

*Luxury, Freehold Townhomes
In the heart of Richmond Hill*

By Heathwood Homes

LANDPOWER
REAL ESTATE LTD. BROKERAGE

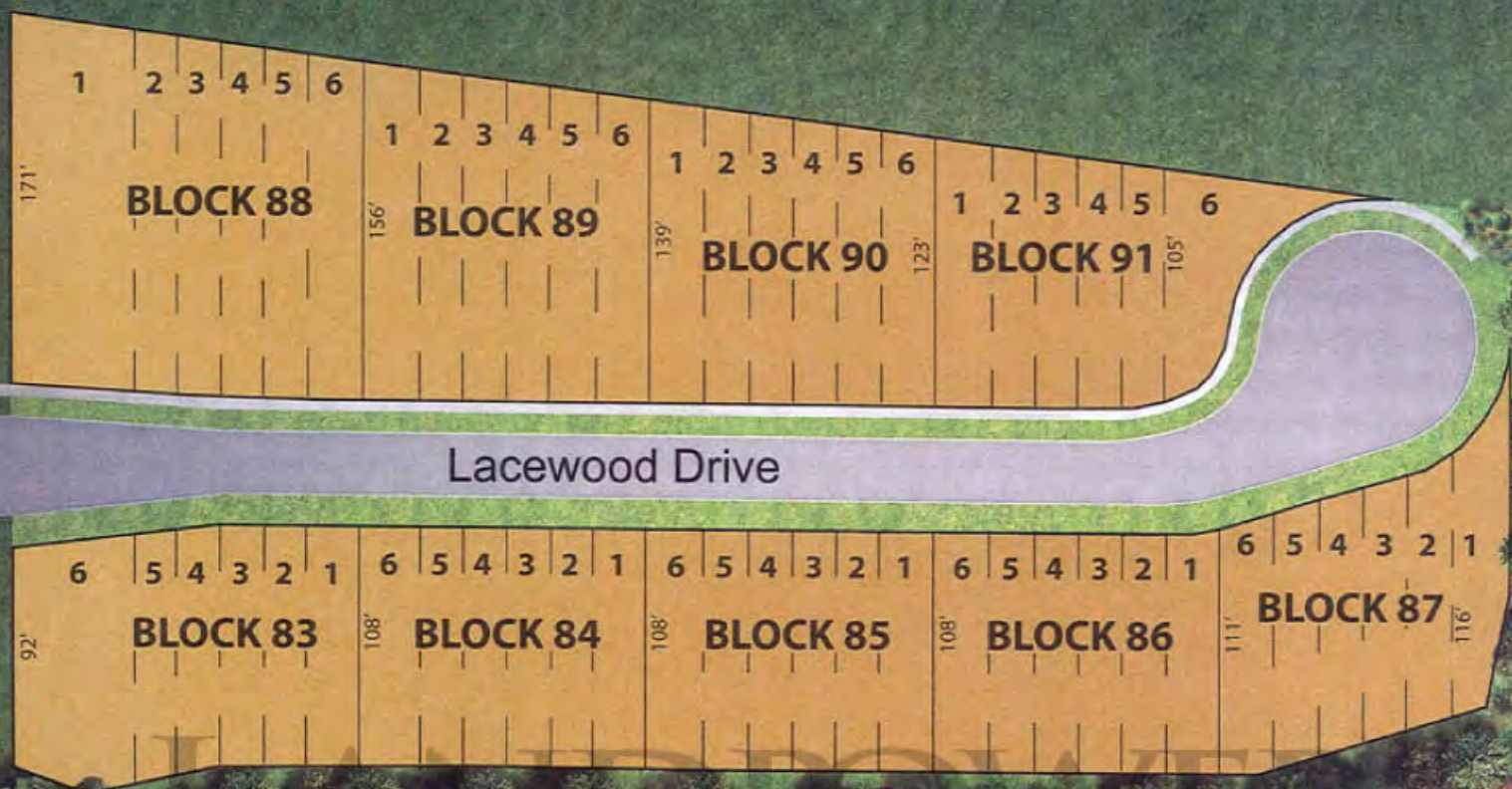
THE
ENCLAVE
AT FORESTBROOK



ELEVATION A



ELEVATION B



The FEATURES



LUXURY TOWNHOMES

Exterior Features

- Distinctive elevations utilizing clay brick, stone, stucco, vinyl, aluminum, and other unique materials *
- All exterior colours are pre-selected.
- All elevations are under strict architectural control to ensure a truly harmonious streetscape.
- Self-sealing fiberglass articulated roof shingles with manufacturer's 30-year warranty.
- Superior 2" x 6" exterior wall construction
- Maintenance free low E Argon vinyl casement windows throughout (except basement), some with fixed glass*
- Maintenance free vinyl sliding windows in basement*
- 5 or 6 ft sliding patio doors or garden or French doors*
- Low maintenance fiberglass columns
- Sectional upgraded garage doors, style per plan
- Maintenance free aluminum and/or vinyl soffit fascia, eaves trough and downspouts.
- Oversized 8ft high main entry door system, some with side lights*
- Upgraded brushed nickel front door grip set and deadbolt
- All exterior doors to have brushed nickel knobs*
- Classic ceramic house numbers on black cast aluminum
- Paved driveway & precast walkway to front door
- 2 exterior hose bibs, 1 in garage and 1 at rear of house
- 2 exterior waterproof electrical outlets on ground fault interceptors, 1 at the front and 1 at rear of house
- 1 exterior outlet at the front soffit for seasonal lighting*
- Foundation walls wrapped with drainage layer*
- Fully sodded lot.

Gourmet Kitchen Features

- Custom designed kitchen cabinets with extra height uppers in a choice of styles **
- Granite counter tops 1/2" with square edge
- Ceramic tile flooring in kitchen and breakfast room*
- Upgraded variable speed ducted hood fan over stove area, in choice of colour **
- Easy to clean ledge back double stainless steel sink with single lever tap and vegetable spray.
