



# Edgewood Greens

A Master Planned Community by FLATO®

**BIGGER HOME, BIGGER SPACE, SMALLER PRICE**

VILLAGE OF DUNDALK



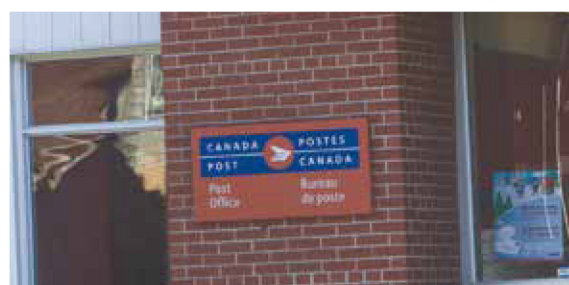




Here, modern amenities meld seamlessly with quiet country charm.

In Dundalk, small town architecture and flair blend seamlessly with modern conveniences accented by a friendliness and charm many thought long gone.

Look around to see the Olde Town Hall, the Dundalk Herald that's been publishing since 1881, and countless local businesses, each one more ingrained in the local community than the next. Not to mention construction is set to begin on Markdale Hospital, a modern 68,000 square foot facility that includes acute care beds, palliative care, a 24/7 emergency room, diagnostic imaging services, physiotherapy and space for ambulatory care clinics.







MAIN ST. E.

HWY. 9

VICTORIA ST. S.

VICTORIA ST. N.

SINCLAIR ST.

SHEFFIELD ST.

SOLD OUT

WERRY AVE.

SOLD

SOLD OUT

SOLD

SOLD

MODEL HOME

HAGAN ST.

SEELEY AVE.

SOLD

OCCUPIED

OCCUPIED

OUT

SOLD OUT

SOLD

VANDUSEN AVE.

SOLD OUT

VANDUSEN AVE.

STOCKS AVE.

MOODY ST.

PLAYGROUND

OPEN SPACE

NEW BRIDGE

WRIGHT ST.

RUSSELL ST.

MORGAN AVE.

COLGAN CRES.

MILLINER AVE.

McALISTER ST.

SYMINGTON ST.

COLGAN CRES.

HWY. 10

FUTURE PROPOSED BUS STOP

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FLATO DEVELOPMENTS INC. PINEVALLEY

PHASE 4B

FUTURE





PHASE 4B  
SCHEDULE E



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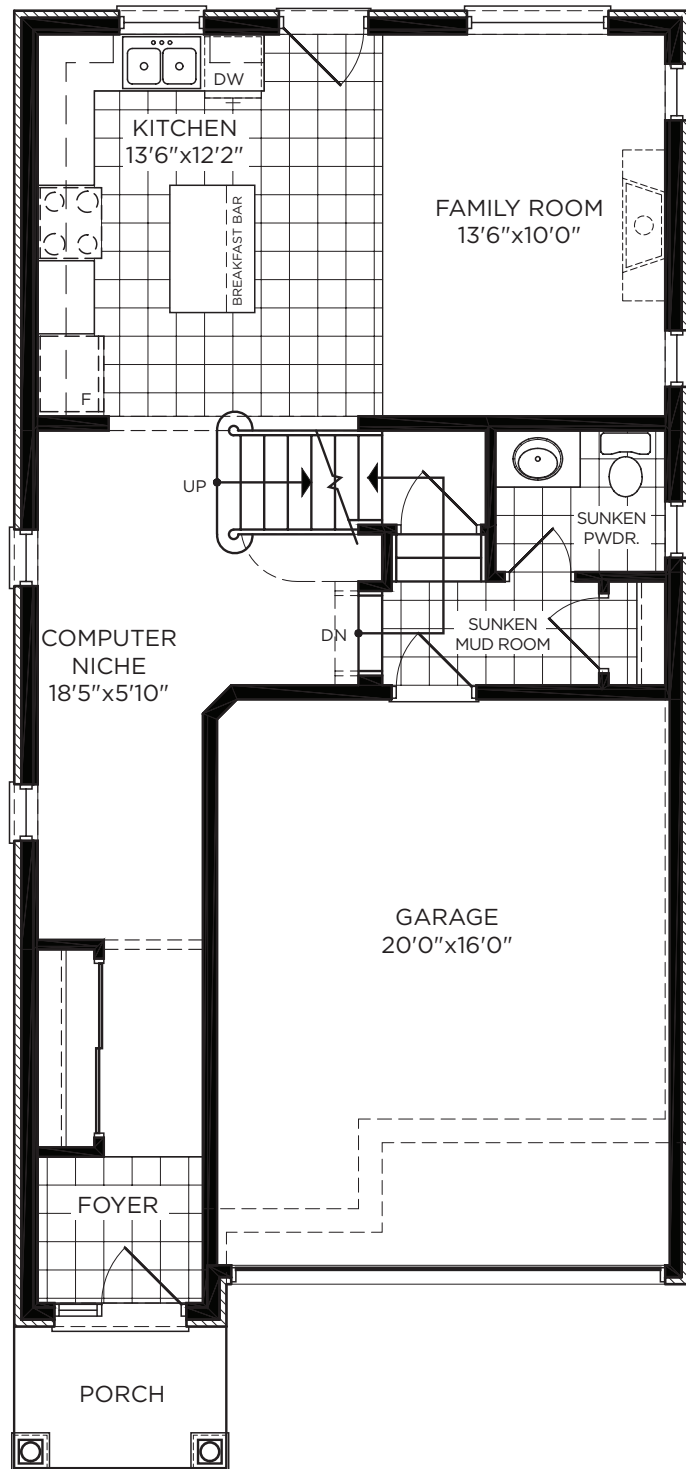




