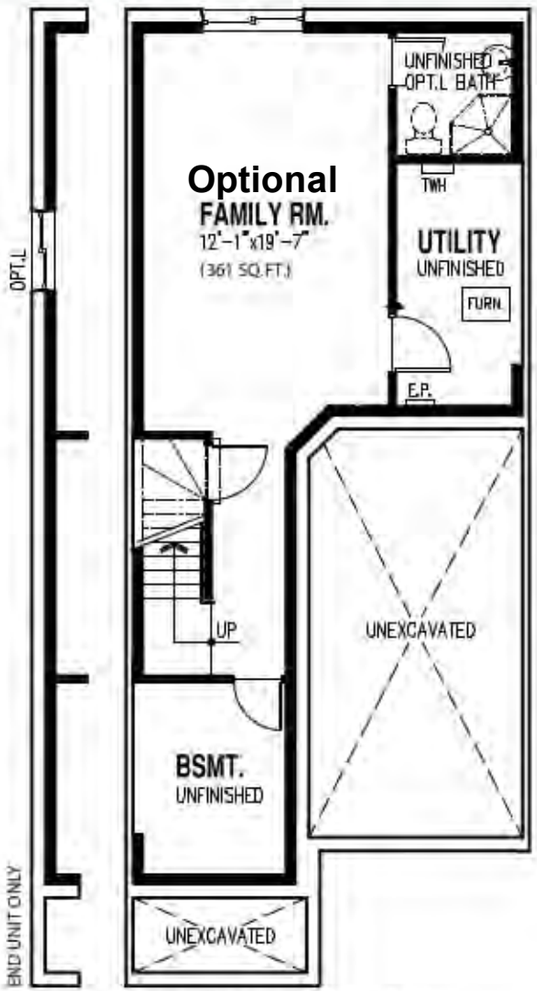
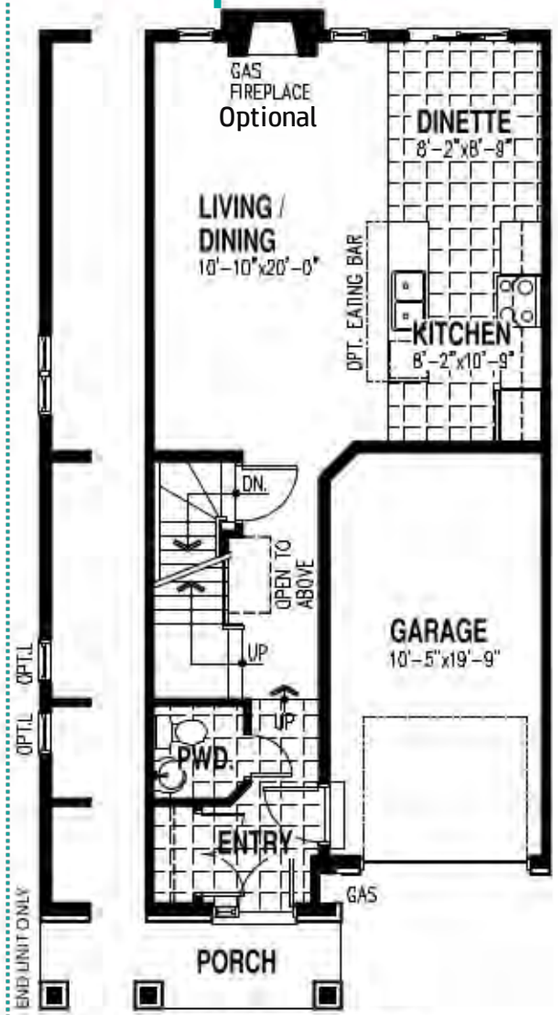
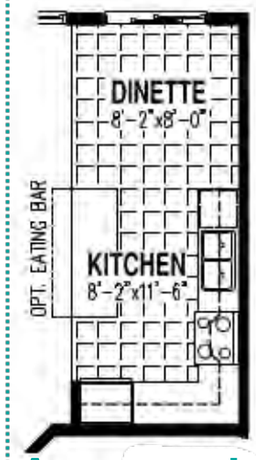
Aquamarine A