- Open under counter space for dishwasher. Plumbing and electrical rough in included.
- Heavy-duty wiring and outlet for stove.

Luxury Bathroom Features

- Ceramic tile flooring in main and ensuite baths.
- Ceramic tile flooring in powder room.
- Acrylic oval tub in ensuite bathroom, where applicable*
- Separate ceramic tiled and glass shower enclosures in master ensuite with chrome trim and door *
- Double lever taps on all sinks.
- Pedestal sink in powder room**
- Ensuite vanities to have custom lighting over mirror.
- Custom Lighting over oval mirror in powder room.
- 42" high mirror over all bathroom vanities.
- Custom styled vanity cabinetry in all bathrooms, some with top drawer except powder room*.
- Ceramic wall tiles to full height in main bath tub enclosure and those ensuite bathrooms without a separate shower.
- Those with a separate shower will have ensuite tubs complete with a tile deck and border.*
- Upgraded Energy Star rated exhaust fans in all bathrooms.
- Basement 3 piece bathroom rough-in
- All sinks and toilets to have shut off valves
- Pressure balance controls in all showers

Electrical

- Light fixtures provided throughout except living room, dining room and family/great room*
- Antique black coach lamp on front elevation*
- Switched plugs in living and family/great rooms
- Light fixture in kitchen over work area*
- Bedroom lighting is included *
- Dining room will have provision for a future light fixture*.
- Light in ensuite shower stall, if applicable.
- 100 amp electrical service, breaker panel and all copper wiring throughout.
- Automatic light in foyer closet, as per applicable plan.
- Electric door chimes with black ring button
- Electric smoke detector on each floor
- Carbon Monoxide detector on upper floor hall
- Outlet for future garage door opener on garage ceiling
- Decora light switches and plugs
- Telephone outlets roughed in as located by builder
- Builder will provide a personally scheduled appointment with our qualified Technical supplier to explain and co-ordinate any additional requirements desired