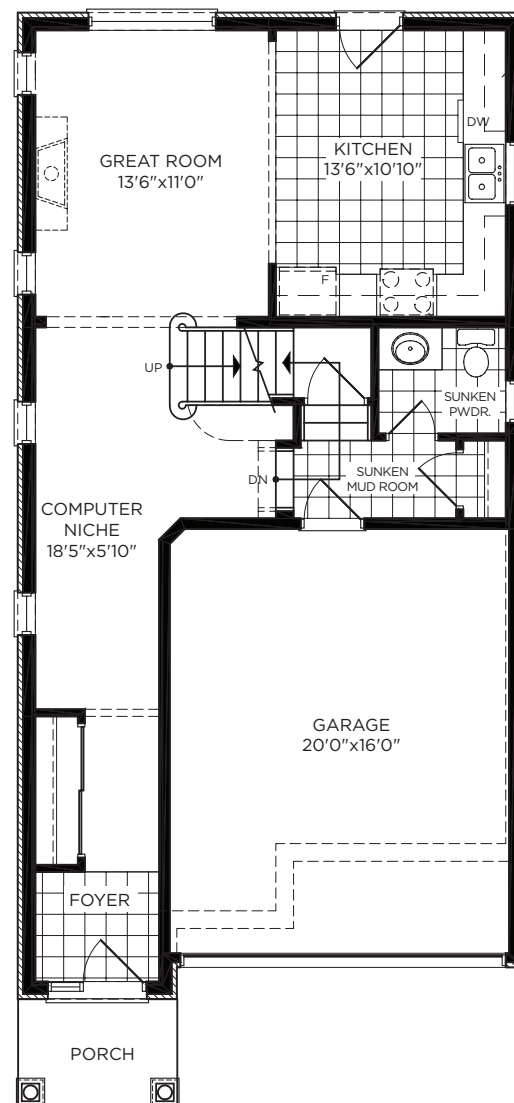
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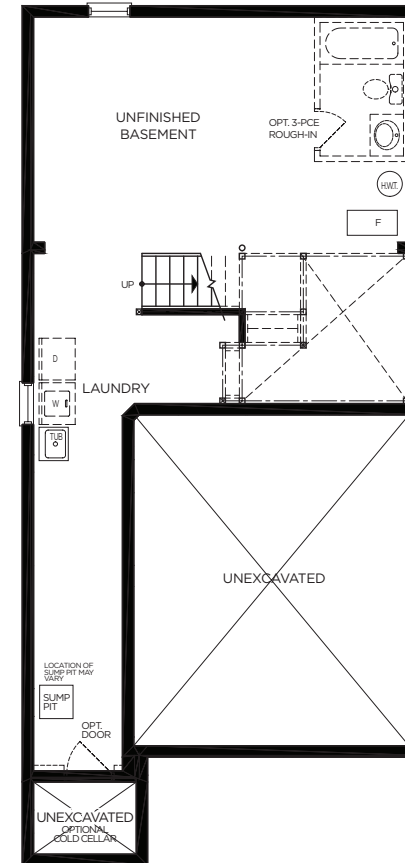
# HIGH PARK 1,751 SQ.FT.



