



WESTON  
VILLAGE













*W*e have been building superb residences for over a decade while maintaining core principles of Quality, Value, and Integrity for every project. Our Team is dedicated to making your next home your dream home! Our Architects are trained professionals who work with you at every step to ensure that your home is designed and built with perfection and your needs in mind.







*B*uilding homes with passion and attention to detail, setting the bar for our competitors and making sure that our clients are completely satisfied with their new home purchase is our mission.

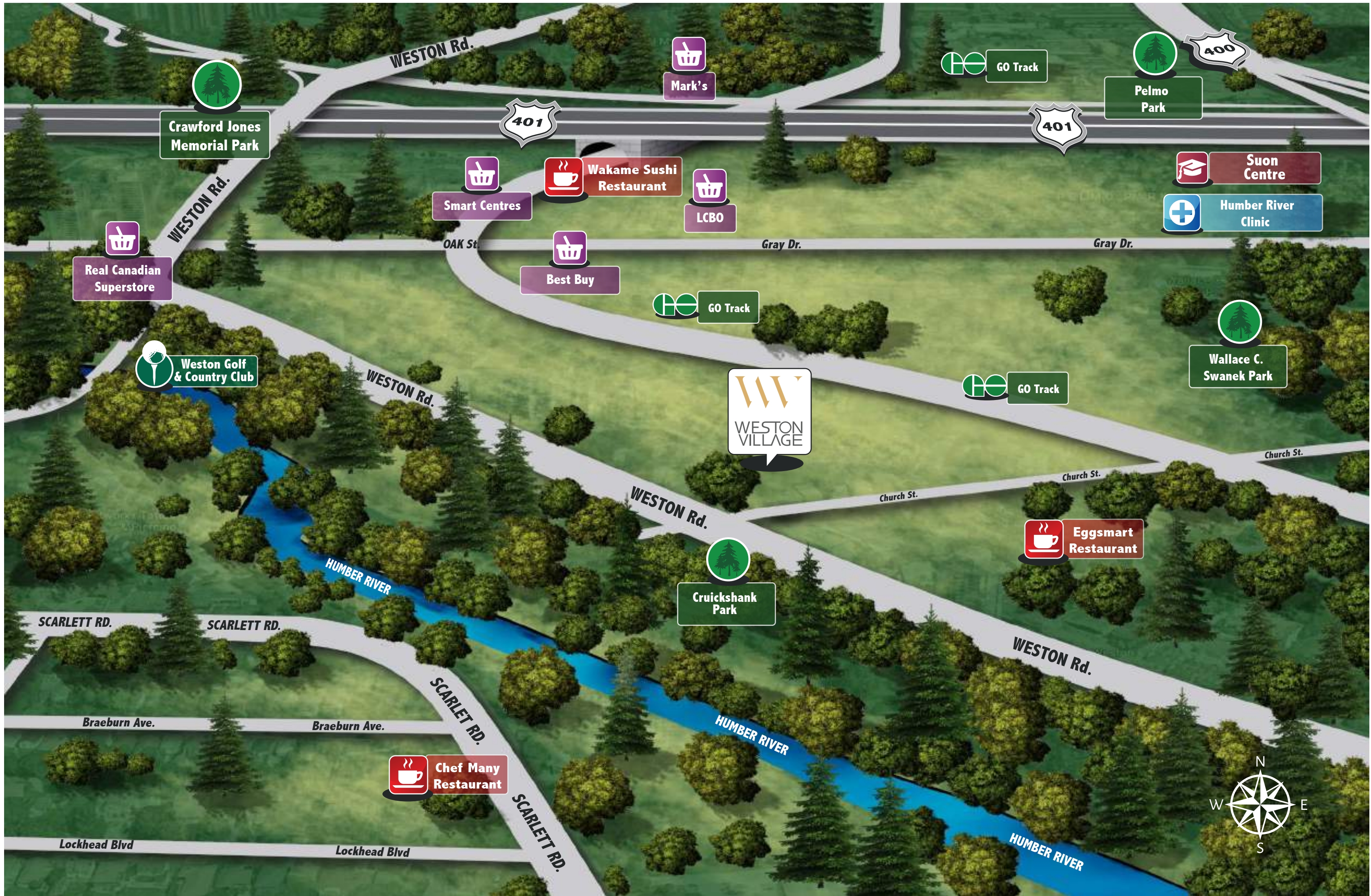




*A*fter successful completion of residential projects in Oakville, Burlington, Brampton and Orangeville, we are proud to announce our latest enclave of 12 new custom crafted residences - Weston Village.

Offering style, comfort, and elegance, these exquisite homes are situated on premium sized lots in one of the hottest neighbourhoods in Toronto's west end.





Crawford Jones Memorial Park

Pelmo Park

Suon Centre

Humber River Clinic

Real Canadian Superstore

Smart Centres

Wakame Sushi Restaurant

LCBO

Best Buy

GO Track

Wallace C. Swanek Park

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GO Track

Eggsmart Restaurant

Cruickshank Park

SCARLETT RD.

SCARLETT RD.

Braeburn Ave.

Braeburn Ave.

Chef Many Restaurant

Chef Many Restaurant

Lockhead Blvd

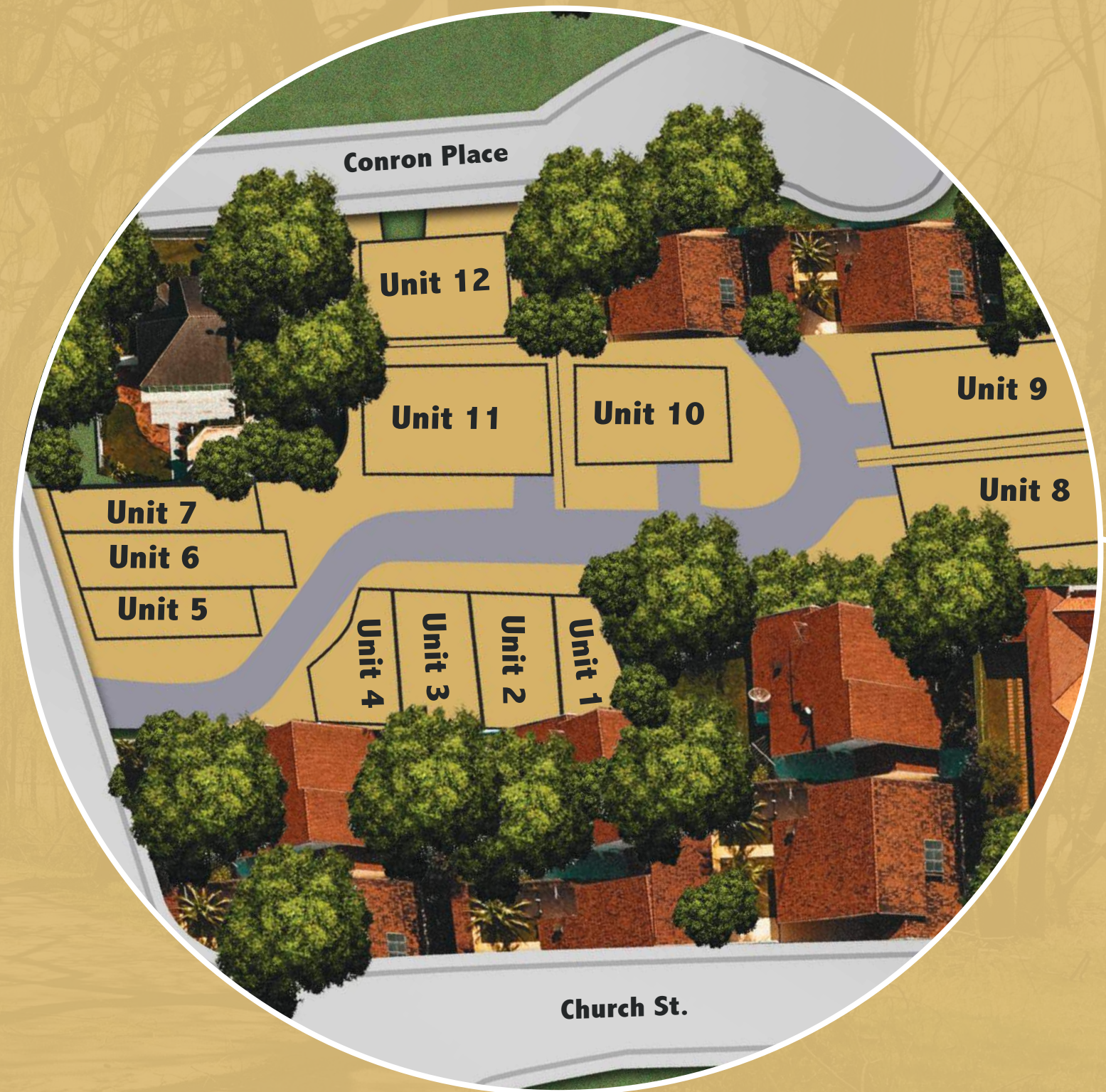
Lockhead Blvd





*W*eston Village was a genuine village back in 1796. In the 1800s, the settlement burgeoned into a town on the strength of mills established along the Humber River and the arrival of the Grand Trunk Railway. Today, the river and the railway remain the defining landmarks.

Across the street is Cruikshank Park on the beautiful Humber River, with its network of parks and trails, perfect for biking or just taking an evening stroll. Keep following the river to the exclusive Weston Golf and Country Club, where tea time is any time. A short walk takes you local schools, shopping, restaurants, and other amenities. The new UP Express line has a station nearby to take you downtown in a flash, and when you want to get out of town, it's just a quick hop to the 401.







