



Welcome to Old Victoria Phase 2 Townhouses



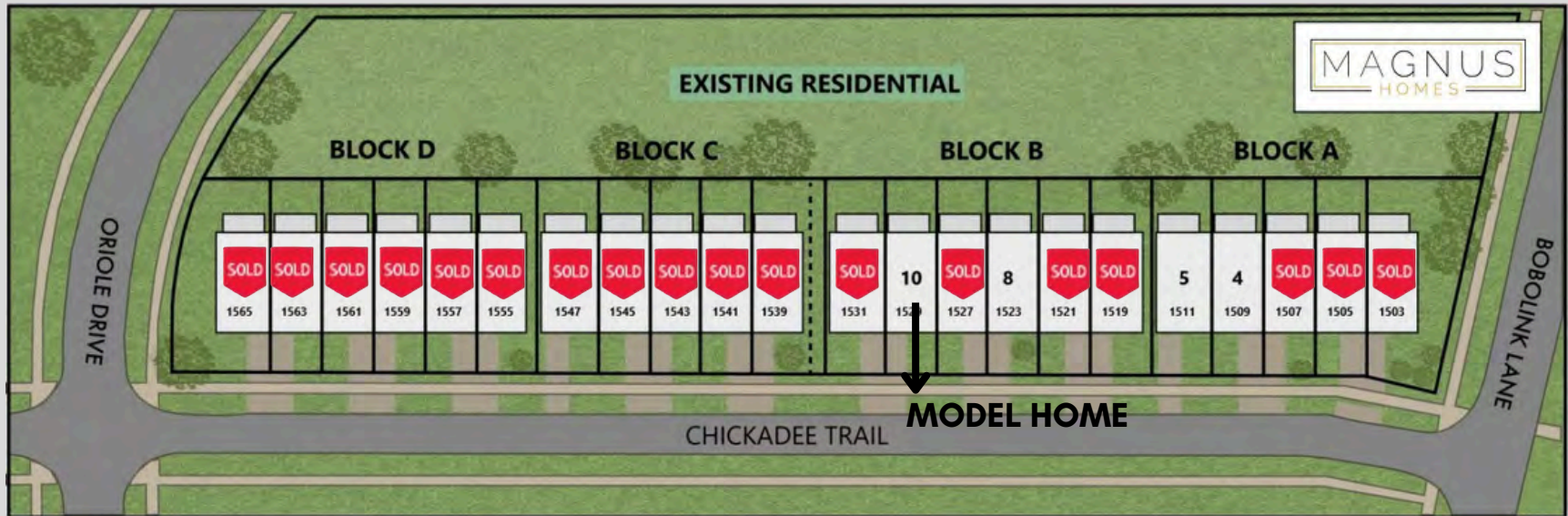
Christine Crcich
Sales Representative
519-670-6989