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



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



Aquamarine B

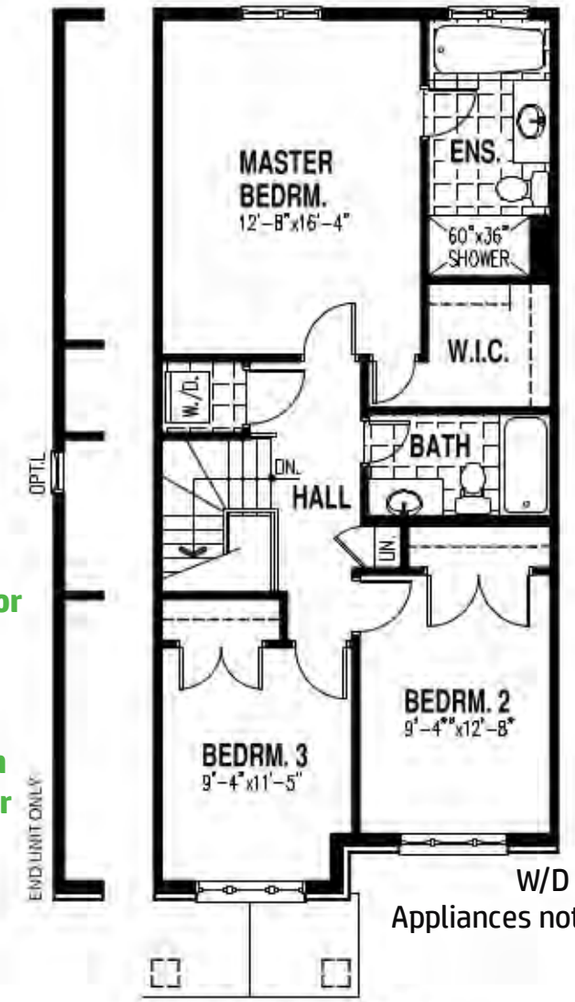
Different Kitchen

Open Concept Main Floor

9 ft ceiling on Main

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

Finished Basement Recreation Room



W/D
Appliances not included

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

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 measurements approximate. Actual square footage may vary. Floor plans are E. & O. E. Feb. 8, 2019

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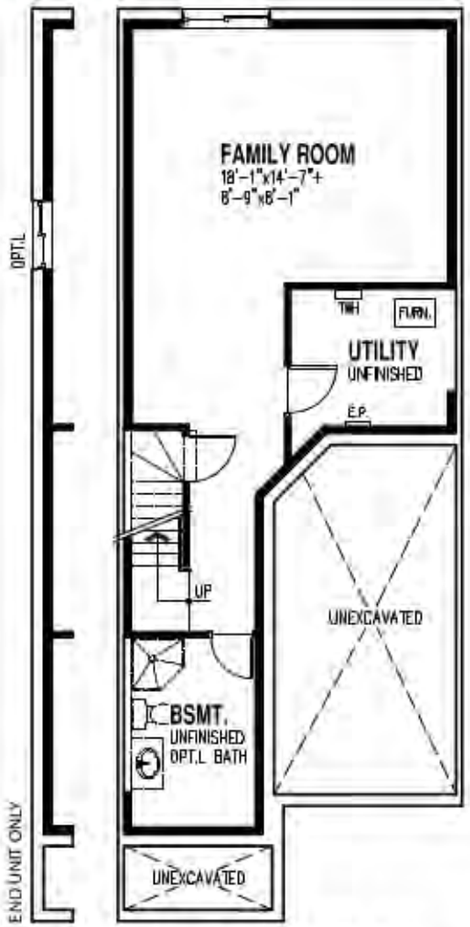
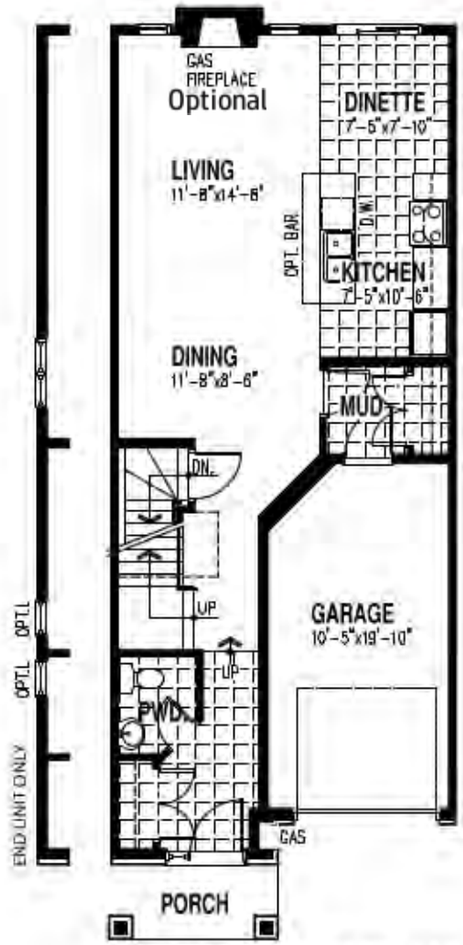