LOT 7  
LOT 8  
CONRON PLACE

LOT 9  
LAN

1 STOREY  
BRICK & BLOCK  
BUILDING  
No. 2181  
EXISTING UN-  
DER CONSTRUCTION

1524

1 STOREY  
CONCRETE  
BUILDING  
No. 2175

DRIVEWAY ACCESS TO WESTON ROAD  
SHALL BE RESTRICTED TO IN-RIGHT/OUT  
RIGHT/IN LEFT VEHICLE MOVEMENT ONLY  
MEANS OF BY-LAW AND SIGNAGE

DISTANCE 30.0M

EXISTING FIRE  
HYDRANT TO REMAIN

CHURCH STREET

LOT

10

10

10

10

10

10

10



# Spruce



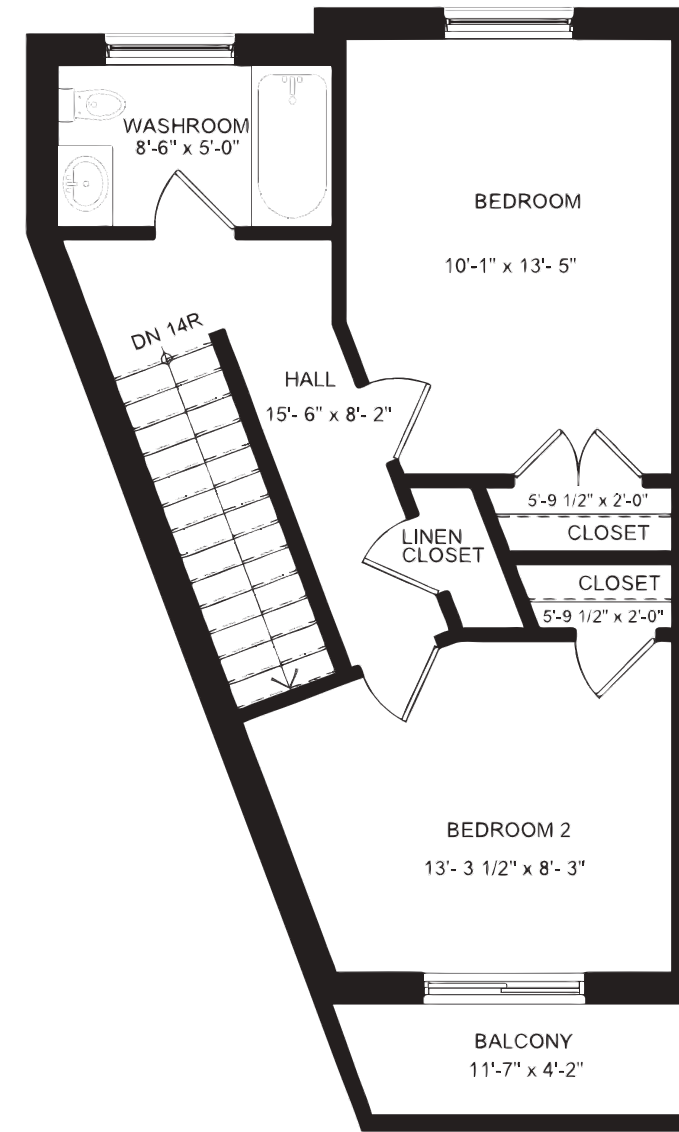
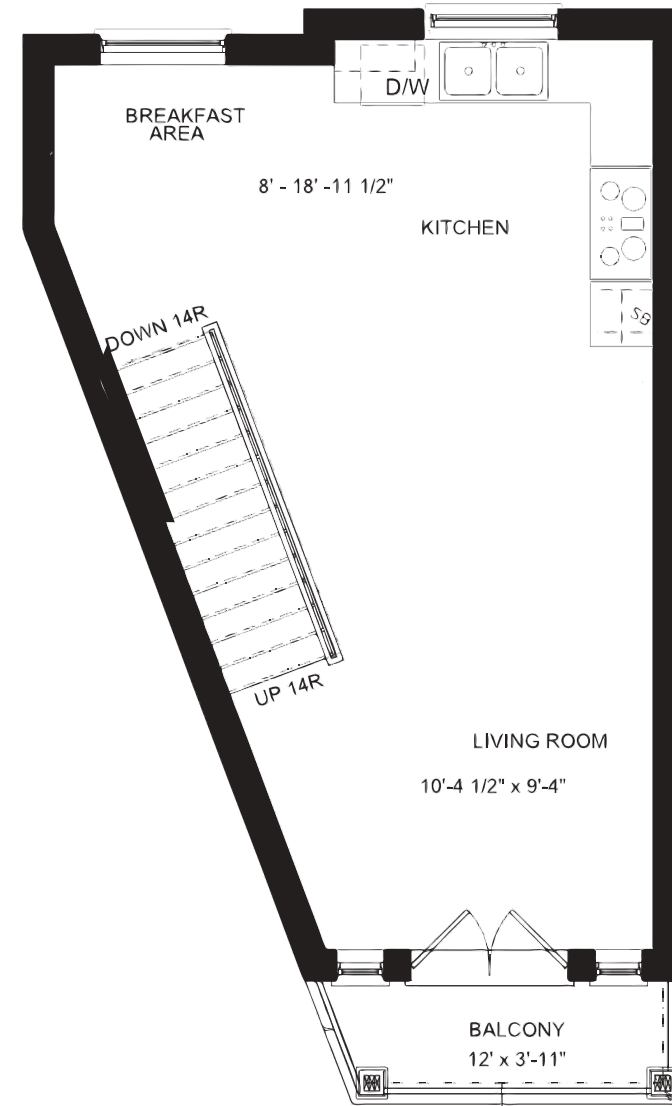
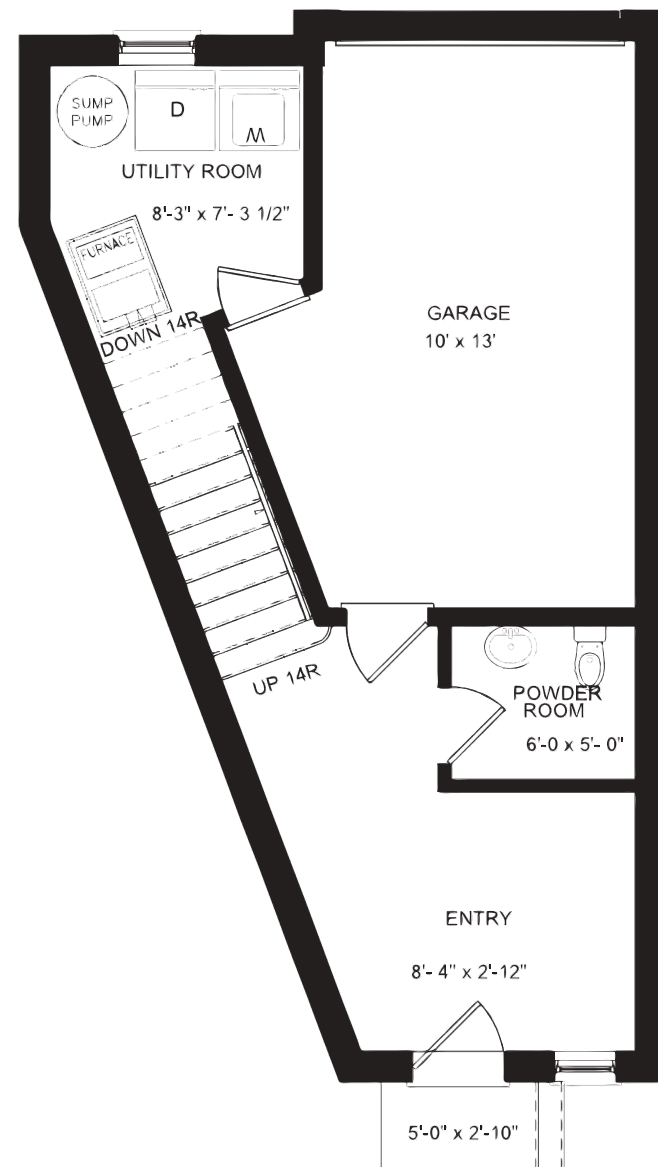
Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor area. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications, E. & O.E.