tourourproperties@gmail.com





SITE PLAN

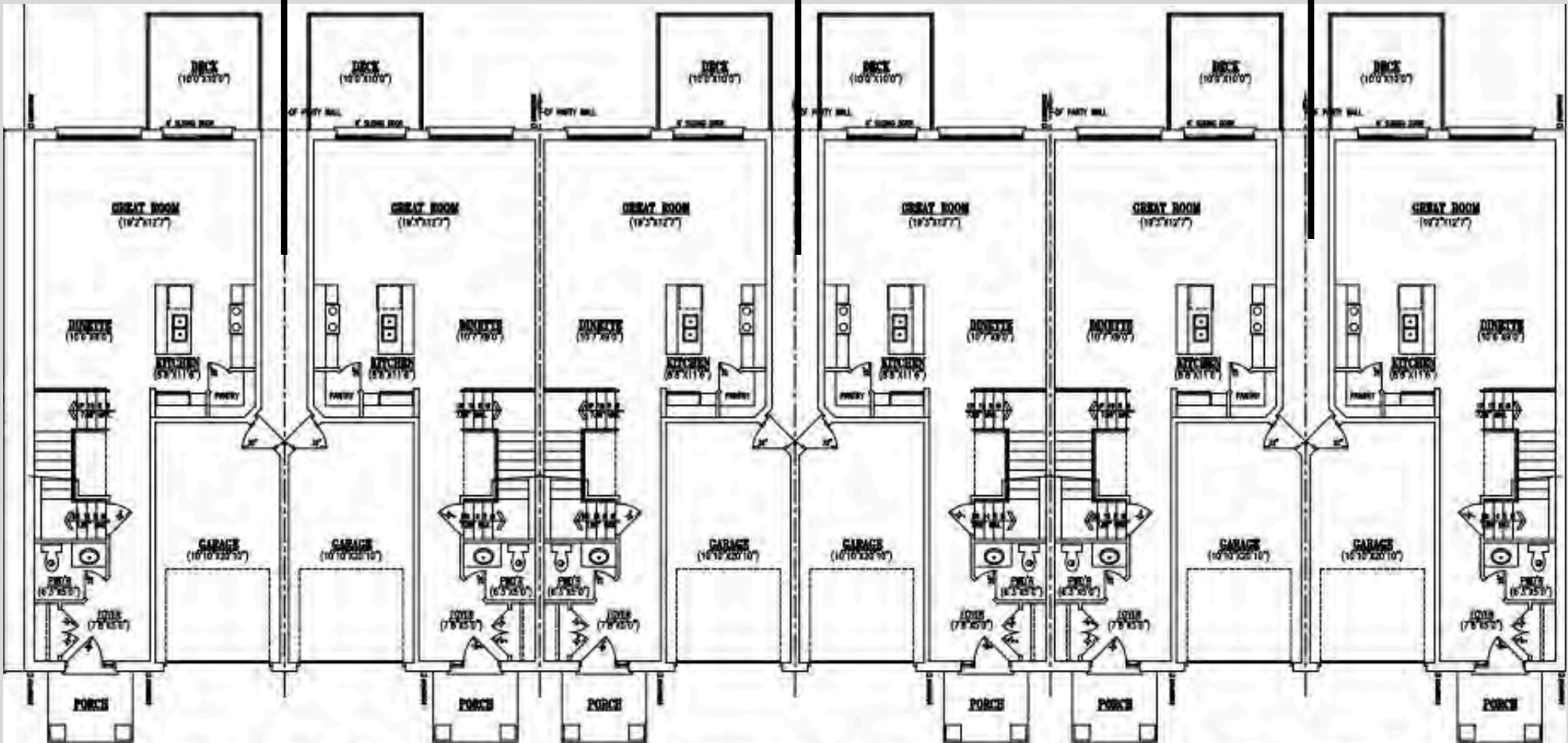


BLOCK B MAIN FLOOR PLANS

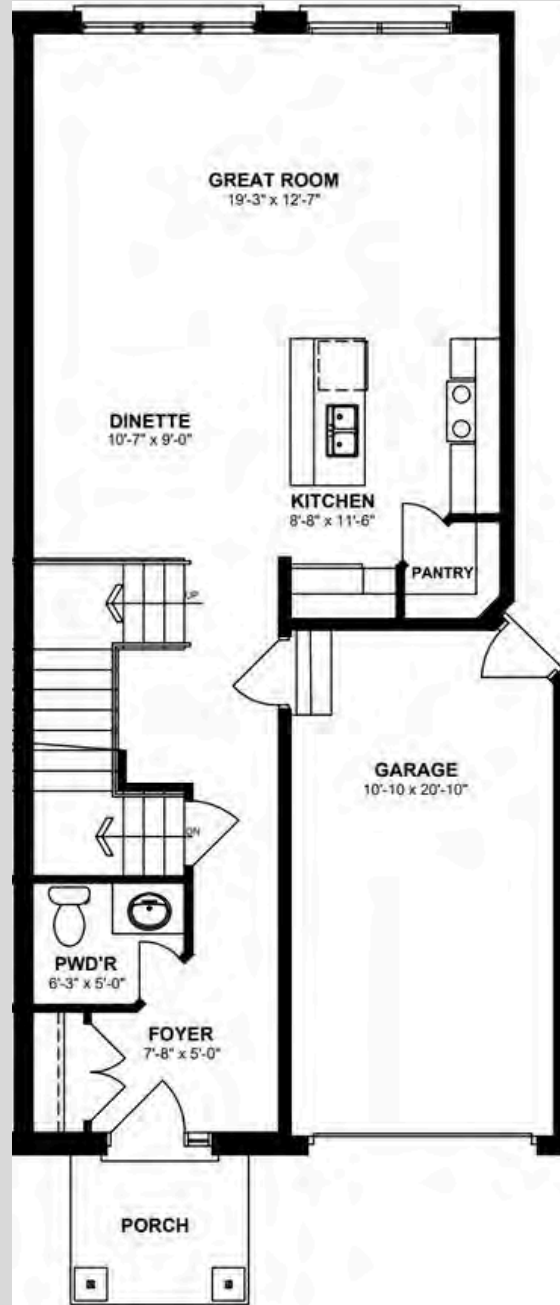
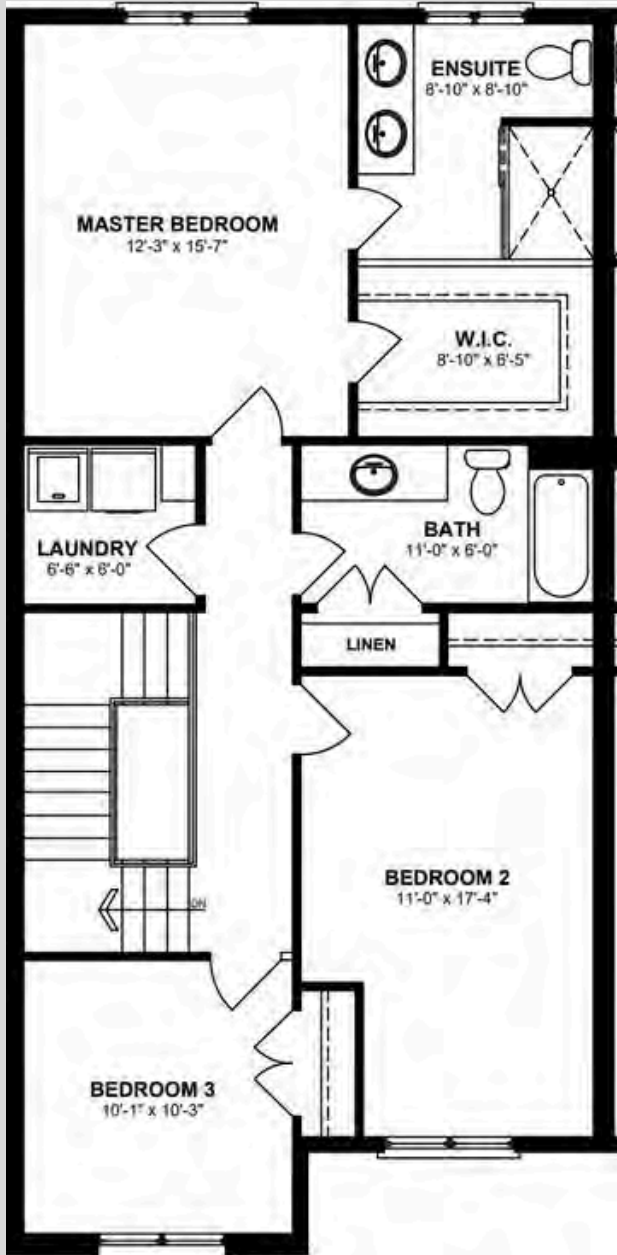
COMMON WALK WAY FROM GARAGE TO YARD