Heating

- 95% High efficiency forced air gas furnace with ECM Motor
- Energy Star rated home
- Heat Recovery Ventilator (HRV)
- Power vented high efficiency gas fired hot water tank (rental)
- Air conditioning
- Programmable set back thermostat

Superior Interior Features

- Ceramic tile flooring in foyer.
- Coffered and tray ceilings *
- 9ft ceilings on main floor * (except where mechanical or duct work requires a lower height)
- Quality carpeting with under pad throughout 2nd floor and finished areas in lower level, area as per plan, in a wide choice of decorator colours **
- Oak pickets and handrail in natural finish
- Oak stairs from main to 2nd floor in natural finish
- 2 1/2" Pre-finished natural colour oak strip flooring throughout main floor (except tiled areas)*
- Oak nosing where pickets meet floors, natural finish
- 5 1/2" baseboards & 2 1/2" casings throughout finished areas*
- All main floor arches to be trimmed.
- All sub floors to be glued, screwed (with joints sanded) to engineered floor joists system
- All closets in bedrooms to have swing doors, as per plan
- Sante Fe style swing interior doors throughout*
- Direct vent gas fireplace with painted wood mantle **
- Brushed nickel finish lever passage & privacy sets.
- Easy maintenance smooth ceilings in kitchen, powder room, bathrooms and laundry room.
- Sprayed stipple ceiling with 4" smooth borders in all other rooms except rooms with cathedral ceilings
- Choice of one interior quality paint colour **
- All baseboard & trim to be painted white including passage doors.
- Kitchen, laundry room, all bathroom and washroom walls to be finished in semi-gloss.
- Entire house sealed on exterior walls with heavy-duty vapor barrier as per Energy Star standards.
- Fully insulated to Energy Star Standards. Attic is R52
- Rough in central vacuum system to garage
- Rough in for cable television outlets in family/great room, finished media rooms and master bedroom
- Direct access from garage to house in applicable plan where grade permits.

Laundry Features

- Laundry tub, located as per applicable plan.
- Taps and separate drain for automatic washer.
- Heavy-duty wiring and outlet for dryer.
- Ceramic tile flooring in finished laundry rooms*

Environmental Green Features

- Water saving dual flush toilets
- Water saving aerators on taps and shower heads.
- Rough in for future Solar Power
- Energy efficient light bulbs
- Motion activated lights in bathrooms.
- In Home Monitoring Display for Energy Savings

TARION WARRANTY CORPORATION

Heathwood Homes, in accordance with the TARION, warrants your new home against defects in materials and workmanship in different categories over 1, 2 and 7 years. See your sales representative for details.

Heathwood Homes is pleased to provide a comprehensive Décor service program to assist Purchasers in the selection of interior finishes and extra features will be available for additional cost at the time of colour selection. All selections, including upgrades are to be made from builder samples.

Materials and specifications may vary due to site or supply issues. Substitutions will be made at the discretion of the builder, with materials, products and specifications of equal or superior quality. See Agreement of Purchase & Sale for details on features included in purchase price.
E. & O.E. 8/13/10 R3

* As per plan ** From Vendors standard samples



Discover The Heathwood Advantage



REAL ESTATE ENERGY STAR BROKERAGE



What is the Hi Advantage?

We believe you should have the luxury features and quality finishes you want. Your new Heathwood home includes all the Hi Advantage features listed below.

We call it Heathwood Included. The Hi Advantage.

Take a look at the designs and you'll see why in Richmond Hill, Heathwood will make you feel "Home at Last."