Sq footage 1284

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# Hampshire

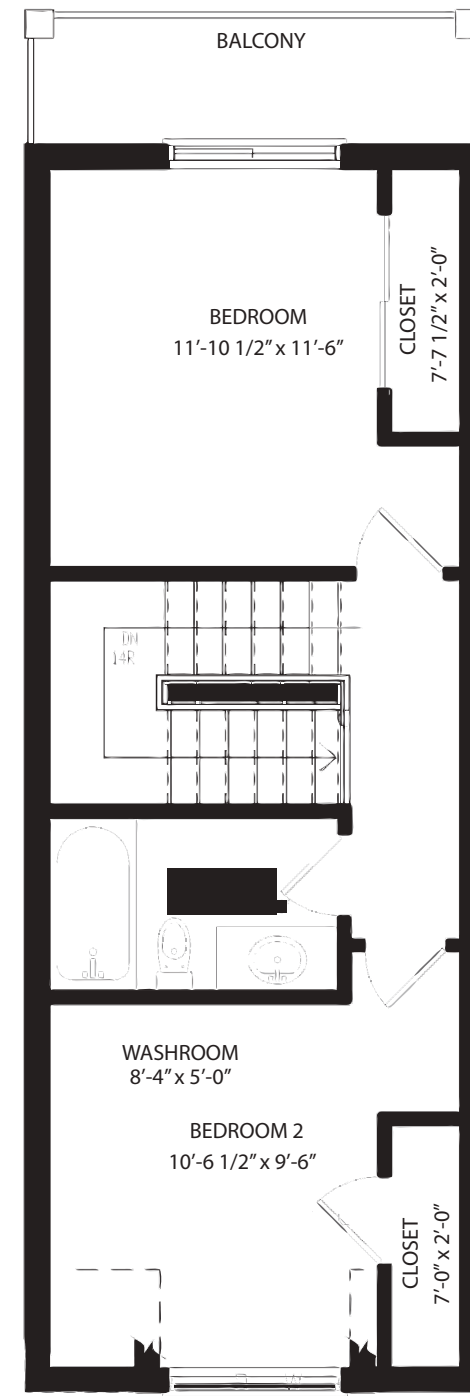
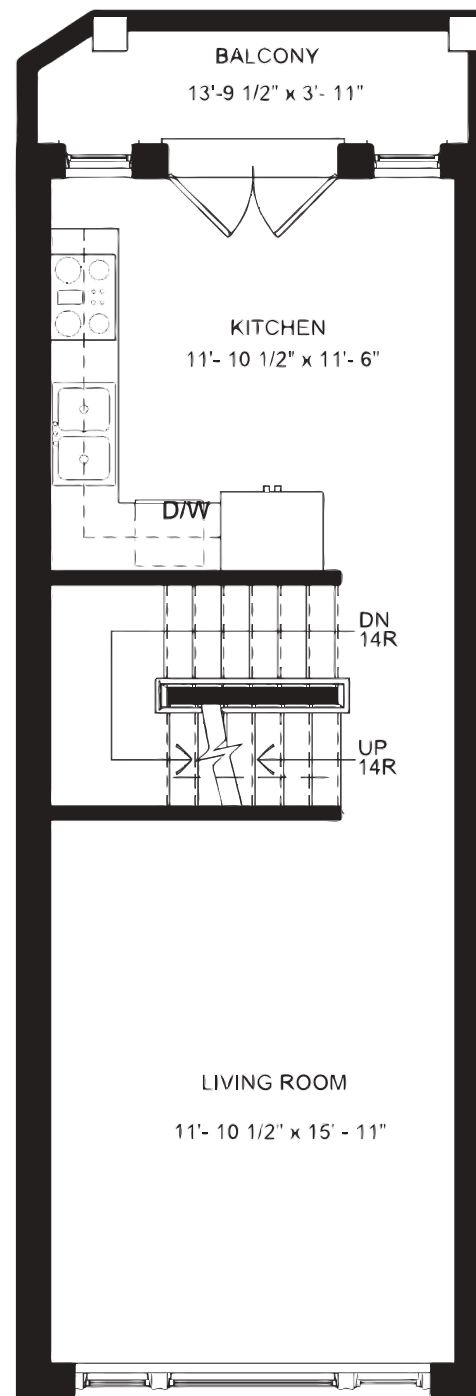
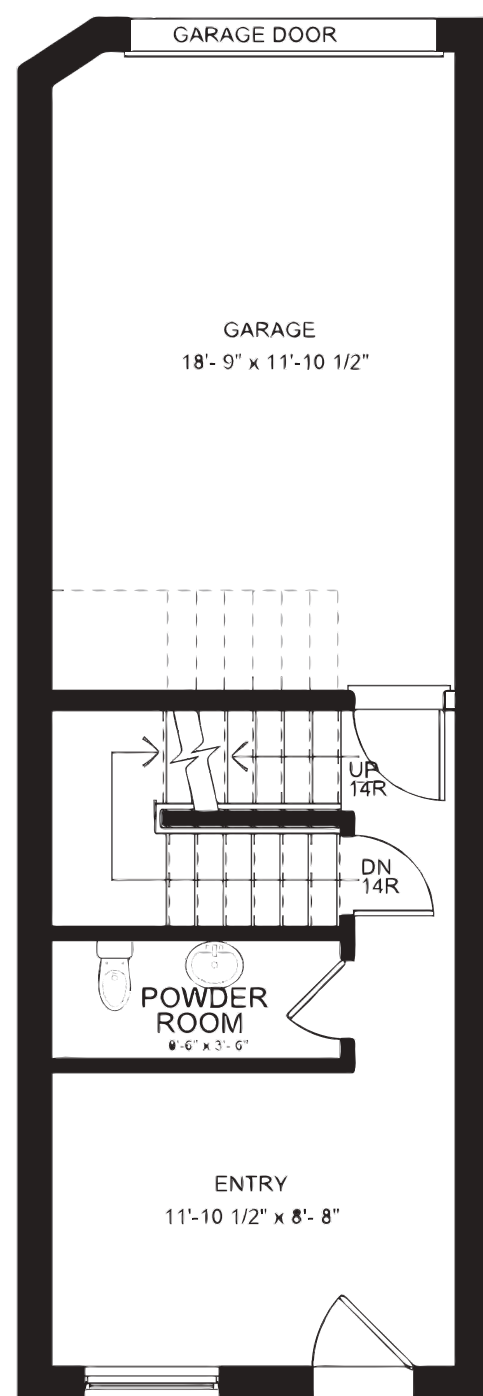
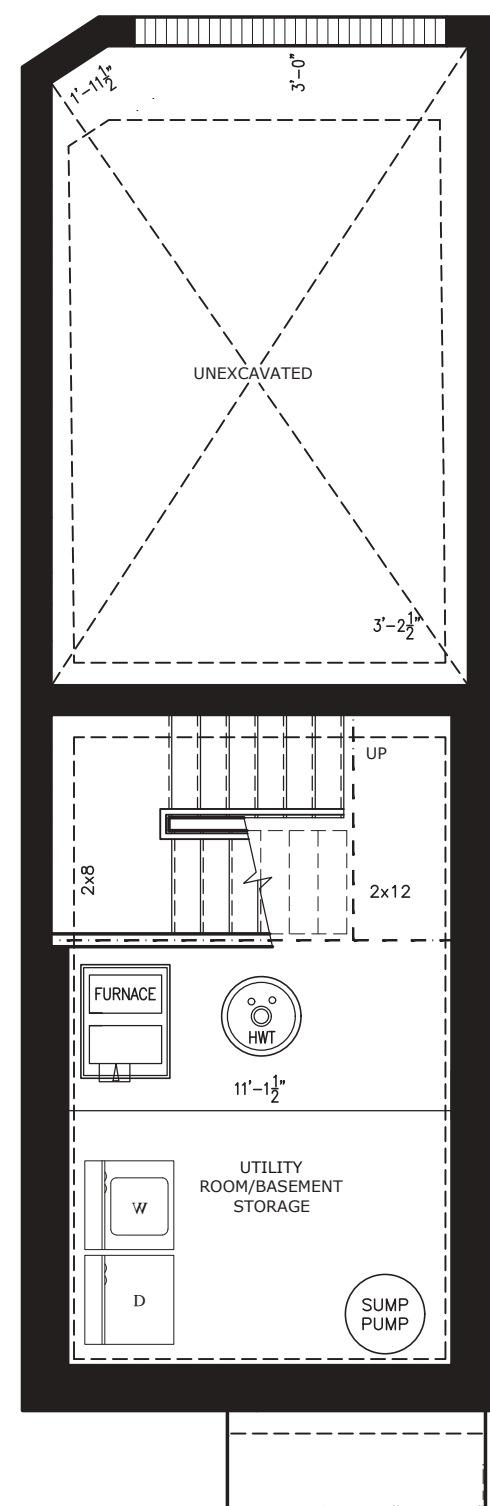
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Sq footage 1238



