



Community Features

- The Village by the Arboretum has been recognized as one of Ontario's best adult lifestyle communities to live
- Privacy and security of living in a gated community with stone entry features and gatehouse
- The Village Centre, a 28,000 sq. ft. social and recreational facility, includes a grand lounge, multi-purpose room, fitness and exercise room, library, crafts and hobby rooms, indoor swimming pool with hot tub, billiards, 600-seat auditorium and more
- Future expansion of The Village Centre will include a larger billiard room, cards room, computer studio with state-of-the-art wi-fi connection and more
- Over 80 different activity groups currently share their hobbies and interests at The Village Centre
- Lavishly landscaped community grounds with rock waterfalls, ponds and walking paths
- Zen Garden, Tennis Court, Putting Green, BBQ Patio
- Medical Centre with a convenient pharmacy. Physiotherapists, chiropractors and other paramedical personnel on staff
- 2 future assisted living and independent living buildings

The Royale Highlighted Features

- Elegantly covered, weather-proof passenger drop-off area at The Grand Foyer
- Ample visitor parking, with convenient access to Lobby Entrance
- Secure card access entry system
- Beautiful Grand Lobby Entrance, soaring ceiling height with magnificent water feature encased in glass tower with elegant stone finishes
- Two exquisitely appointed elevators to whisk you to your suite in total comfort
- Elegant, greenhouse-style pedestrian bridges linking buildings
- Luxurious, elegant wide hallways
- Beautiful front entry doors to suites with classic style surround
- Oversized "porch style" balconies on each suite with handsome brick columns
- Convenient central mailroom
- Heated, well lit and secure underground parking area
- Secure individual storage lockers in basement
- Elevator lobby at parking garage level
- Fire sprinkler system throughout

Highlighted Suite Features & Finishes

INVITING INTERIOR REFINEMENTS

Amenities of Distinction

- PROFESSIONALLY DESIGNED LANDSCAPED GROUNDS with underground irrigation system
- Architecturally designed exterior brick finish
- Elegantly covered passenger drop-off area at front entrance
- Ample visitor parking
- Card access entry system
- Beautiful grand entrance foyer with stone finishes
- TWO FULLY APPOINTED ELEVATORS
- Luxurious elegant hallways
- BEAUTIFUL FRONT ENTRY DOORS to suites with classic style surround
- Exterior suite numbers supplied and installed by Builder
- OVERSIZE "PORCH STYLE" BALCONY WITH BRICK COLUMNS
- Central mailroom
- Heated secure underground parking area
- Secure individual storage lockers in basement
- Convenient move-in staging area in the underground parking area at each freight elevator
- Elevator lobby at parking garage level
- Greenhouse pedestrian bridges linking buildings
- Fire sprinkler system throughout

Inviting Interior

- DRAMATIC NINE FOOT CEILINGS
- CALIFORNIA CEILINGS in the living/dining rooms, hallways and bedrooms
- Two medium tint base paint colours may be chosen from builder's selections
- Trim and doors painted white with semi-gloss paint
- ELEGANT COLONIAL BASEBOARDS AND CASINGS THROUGHOUT with crown molding on raised ceilings in living room
- 800 SERIES COLONIAL DOORS with brushed nickel lever hardware throughout
- Full length mirrored bi-fold doors for front foyer closet
- 800 SERIES POCKET DOORS where applicable
- Overhead cupboards and base cabinets in the laundry rooms where applicable
- Linen storage
- PRESTIGE CABINETS and granite countertops supplied from builder's selections
- DOUBLE STAINLESS STEEL SINK IN KITCHEN from builder's selections
- 6 Appliances (to include Stainless steel fridge, stove, dishwasher, over-the-range microwave and white Energy star front loading washer and dryer as selected by Builder)
- Ceramic backsplash and under fluorescent cabinet lighting in kitchen from builder's selections

Elegant Baths

- 5' acrylic bathtub enclosure c/w showerhead and sliding glass doors
- Vanity in bathroom(s) to include bank of drawers and granite countertops
- Vanity mirrors in all bathrooms
- Chrome towel bars and toilet paper holders

Luxurious Flooring

- Pre-engineered HARDWOOD FLOORING IN LIVING/DINING AREAS AS PER BUILDER selections
- Quality carpet and foam underpad in bedroom areas as per Builder selections
- Ceramic flooring or upgraded vinyl in kitchen, bathrooms and foyer as per Builder selections
- Sheet vinyl in laundry rooms

Suite Comforts

- Individual forced air heating & central air conditioning units per suite separately metered
- Rental water heater
- Low E Argon thermal windows with screens
- Low-E Argon sliding patio door complete with screen

Electrical/Utilities

- 125 amp electrical service with copper wire
- Centrally wired smoke detectors
- Switched receptacle in master bedroom
- Ceiling outlets in all bedrooms
- Builder light packages available for selection
- Decora style switches
- Rough in for Cable TV and Bell satellite jacks (telephone jack rough-ins included)

Mechanical

- 3rd line rough-in in kitchen for hard water supply
- Single lever washer-less faucet chrome finish
- Dual flush toilets
- Exhaust fans in all bathrooms, on a separate switch, vented to exterior
- Rough in for central vacuum system
- Centrally softened water
- Fixtures to be white

OPTIONAL FEATURES

Interior

- Electric fireplace
- Specialized bath units
- Ceramic tile for custom shower upgrades
- Upgraded cabinetry options for kitchen
- Sliding and/or bi-fold mirrored doors
- Custom built-in millwork

All details and dimensions, if any, are approximate and subject to change without notice in order to comply with building site conditions, municipal, vendor and/or architectural requirements. Materials, specifications, & floor plans are subject to change without notice. Window size and type may vary. E.& O.E. Sept. 14, 2010