The Exterior Difference

- 1 Deeper lots that allow for more flexibility and creative floor plan designs. Just compare our lots to the competition and you will see the difference.
- 2 Stunning architectural exteriors combined with brick, stone, stucco and siding, all colour coordinated to enhance elevation and streetscape.*
- 3 8 foot tall custom fiberglass front door with upgraded passage sets.*
- 4 Distinctive garage doors with window and hardware accents.*
- 5 Colour coordinated casement windows with Low E glass.
- 6 Many windows for big bright living spaces.
- 7 Welcoming front porches.*
- 8 Exclusive upgraded exterior light package.
- 9 2" x 6" exterior wall construction.*
- 10 Self-sealing fiberglass articulated roof shingles.
- 11 Drainage membrane on exterior basement walls.
- 12 Oversized patio doors.*
- 13 Maintenance free aluminum railing.*
- 14 Stunning decorative columns.
- 15 Fully paved driveway.
- 16 Exquisite exterior trim detailing.

Discover The Heathwood Advantage



The Interior Difference

-  Energy Star® qualified home.
-  Natural Oak flooring on main floor.*
-  Natural Oak stairs from main floor to second floor.*
-  Elegant upgraded oak pickets & handrails in a natural finish.
-  9 foot ceilings on main floor.
-  Granite kitchen counter tops.
-  Custom kitchen cabinets with extra height uppers.*
-  Air Conditioning
-  Gas fireplace.*
-  Spa inspired ensuite with oval soaker tub and separate glass shower.*
-  Convenient laundry room.*
-  Cathedral, coffered and tray ceilings.*
-  Upgraded colonial trim and doors.
-  Upgraded levers on interior doors.
-  Automatic light in foyer closet.*
-  Home energy monitoring device.
-  Upgraded lighting package.
-  Decora light switches and plugs.
-  Single lever taps on all sinks.
-  Pressure balance temperature valves.
-  All sinks are equipped with shut off valves.
-  Imported ceramic floor tiles up to 13" x 13".*
-  Duct cleaning.
-  Rough-in central vacuum in garage.
-  Rough-in security system with pre-wired panic button in the master bedroom.
-  3 piece rough-in bath in basement.
-  Energy Star® set back thermostat.
-  Engineered floor joist system.
-  All education Levies and GST & HST included.

Check out
our brochure for
details on all Green
Features included with
each home



HEATHWOOD
HOME AT LAST.

THE ENCLAVE

ENJOY \$10,000 IN UPGRADES AT OUR DECOR STORE

	ELEV	SQ. FT.	PREVIEW PRICE
The Poplar	B	1862	\$ 437,900
<i>Opt Finished Basement</i>		389	\$ 17,000
The Balsam	A	2234	\$ 469,900
<i>(Incl 461SqFt of Finished Lower Level)</i>	B	2234	\$ 459,900
The Willow End Unit	A	2532	\$ 494,900
<i>(Incl 462SqFt of Finished Lower Level)</i>	B	2513	\$ 484,900
The Linden	A	2386	\$ 517,900
The Juniper Lot 83-4	B	2739	\$ 544,900

LANDPOWER
REAL ESTATE LTD. BROKERAGE

All Luxury TownHomes include Air Conditioning

Development Charges, All Levies & HST are included in the purchase price

Sales Representatives:

Joanna Rae/Renato Oppedisano

For more information call:
416-637-3520

♦ Plans and specifications are approximate
and are subject to change without notice.
Actual usable floor space may vary from
stated floor area

Visit us at www.heathwood.com

Prices & terms subject to change without notice E & O.E.