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# Willow

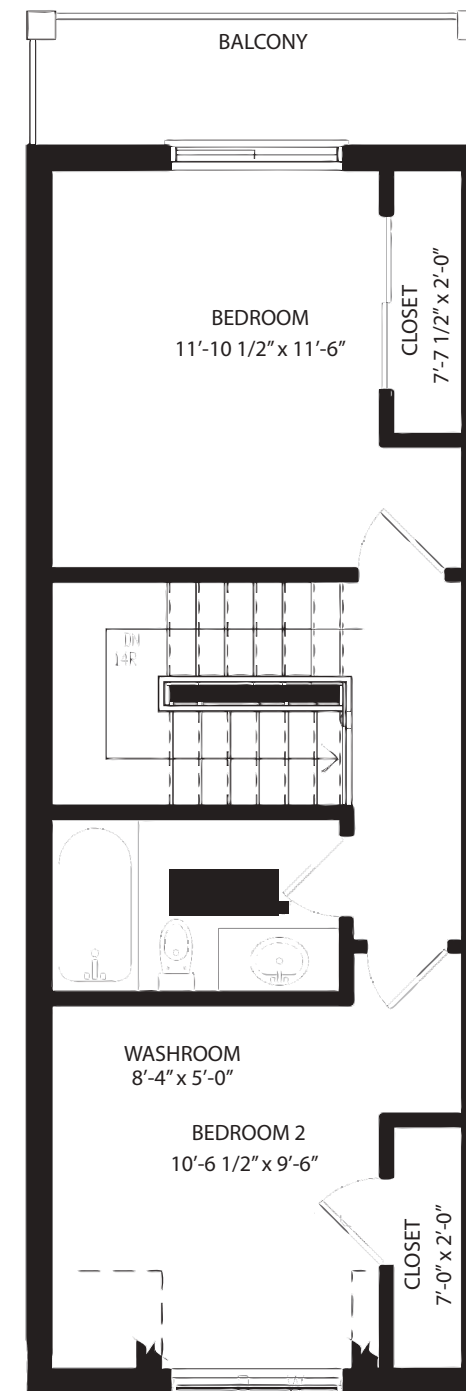
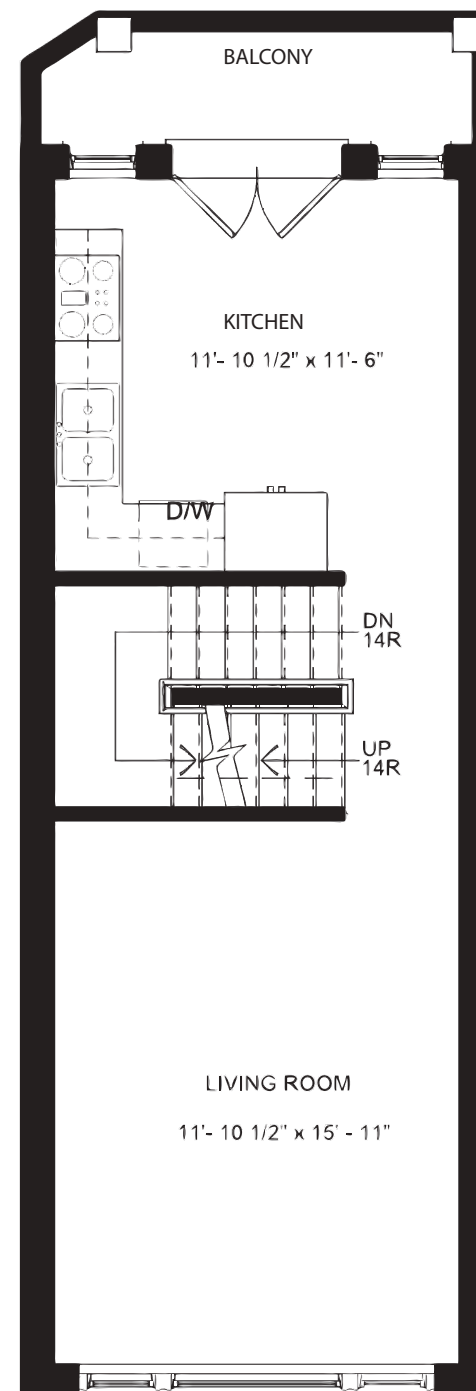
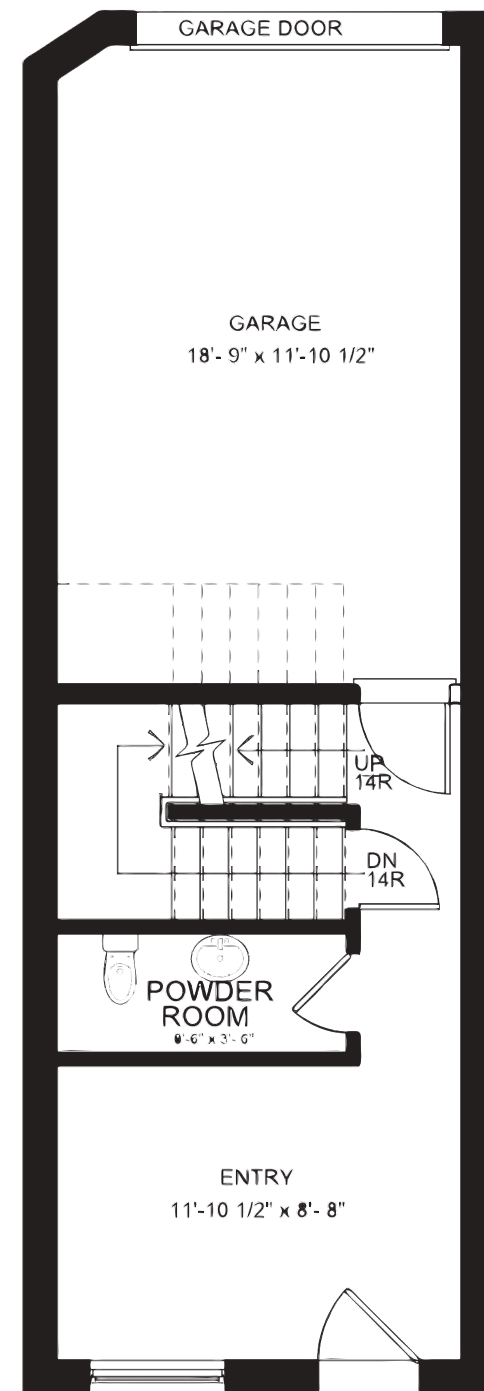
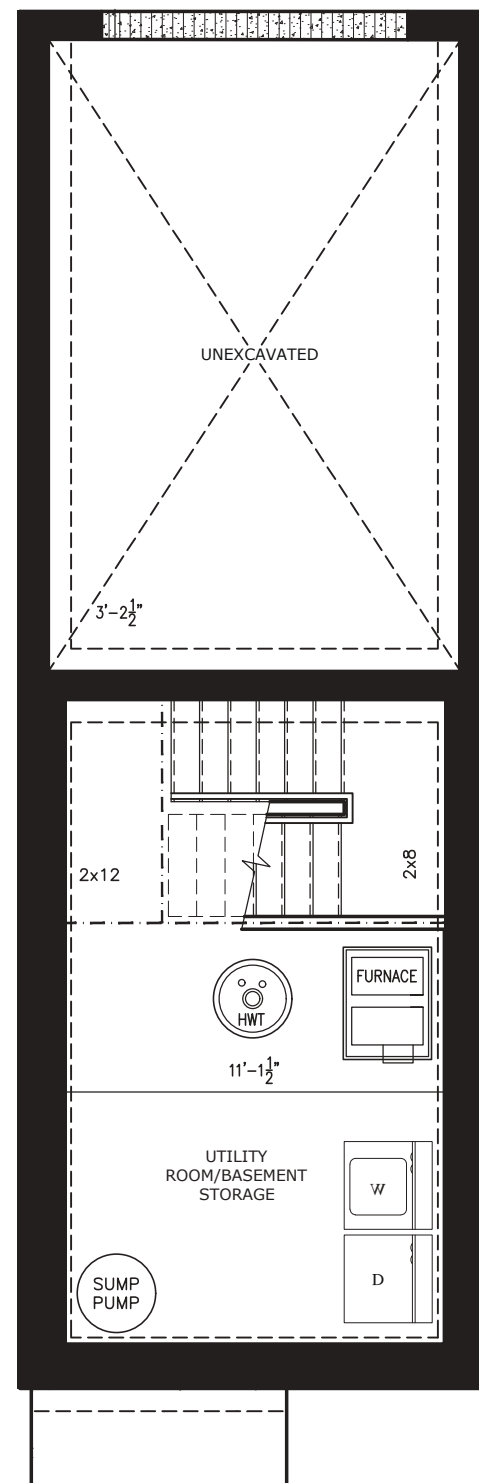