COMMON WALK WAY FROM GARAGE TO YARD

COMMON WALK WAY FROM GARAGE TO YARD



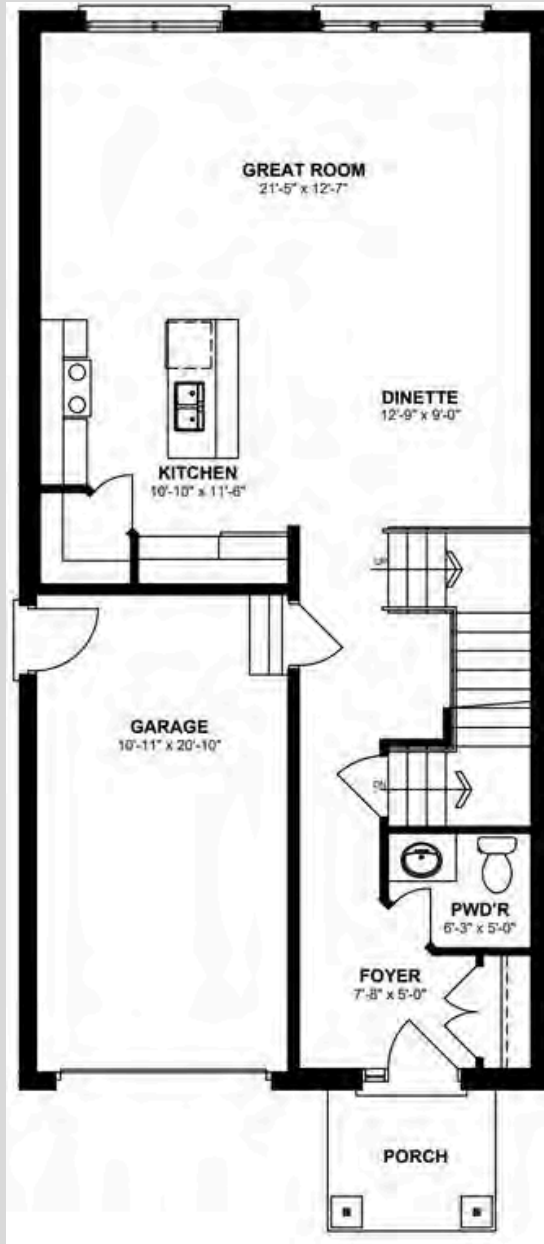
MAGNUS HOMES



INTERIOR UNIT LAYOUT

- 1750 sf
- Side garage door with common shared walkway to backyard

MAGNUS HOMES



EXTERIOR UNIT LAYOUT

- 1785 sf
- NOTE : Some exterior units are 1810 sf with larger lot due to easement between side garage door and no common walkway to the backyard.