Forestbrook - R3- Prices effective August 12, 2010

Printed on August 12, 2010

DEPOSITS: 10% within 120 Days (10K with Offer)

OFFICE HOURS: Mon. - Thurs. 1-8pm.
Friday By Appointment
Sat./Sun./Holidays-11am-6pm

Large
foyer with
convenient
entrance to
garage

Convenient deck
and entry to
backyard

Large bright master bedroom with tray ceiling, ensuite and walk-in closet

OPTIONAL HIS AND HERS WALK-IN CLOSETS

Convenient
second floor
laundry

Add this fabulous
media room
and have the
extra space now

*Lots of space for guests
or a growing family*

BASEMENT
ELEVATION A

WITH OPTIONAL
FINISHED BASEMENT
2,248/2,251 SQ. FT.
(INCLUDES 389 SQ. FT. OF
FINISHED BASEMENT AREA)

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Spectacular
circular staircase

Large great
room with
gas fireplace
and walk-out
to rear yard

Convenient deck
and entry to
backyard

Sumptuous master
bedroom with
tray ceiling, ensuite
and walk-in closet

Convenient
study niche

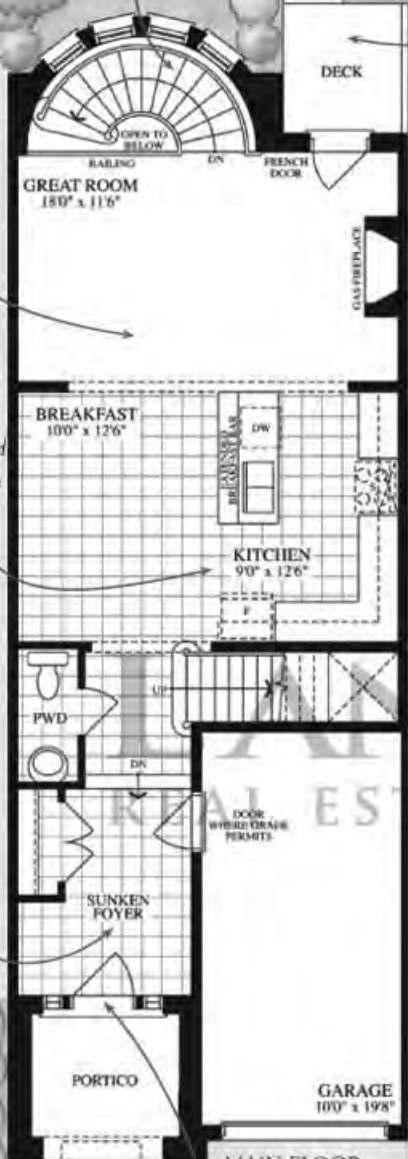
Incredible media room,
the perfect place for a
home theatre
or games room