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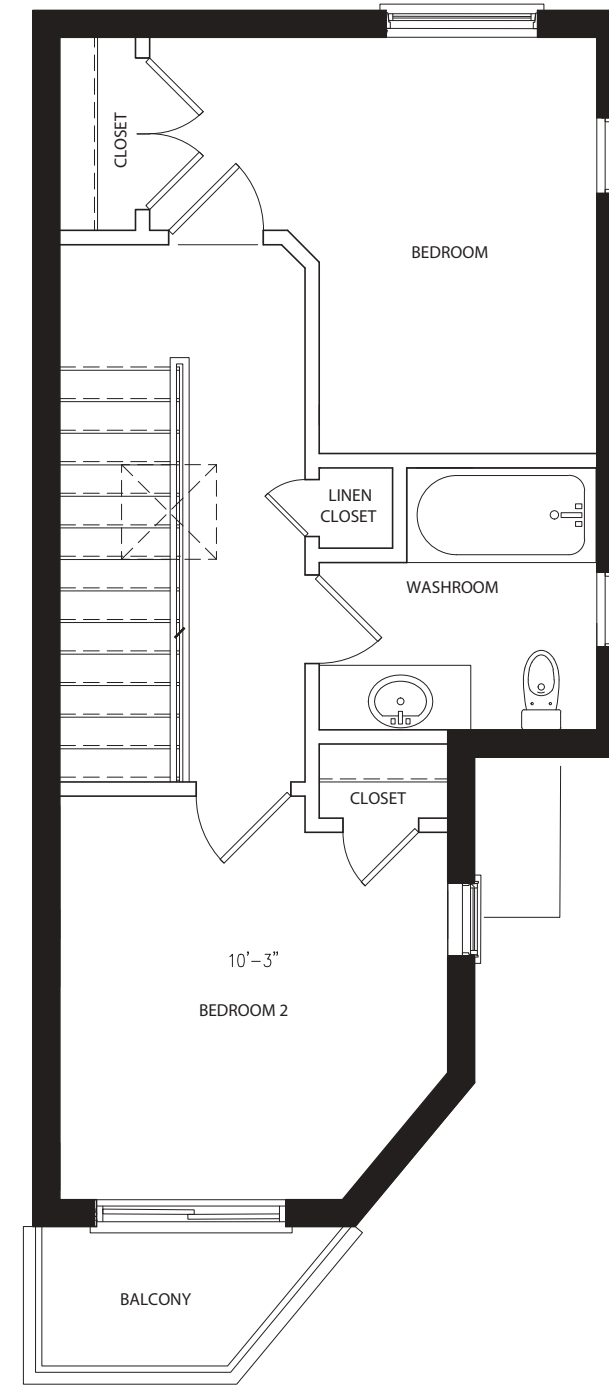
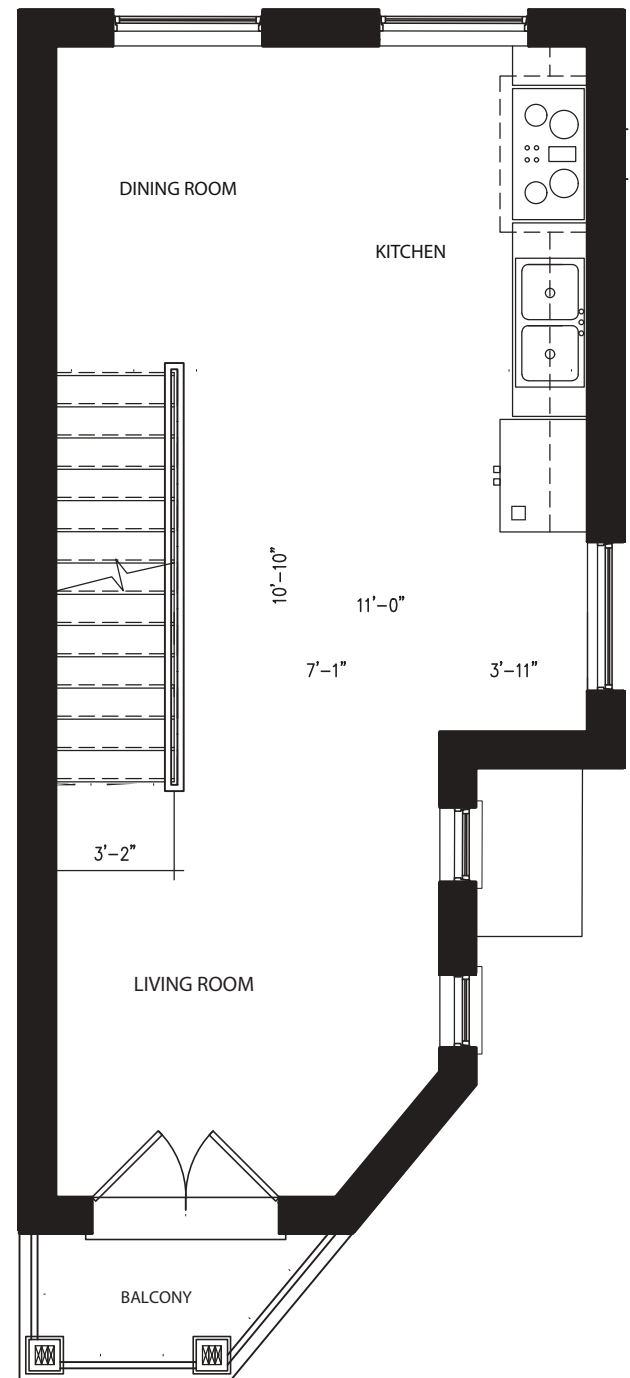
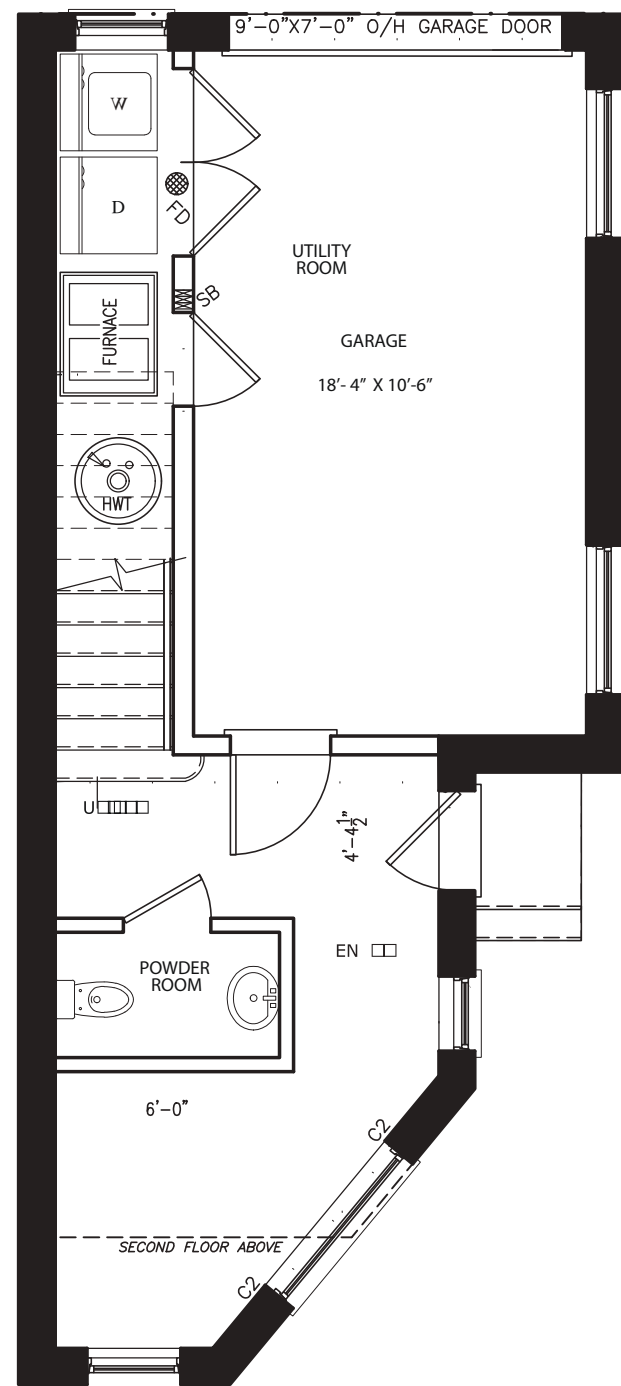
# Balsam

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Sq footage 1147



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# Tremont

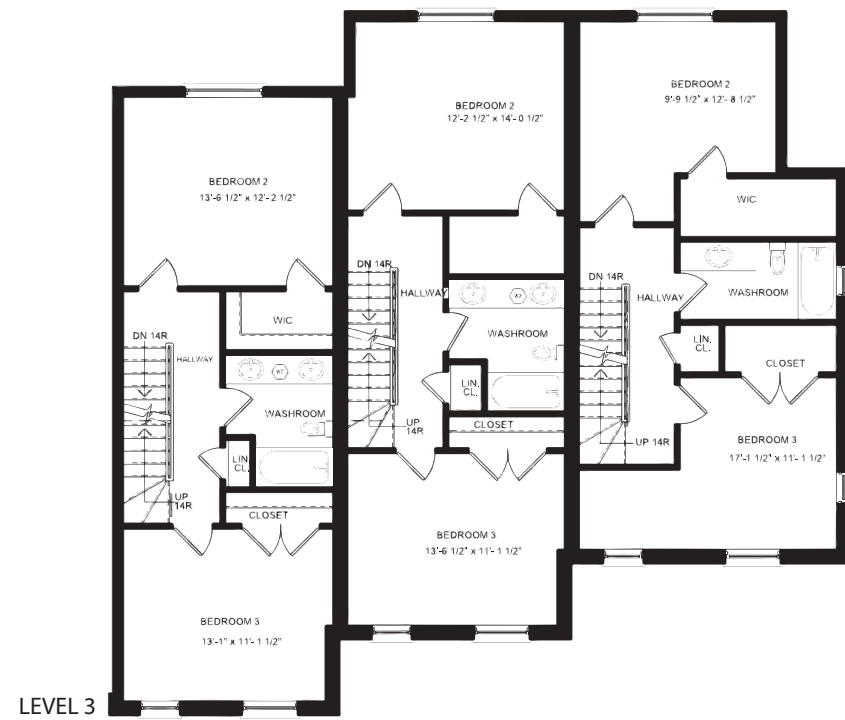
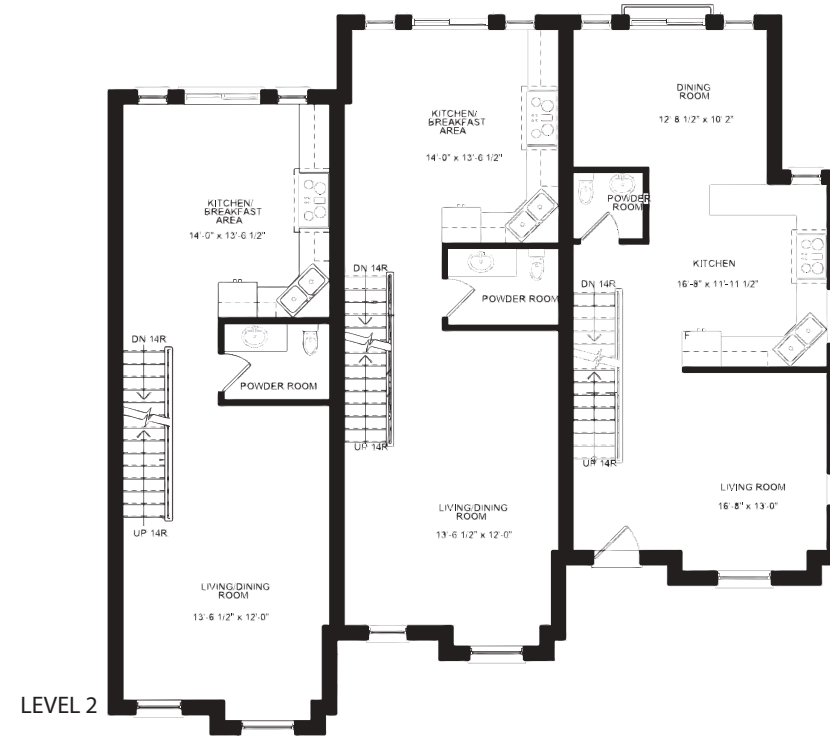
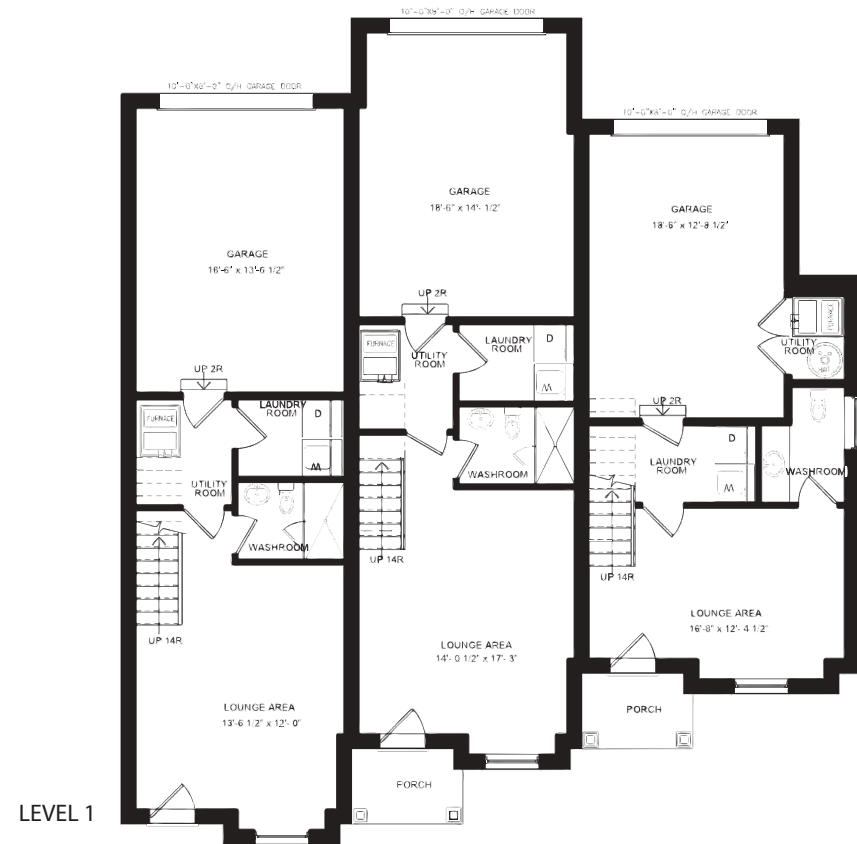