BASEMENT PLAN

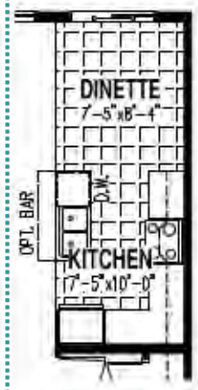
(486 Sq Ft of Finished Floor Area)

Pearl A



GROUND FLOOR "A"

(736 Sq Ft of Finished Floor Area)



Pearl A Option

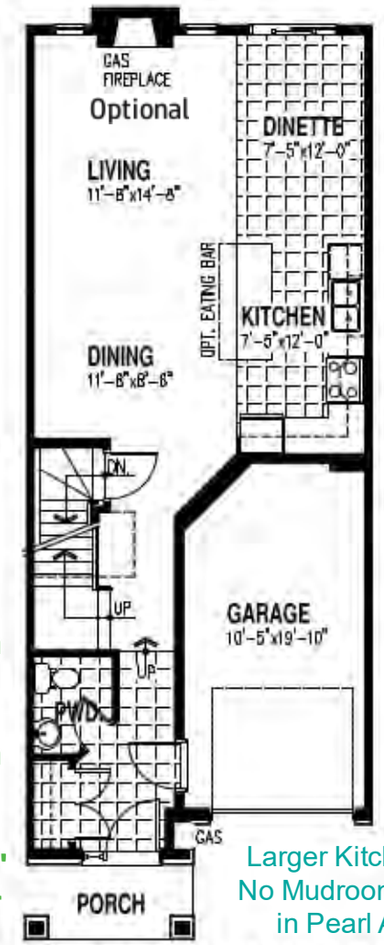
Open Concept Main Floor

9 ft ceiling on Main

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

Finished Basement Recreation Room

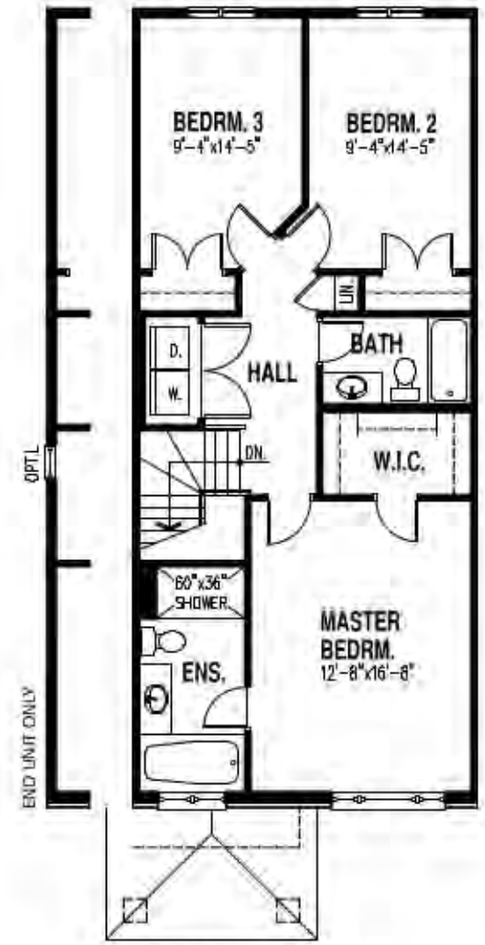
Pearl B



Larger Kitchen
No Mudroom as in Pearl A

GROUND FLOOR "B"

(736 Sq Ft of Finished Floor Area)



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

2nd Floor Laundry (Side by Side W/D Not included)

Included: Choose - Engineered Hardwood Flooring OR Premium Vinyl Flooring in select areas

Smooth Ceilings Throughout & More – See the supplemental in this package

Diamondview Estates

A townhome community so quiet, you can actually hear yourself think—cause there are only 48 of us doing it!