Chef inspired
kitchen
with island and
breakfast room

Spacious
sunken
foyer with
convenient
entrance to
garage

Lots of space for guests
or a growing family

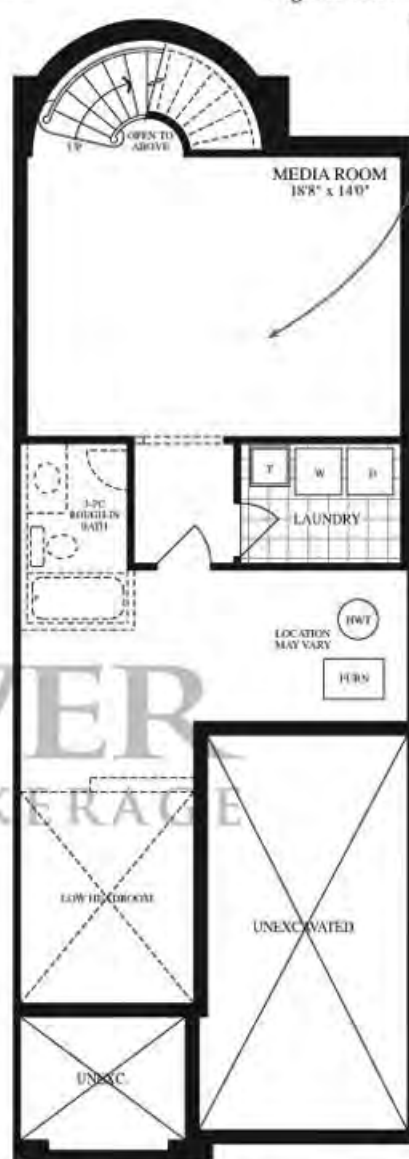
A fabulous oversized
8 ft. front door



MAIN FLOOR
ELEVATION A



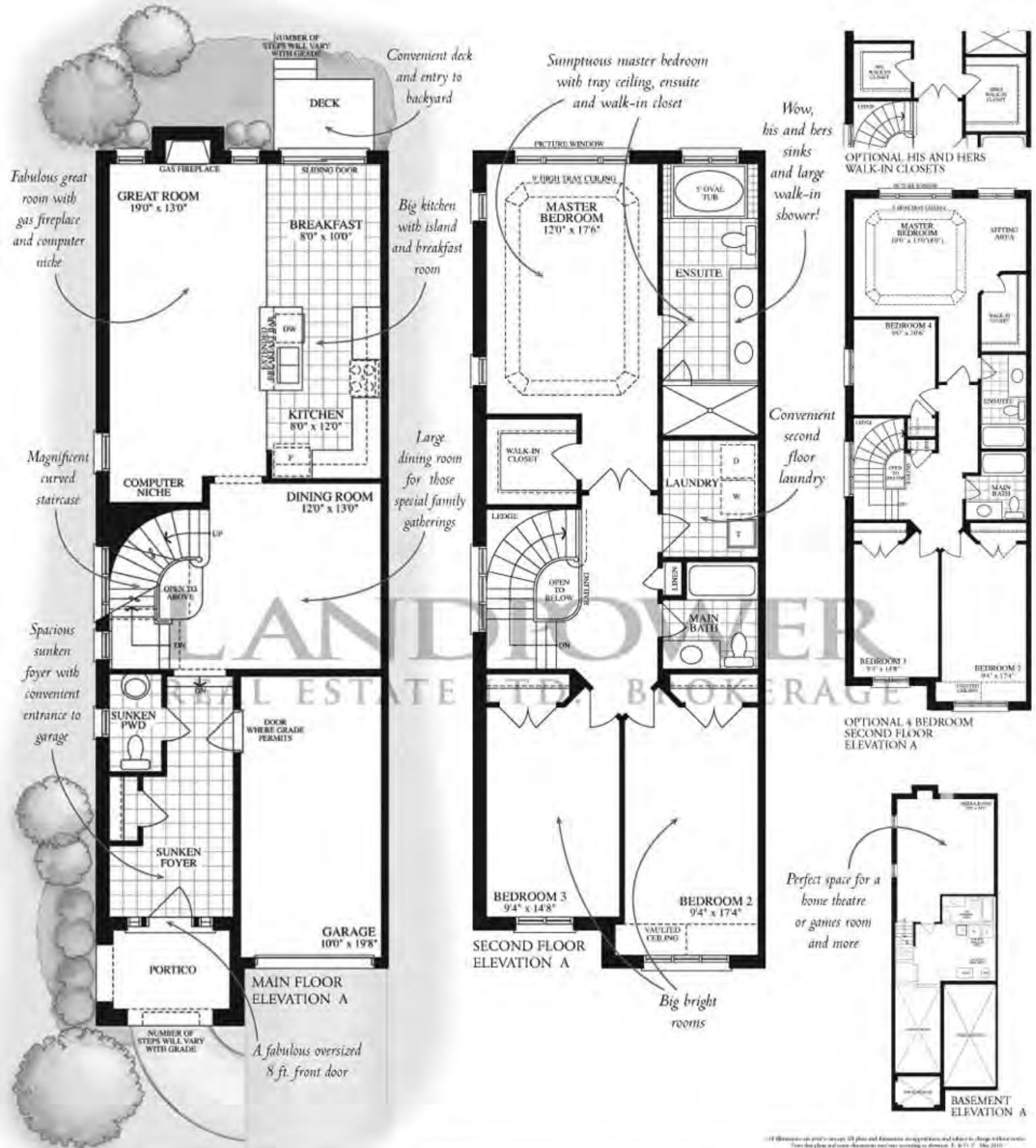
SECOND FLOOR
ELEVATION A



BASEMENT
ELEVATION A

All dimensions in inches except for floor and foundation dimensions which are in feet. Dimensions are approximate and subject to change without notice.