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Sq footage A 2101  
 Sq footage B 2169  
 Sq footage C 2179



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# Everton

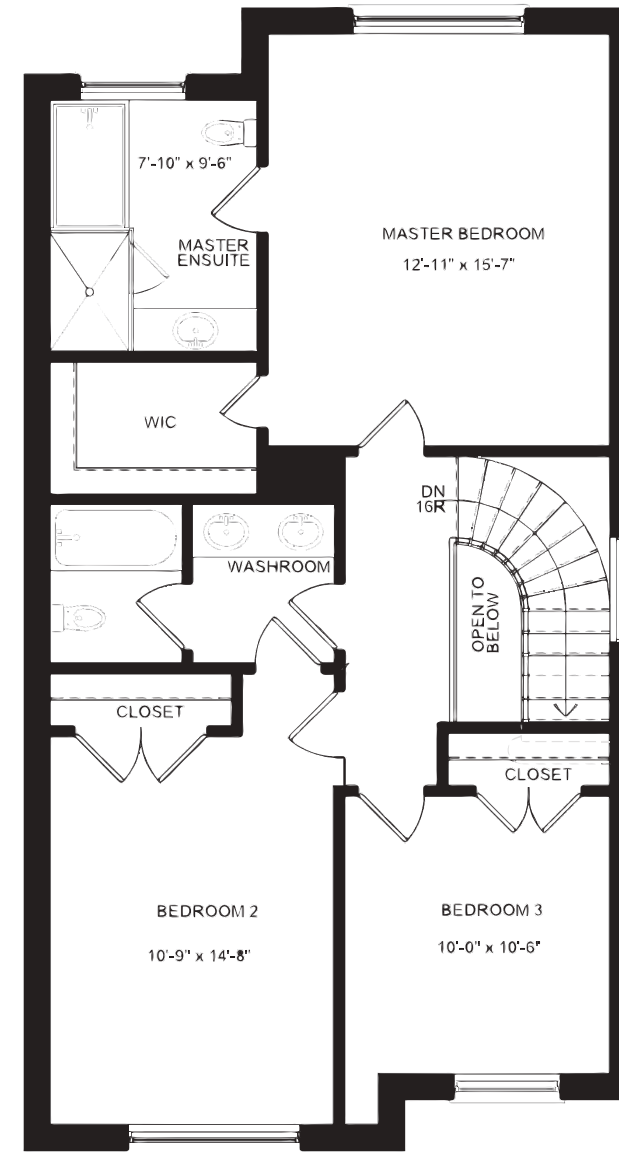
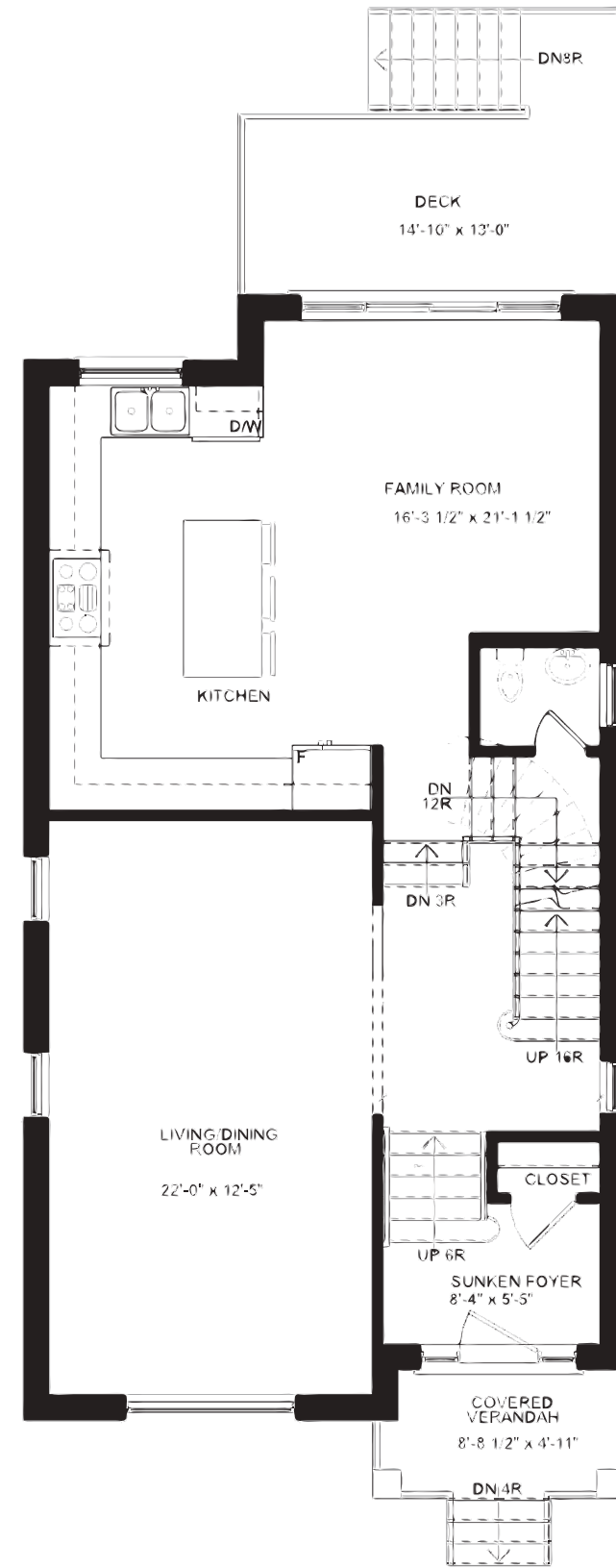
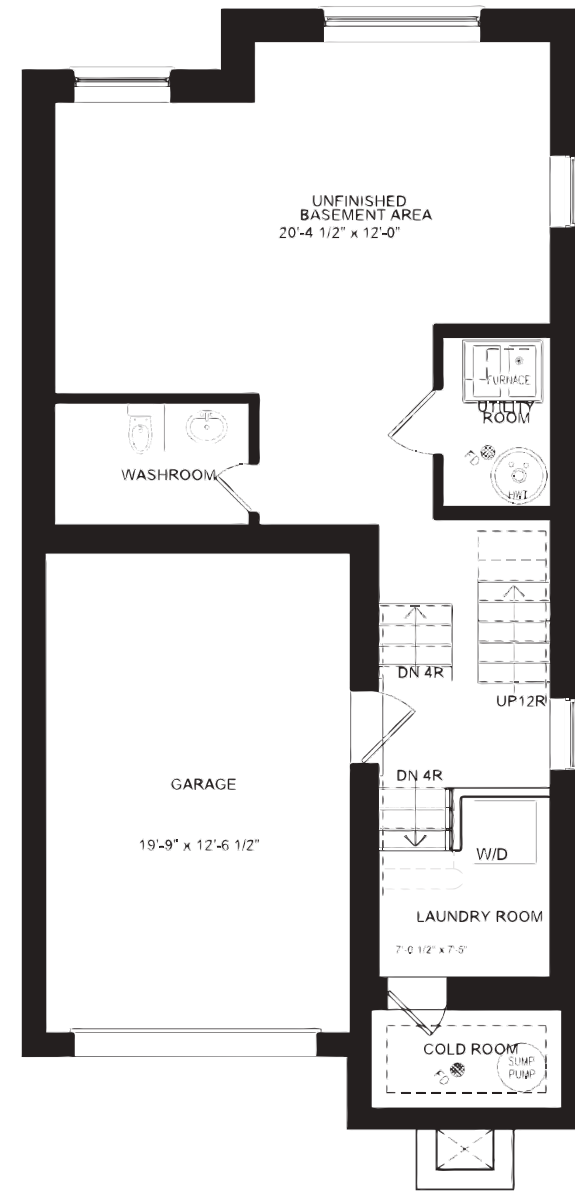
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Sq footage 1900