MAGNUS HOMES



Birds Eye view of Block 'D' & back yard view

NOTE: Wrap around porch does not come with all exterior end units.



Town Home Specifications

Exterior/Structural Specifications

- Lots fully graded and sodded
- Paving stone driveway and front entry path to a pre cast concrete front step.
- High quality brick & stone masonry
- Low maintenance Vinyl siding
- Low maintenance aluminum soffit, fascia and rainware
- Low maintenance, energy efficient, vinyl windows with low-e insulating glass
- Insulated garage door with opener and keypad entry
- Self sealing asphalt shingles
- Foundation sprayed for damp proofing and wrapped with drainage membrane
- Upgraded front entry door
- Basement insulated with R22 batts
- All basement window frames are low maintenance vinyl and egress windows
- Wood deck at rear sliding doors

Interior Specifications

- All interior doors to be standard 6'8" high
- Main floor ceiling height approx. 9ft, Second floor ceiling height approx. 8 ft unless otherwise shown on plan
- Textured ceilings in all living areas
- Flat (painted) ceilings in all wet areas (bathrooms and laundry)
- High quality neutral paint with modern flat finish
- Builder's standard interior doors painted white
- 5 ½ " baseboard and 3 ½ " casing throughout home, painted white
- Lever style door hardware on interior doors
- 8 interior standard pot lights (Choice or cool vs warm palette)
- All light fixtures included
- Stained staircase from main to second floor
- Basement staircase to be unfinished pine
- Black powder coated spindles per plan
- White wire shelving in all closets
- Home professionally cleaned prior to occupancy

Flooring

- Luxury vinyl plank flooring throughout main floor, upper bedrooms , hallway & powder room
- Option for cooler or warmer flooring choices – designer will be in touch to help with choices
- No carpet in home
- 12"x24" tile in bathrooms and laundry
- 12"x24" tile on shower/tub walls in master ensuite & main bath

Kitchen & Bathrooms

- Island with bar top overhang
- Quartz countertops in kitchen and bathrooms
- Designer cabinetry in kitchen and bathrooms
- Double bowl stainless undermount sink with single handle pull down faucet in kitchen
- Undermount sinks with single lever chrome faucets in vanities
- Crown moulding included on kitchen upper cabinets and light valance
- Under cabinet valance lighting included in kitchen
- 3"x6" subway tile backsplash
- Chimney Rangehood in Kitchen
- 42" upper cabinets
- Soft close cabinetry throughout
- Waterline for refrigerator
- Rough in for dishwasher
- Master ensuite to have custom shower with tiled base and walls, enclosed with glass doors
- Main bath to have acrylic skirted tub with tiled walls
- Vanity width mirrors installed above all vanities

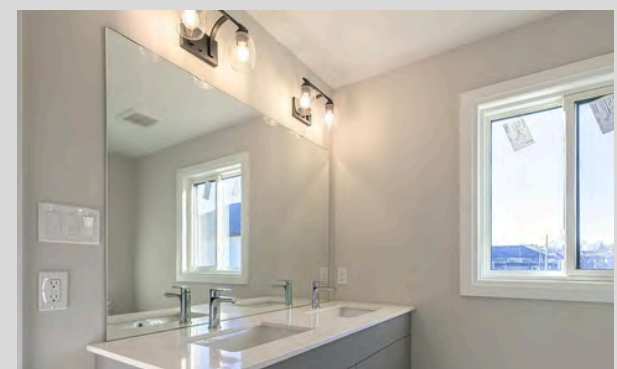
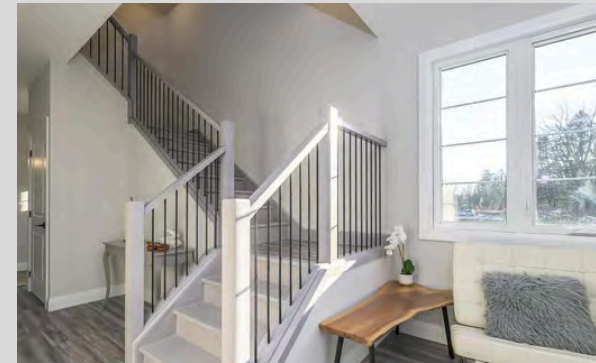
HVAC/Electrical/Plumbing