*See the plan and note dimensions to determine accuracy according to drawings 1, 2, 3 & 4. May 2011.



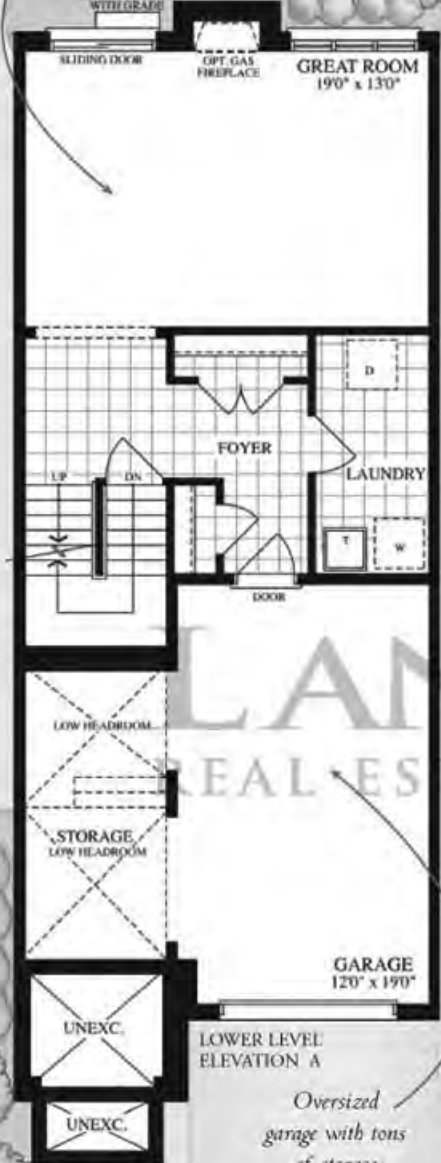


Exceptional great room
with walk-out to
rear yard

Big bright breakfast room
open to a fabulous
gourmet kitchen

Large master bedroom
with walk-in closet and
5 piece ensuite

Large open concept
family room with
gas fireplace



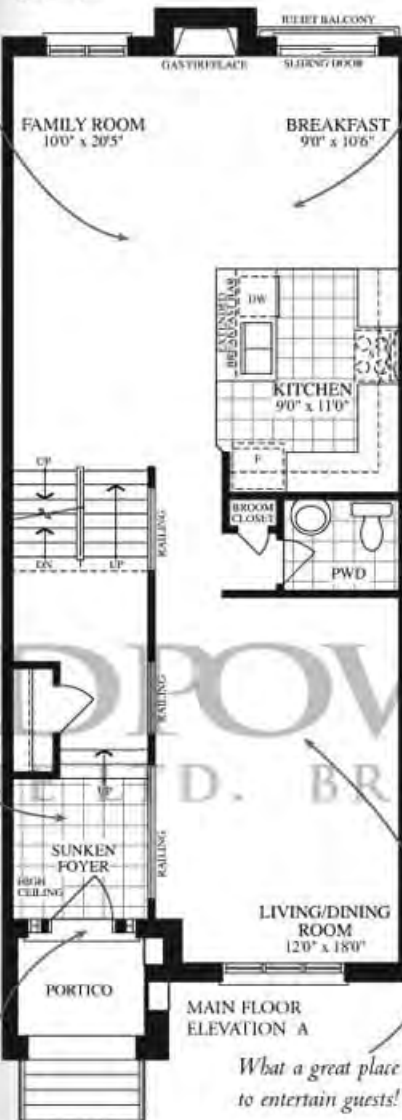
LOWER LEVEL
ELEVATION A

Oversized
garage with tons
of storage



OPTIONAL LOWER LEVEL
POWDER ROOM

A warm
and inviting
high ceiling
foyer



MAIN FLOOR
ELEVATION A

What a great place
to entertain guests!