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# Beech

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Sq footage 1786



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# Hampton

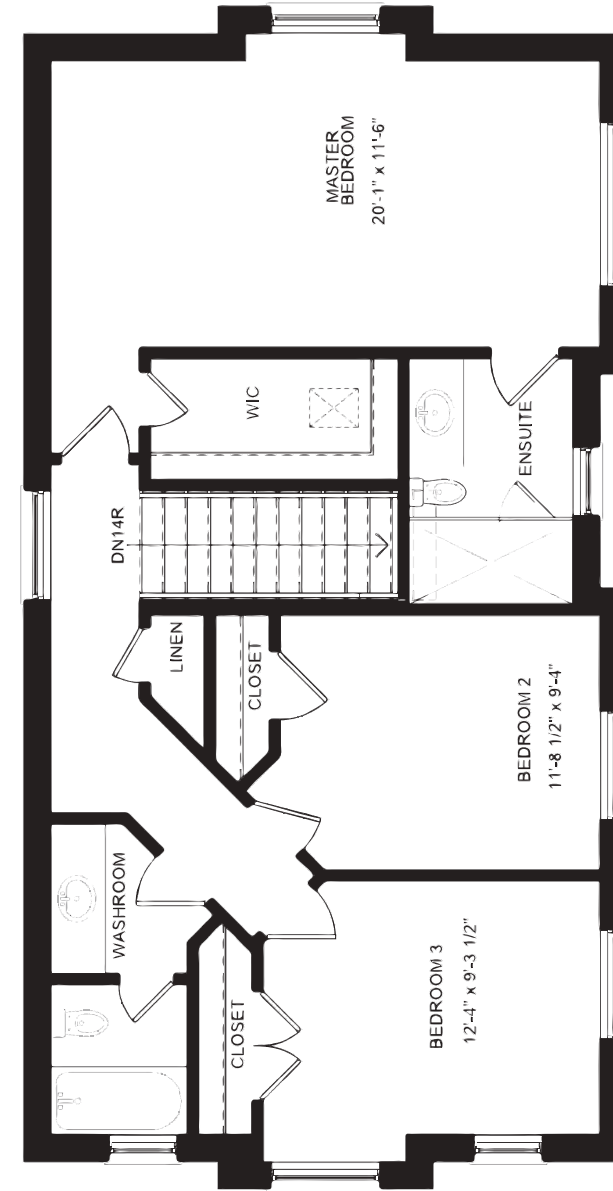
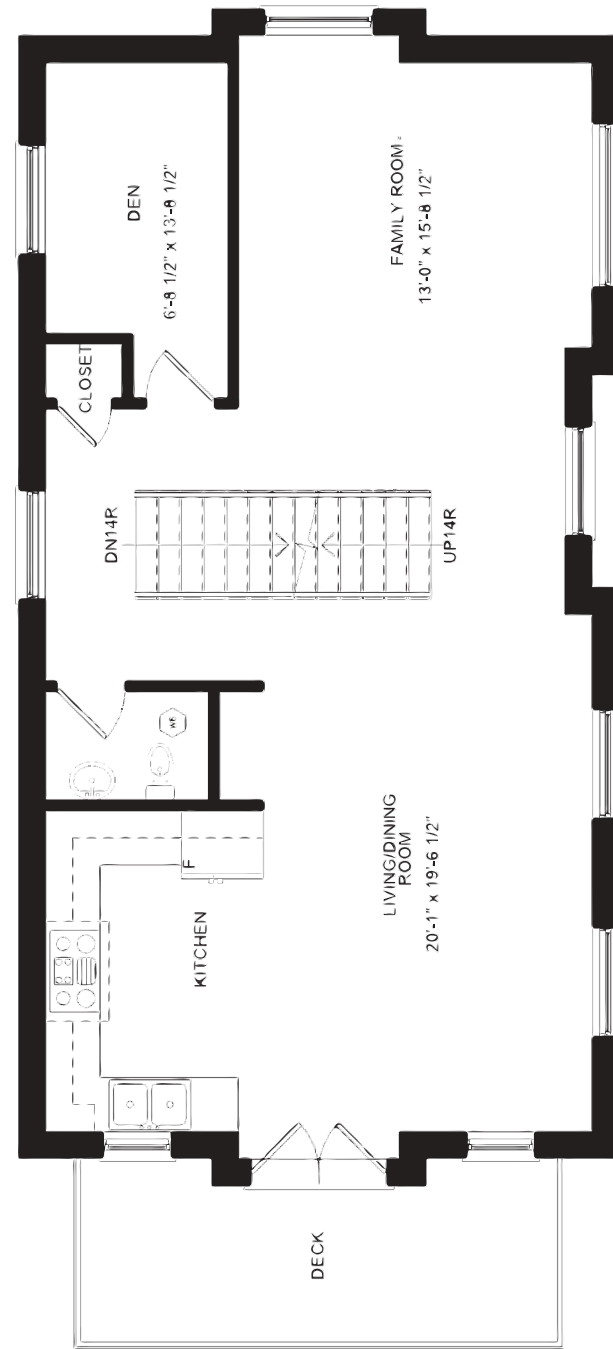
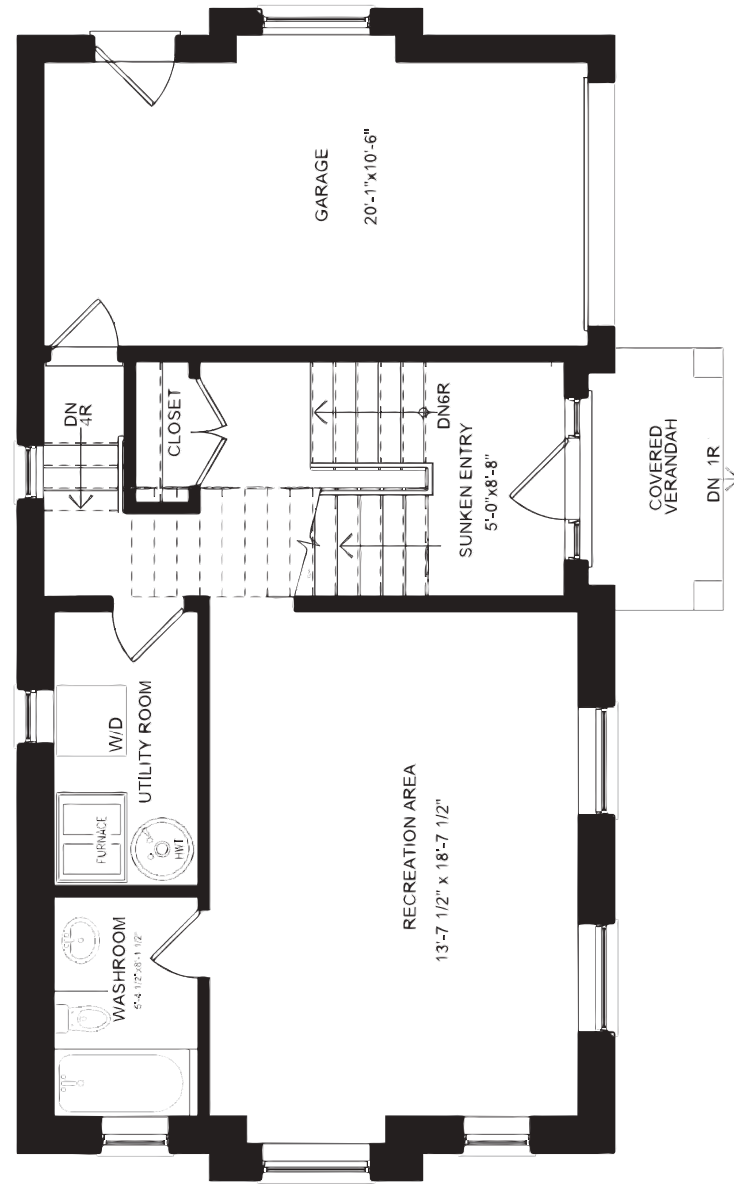