- High efficiency gas furnace
- Digital, programmable thermostat
- HRV (Heat recovery ventilator) installed in every house
- A/C installed in every house
- 100 amp panel
- 3pc plumbing rough in for future bathroom in unfinished basement
- Two exterior hose bibbs (one in garage and one at rear of home)
- Tankless, rental hot water heater for energy efficiency and convenience

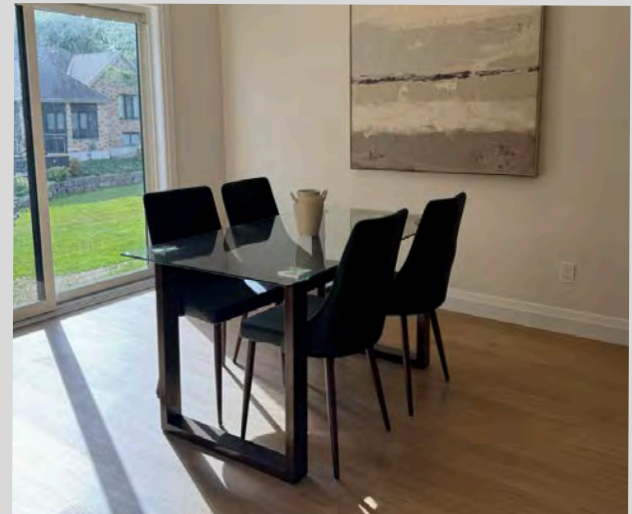
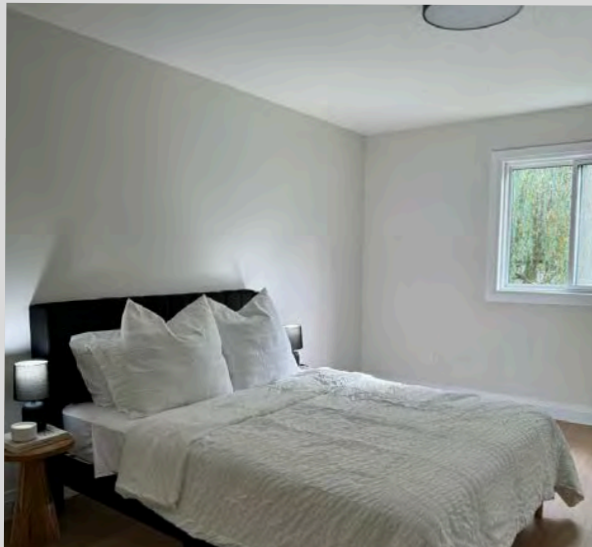
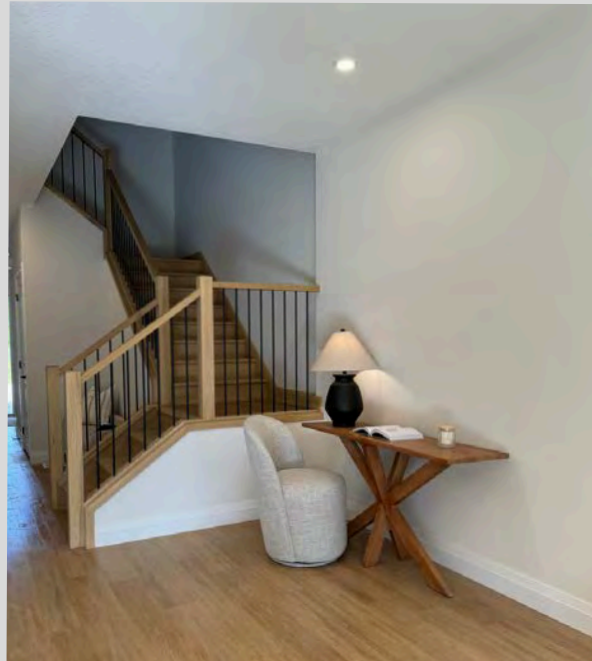
The vendor reserves the right to substitute any materials and/or modification necessitated by Construction techniques, building codes or availability of materials. No alterations and/or deletions to the specifications shall be made by the purchaser unless provided for in a specification change order duly signed by both parties.



Previous built townhomes



MAGNUS HOMES



Old Victoria Phase 2 Townhouses



Christine Crcich
Sales Representative
519-670-6989

tourourproperties@gmail.com



December 2024