A fabulous oversized
8 ft. front door



SECOND FLOOR
ELEVATION A

Lots of space for guests
or a growing family

Wow,
a full basement
is included too!



BASEMENT
ELEVATION A

All dimensions are given in feet and inches. All plans and dimensions are approximate and subject to change without notice. These drawings and other documents are not to be used for construction or other purposes without the written consent of the architect.

Just imagine what you can do with all this great space, and a walk-out to the backyard too!

NUMBER OF STEPS WILL VARY WITH GRADE

STANDARD TWO BR

GREAT ROOM
190' x 230'

UPPER LEVEL
REAR PORCH

OPTIONAL
P.W.D.

LAUNDRY
W.C. WITH
SECOND FLOOR
OFF LAUNDRY

ON

TO

DOOR

Diagram of a two-story house. The top floor is labeled 'UNEXC.' and the bottom floor is also labeled 'UNEXC.'. To the right of the house, the text 'LOWER LEVEL ELEVATION A' is written. Below this, a handwritten note says 'Oversized garage with lots of storage' with an arrow pointing to the right side of the house.

of storage.

FAMILY ROOM
19'0" x 11'6"

The floor plan shows a rectangular room with a French balcony and a garden door at the top. The dimensions are 19'0" x 11'6".

Floor plan of the second floor. The plan shows a curved staircase on the left, a decorative column in the center, a foyer area, and a large living/dining room area on the right. The living/dining room is labeled with dimensions: 120' x 212' (228'). The plan also includes a 'PORTICO' area at the bottom left and a 'FOYER' area. A curved arrow indicates a path from the living/dining room towards the right side of the plan.

MAIN FLOOR
ELEVATION A

Incredible

lots oversized
front door

The floor plan shows a large Master Bedroom (12'4" x 17'6") with a picture window and a 9' high tray ceiling. It is connected to an ensuite bathroom featuring a oval tub and a toilet. There are two walk-in closets: one in the Master Bedroom and another in the hallway. Arrows point from the text labels to the corresponding features in the plan.

Floor plan for the second level. The layout includes a central hallway with a staircase labeled 'DOWN' and 'UP' leading to a 'BALCONY' area. The balcony has a 'LEDGE' and is 'OPEN TO BELOW'. To the right is the 'MAIN BATH' with a bathtub, toilet, and sink. To the left are 'BEDROOM 3' (9'4" x 13'0") and 'BEDROOM 2' (9'4" x 12'4"). A large 'CLO' (closet) is located between the bedrooms and the bathroom. A 'CLO' is also shown near the balcony stairs.

SECOND FLOOR
ELEVATION A

Even more space!
A full basement is
included too!



RAY
ELE

7,339 SQ. FT.

AT HEATHWOOD, THERE IS A DIFFERENCE!

Every family has a special place where they feel close, and where great memories are born on a daily basis. It's the warm and welcoming place they call "home". The place where kids forge lifelong friendships, where neighbours help one another, and where everyone looks forward to the next backyard barbeque.

At Heathwood, we go beyond just building homes. We look to the future and recognize that the neighbourhoods we are creating are the beginning of something new, something better, something different - not just for you and your family but for generations to come as well.

Protecting our planet and keeping our environment healthy has never been more important than it is today. That's why your new Heathwood home has been designed with a long list of environmentally friendly features that will make a real difference. You'll enjoy lower energy bills, improved comfort and the knowledge that you are part of that difference, not just for today but tomorrow.

At Heathwood, *there is a difference.*
And together we can make a difference.



Heathwood.com

All renderings are artist's concept. Specifications are subject to change without notice. E. & O. E.