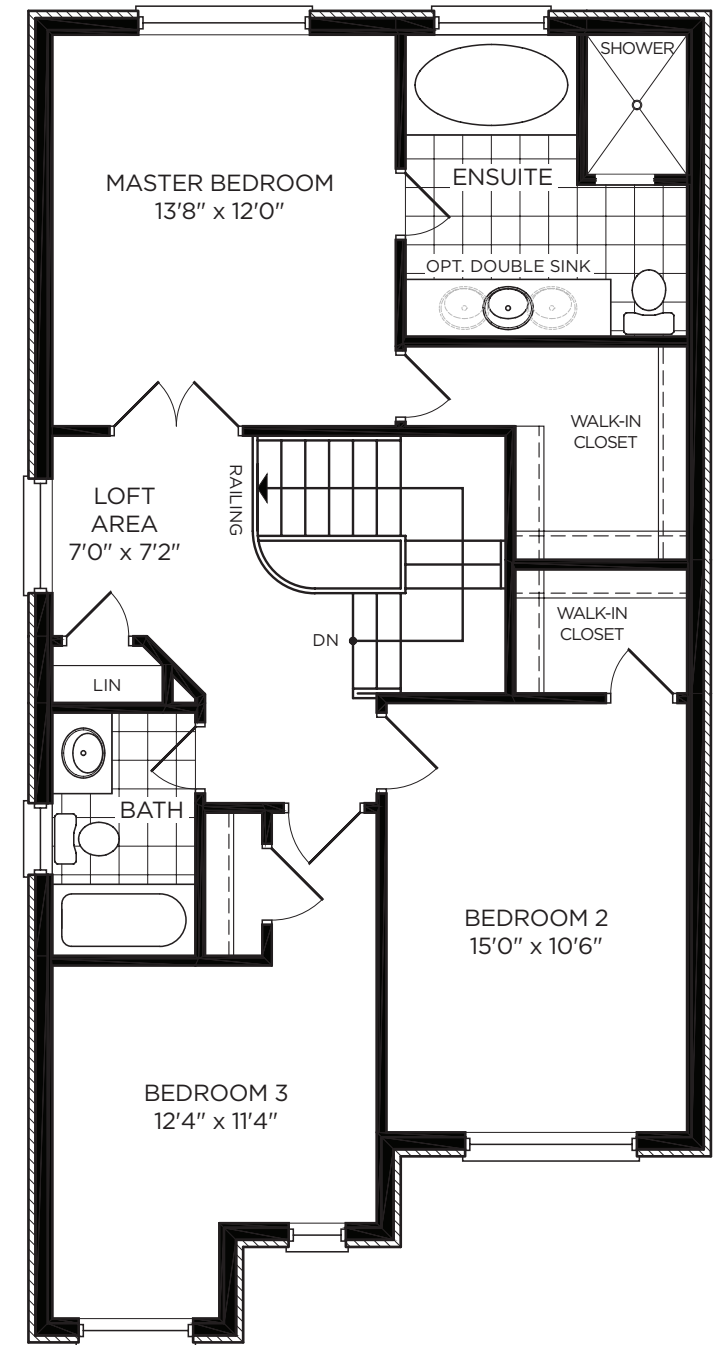
MAIN LEVEL



ALT MAIN LEVEL



LOWER LEVEL



UPPER LEVEL





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# HIGH PARK

1,751 SQ.FT.