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 Plus Roman Soaker Tub
- ✓ Larger Lots
- ✓ Deep Garage

KITCHEN

- Granite Top Kitchen Island & Counters
- Backsplash In Modern Subway Tiles
- Upgraded cabinetry: soft close doors & drawers –
- Raised Height Kitchen Cabinetry closed above
- Extended flush granite eating bar
- Added kitchen pot lights
- Undermount Sink & High Arch Faucet
- Kitchen Pot lights & Over Island Service

FINISHED REC ROOM (BASEMENT)

- Brighter With Enlarged Window
- 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 Hall, Living & Dining
- Modern Large **Porcelain Tile** (12" x 24") in foyer, kitchen, dinette next to kitchen,main bath flooring, tub surround & ensuite shower & floor

END UNIT WINDOWS

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

DETAILS & SMART FEATURES INSTEAD OF SHORT CUTS

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

Above Items Included in Purchase Price.

EOE 2026

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

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OVERSIZED SOUTH FACING townhome lots

FLOURISH in a Single Feel Family Yard

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

MATTINO DEVELOPMENTS INC

Diamondview Estates

TOWNHOMES For 2026 & Early 2027

Prices shown reflect estimated Tax Savings Available Until April 2027

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

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

		Tax SAVINGS
559,900	**Aquamarine** – 1816 sq ft including finished basement	72,787
579,900	**Aquamarine** – **END UNIT** - 1816 sq ft plus finished basement	75,387
589,900	**Aquamarine** – **END UNIT** - 1816 sq ft plus finished basement **Upgrades included – detailed in feature sheet**	75,907
579,900	**Pearl** - 2160 sq ft including finished basement	75,387
609,900	**Pearl** - **END UNIT** - ***Next To Small Pie Shaped Open Area*** 2160 sq ft including finished basement	79,287
619,900	**Pearl** - **END UNIT** – ***Larger Back Yard*** 2160 sq ft plus finished basement	80,587
659,900	**Pearl** - **END UNIT** – ***Feels Like A Single Home Lot*** 2160 sq ft including finished basement	85,787
669,900	**Pearl** - **END UNIT** – ***Feels Like A Single Home Lot*** 2160 sq ft including finished basement	87,087

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?

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No Waiting Months for Your Rebate
Mattino does it all for you

Canada Revenue Agency | Agence du revenu du Canada

Canada

Ontario Temporary Enhanced New Housing Measures

Example of claim process

The following example provides general information about the Ontario temporary enhanced new housing measures for buyers and builders. This example is based on a typical situation where a buyer, who is not a first-time home buyer, enters into an agreement on or after April 1, 2026, and on or before March 31, 2027, to purchase a home from a builder for use as their primary place of residence. The buyer wants the relief credited by the builder at closing to reduce the final price of the home.

For other situations (e.g., buyer builds their own home or builder does not credit the rebate), buyers should visit First-time home buyers' GST/HST rebate or GST/HST new housing rebate for more information.

1 Buyer

- Purchases a new home from the builder for $1,000,000 plus $130,000 HST.
- Agrees to assign the 8% HST rebate ($80,000) and 5% Ontario top-up relief ($50,000) to the builder.
- Completes the CRA's GST/HST New Housing Rebate form (GST190) and associated schedule (RC7190-ON), and provides them to the builder.
- Receives the benefit of the 8% HST rebate and 5% Ontario top-up relief upon closing, reducing the final amount payable for the home.

2 Builder

- Credits the buyer the 8% HST rebate ($80,000) and the 5% Ontario top-up relief ($50,000) at closing.
- Completes the GST/HST return reporting GST/HST collected on the sale of the home ($130,000) and claiming a deduction of $80,000 for having credited the 8% HST rebate to the buyer.
- Does not claim a deduction of the $50,000 for the 5% Ontario top-up relief, which is provided separately by Ontario.
- Submits to the CRA its GST/HST return, the completed GST/HST New Housing Rebate form and schedule with consent to share relevant contact, banking, and rebate information with Ontario. A separate form is not required for the 5% Ontario top-up relief.

3 Government

- The CRA processes the rebate forms and GST/HST return submitted by the builder, verifies buyer eligibility for the 8% HST rebate, and shares relevant information with Ontario to assist Ontario in its processing of the $50,000 top-up payment to the builder.

DIAMONDVIEW ESTATES TOWN HOME Specifications

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 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: 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

DIAMONDVIEW ESTATES
TOWN HOME
Specifications

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. (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
- 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 0606062026