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Sq footage 1848



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# Willington

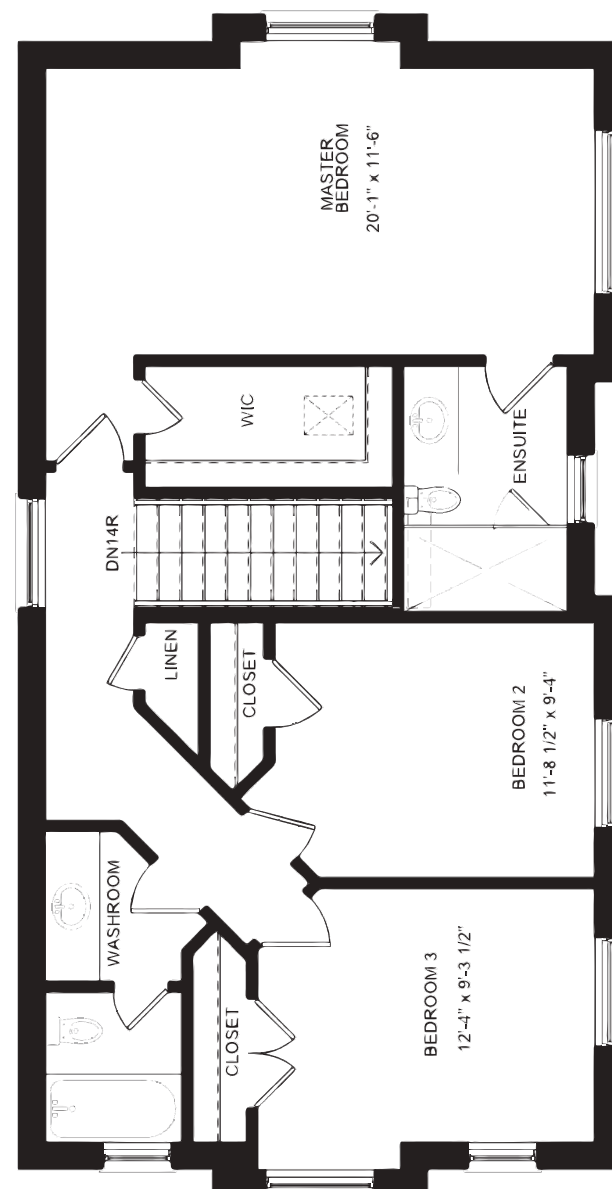
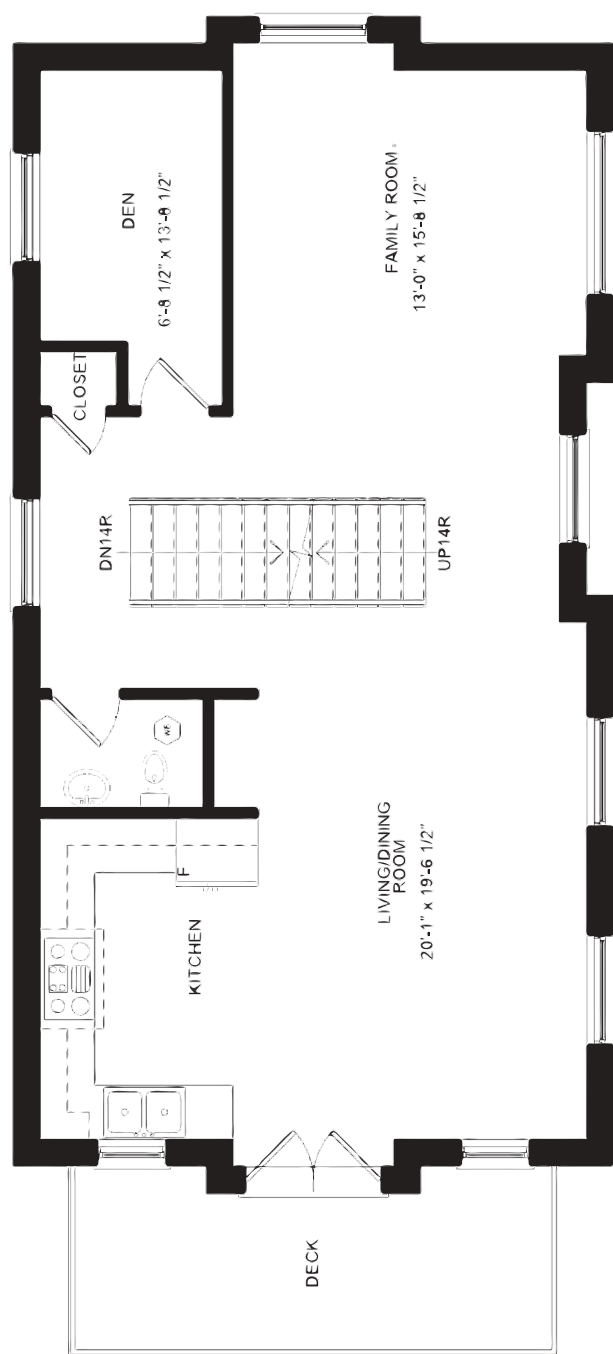
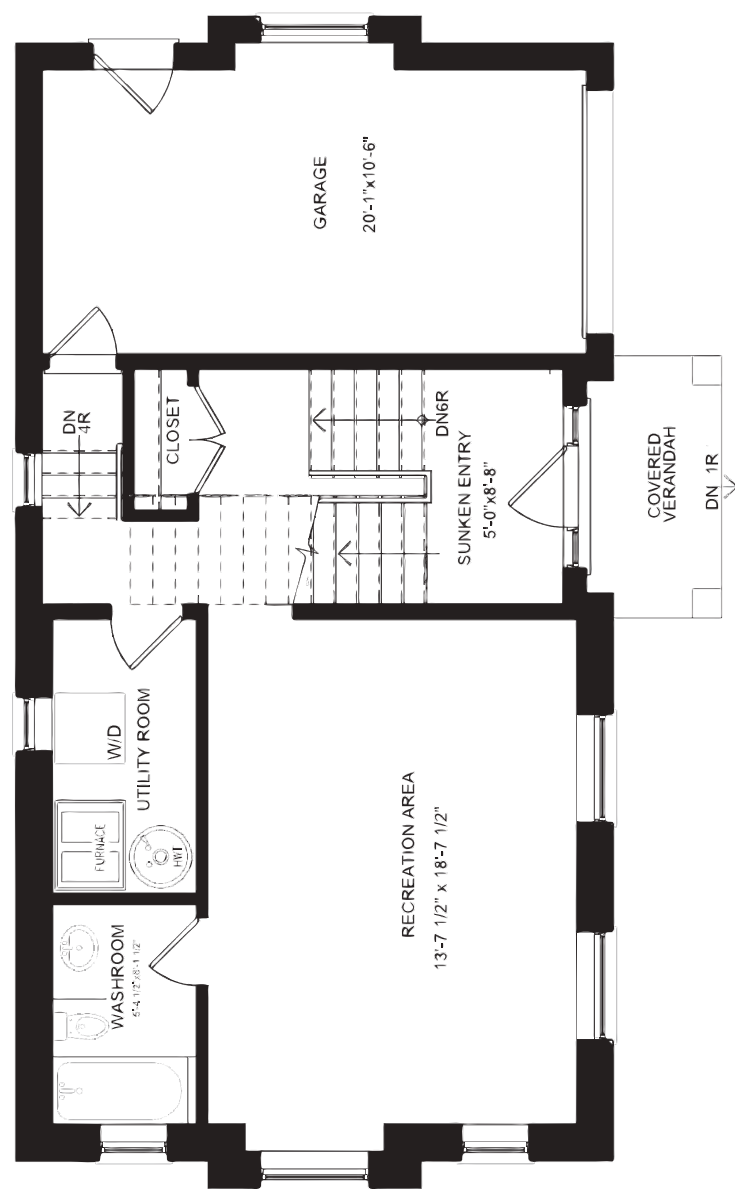


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Sq footage 1832



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# Glenory



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Sq footage 1670



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# Features and Finishes

# Weston Living

## Schedule A

### Architectural Features

- Architecturally designed and controlled streetscape with city approved exterior colour charts
- White windows, fully caulked and installed with vapour barrier. Screens on all operating windows
- Precast front door concrete steps
- Durable eavestrough, down pipes, vinyl soffits as per the colour coordination
- Single door front entrance as per drawings
- Standard exterior lights on front and rear end of the house
- Aluminum railing for the front entrance
- Limited life shingles (colours as per colour chart) – manufacturer's warranty
- 1 Car garage door, as per plan
- Basement windows – as per plans
- Access to house mud room through garage – as per drawing
- Interior of the garage to be drywalled – one coat taped for gas proofing
- Cold cellar – optional upgrade option for all models
- All lots to be graded and sodded as per city's requirements.

### Interior

- 8' Ceiling main floor and 8' second floor
- Sprayed popcorn ceiling in all rooms except kitchen, bathrooms and main floor laundry room as per plan
- Builder standard collection 3" baseboard and 2 3/4" casing to all door ways, arches with returns, windows and doors
- Poured concrete basement walls
- Exterior walls, ceiling, and basement to be insulated to Ontario building code standards.
- Oak staircase to feature oak wood pickets, handrail and pickets in natural finish from main floor to second floor as per plan excluding stairs to basement and landings.
- Standard chrome hardware/locks to all doors.
- All walls to be painted in neutral colour as per builder's collection
- All interior trims and doors to be painted white.
- White decora Light switches and receptacles throughout the house
- Thermostat provided for all homes
- Rough-in for security alarm
- Furnace for heating
- Pre-wired for Phone and cable where applicable
- Fiberglass laundry sink with standard laundry faucet and rough-in for laundry and dryer

### Flooring

- Standard 13 X 13 tiles from the builders collections for kitchen / breakfast, foyer and 12 X 12 in bathrooms and laundry room
- 3 1/4" laminate floor for living room, family room and all bedrooms

### Kitchen

- Quality designed cabinetry in the kitchen, with wide selection of coloured laminate counter top
- Stainless steel sink and single level faucet

### Bathrooms

- Quality designed vanity from the builders standard collection with laminate countertop
- Standard ceramic wall tiles for tub and standing shower attached to the ceiling
- Mirrors in all bathrooms as per the plan
- Exhaust fan in each bathrooms
- Standard tub in master en-suite as per plan
- White ceramic accessories in each bathroom

### Electrical System Requirements

- 200 AMP electrical service with circuit breaker panel
- High efficiency air gas furnace for heating
- Light fixtures in living room, kitchen and dining room
- Light fixtures in all bedrooms and vanity lights in all washrooms
- Ductwork sized for future air-conditioning (AC could be added as an upgrade)
- High efficiency rental hot water heater. the purchaser acknowledges that the tank is a rental and they agree to execute a rental agreement upon closing with the gas service provider
- White air vents throughout the house
- Rough-in for central vacuum and dishwasher
- Smoke detectors on all floors and bedrooms as per electrical code

### Warranty

- The vendor will enroll the house in the Tarion new home warranty program and the purchaser agrees to pay Tarion enrollment fee
- The purchaser agrees if the item selected in colour chart isn't available, they will have to change the product to an available one within 48 hours to avoid construction delays, failing to do will allow the vendor to make such choices on purchaser's behalf
- The vendor reserves the right to substitute material of equal or better quality and purchaser agrees to accept the same.
- The purchaser confirms that vendor will not allow the purchaser to do any work or supply any material prior to closing of the unit.
- The purchaser acknowledges that it is at the vendor's discretion that the door swings may be different than those indicated on the drawings, and agrees to accepts swings as adjusted at the vendor's discretion
- Number of steps may vary from shown according to grading condition and municipal requirements
- Variation in uniformity and colour form from vendor's sample may occur in finished material and purchaser's agrees to same.

### Premium Warranty

- Seven years' major structural defect
- Two years plumbing, heating, electrical system and building envelope
- One year on all other items





*E*legance. Quality.  
Lifestyle. This is the home  
you've always dreamed  
of, at Weston Village.





All plans and dimensions are approximate and subject to change at the discretion of the vendor.  
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[www.weston-village.ca](http://www.weston-village.ca)