ELEVATION A



ELEVATION B



ELEVATION C

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**PINEVALLEY**  
ESTATES

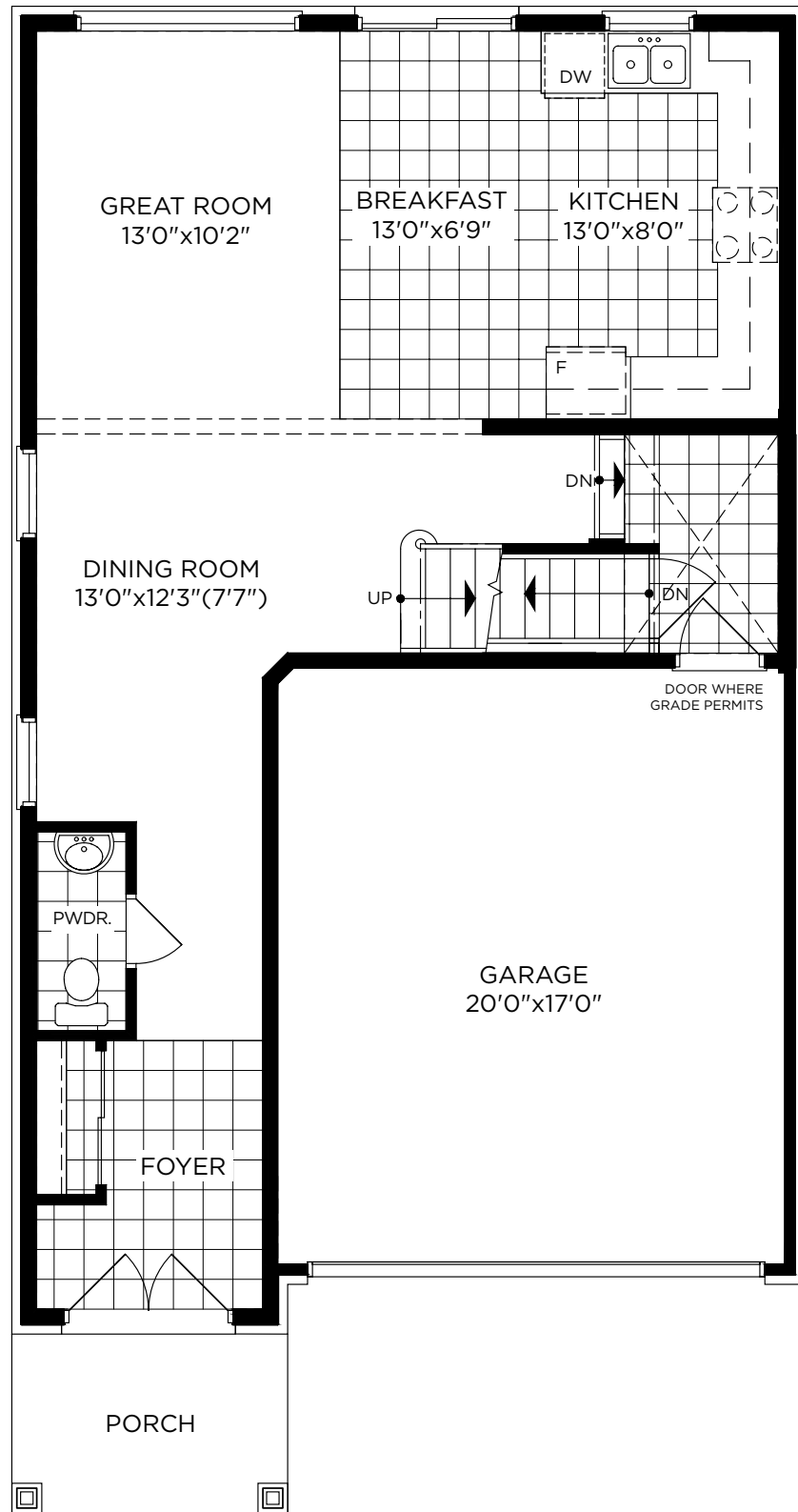




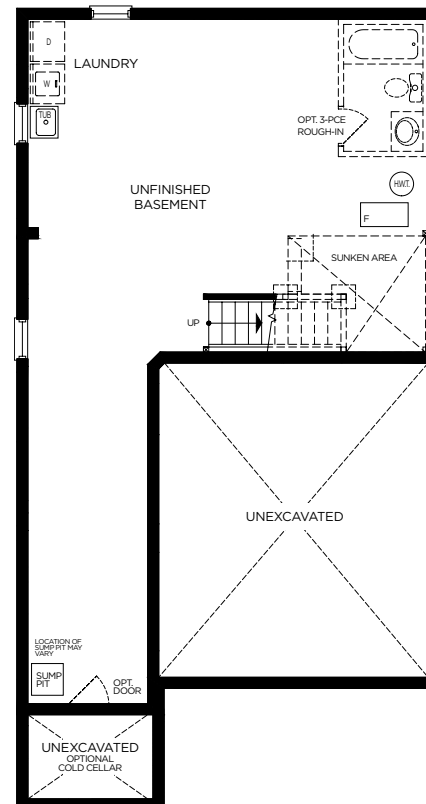
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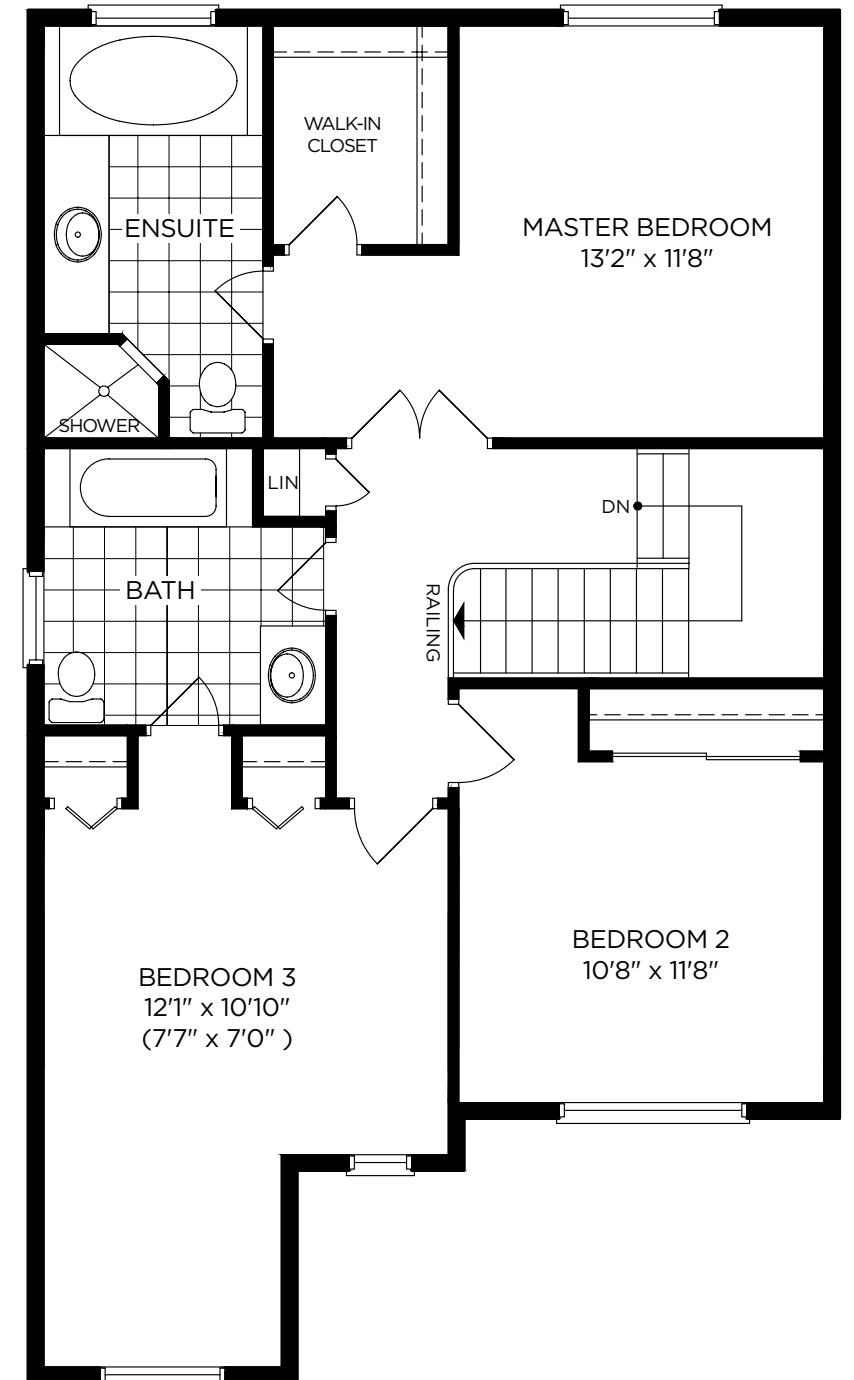
## LOGAN 1,830 SQ.FT.



MAIN LEVEL



LOWER LEVEL



UPPER LEVEL





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LOGAN  
1,830 sq.ft.



ELEVATION A



ELEVATION C



ELEVATION B

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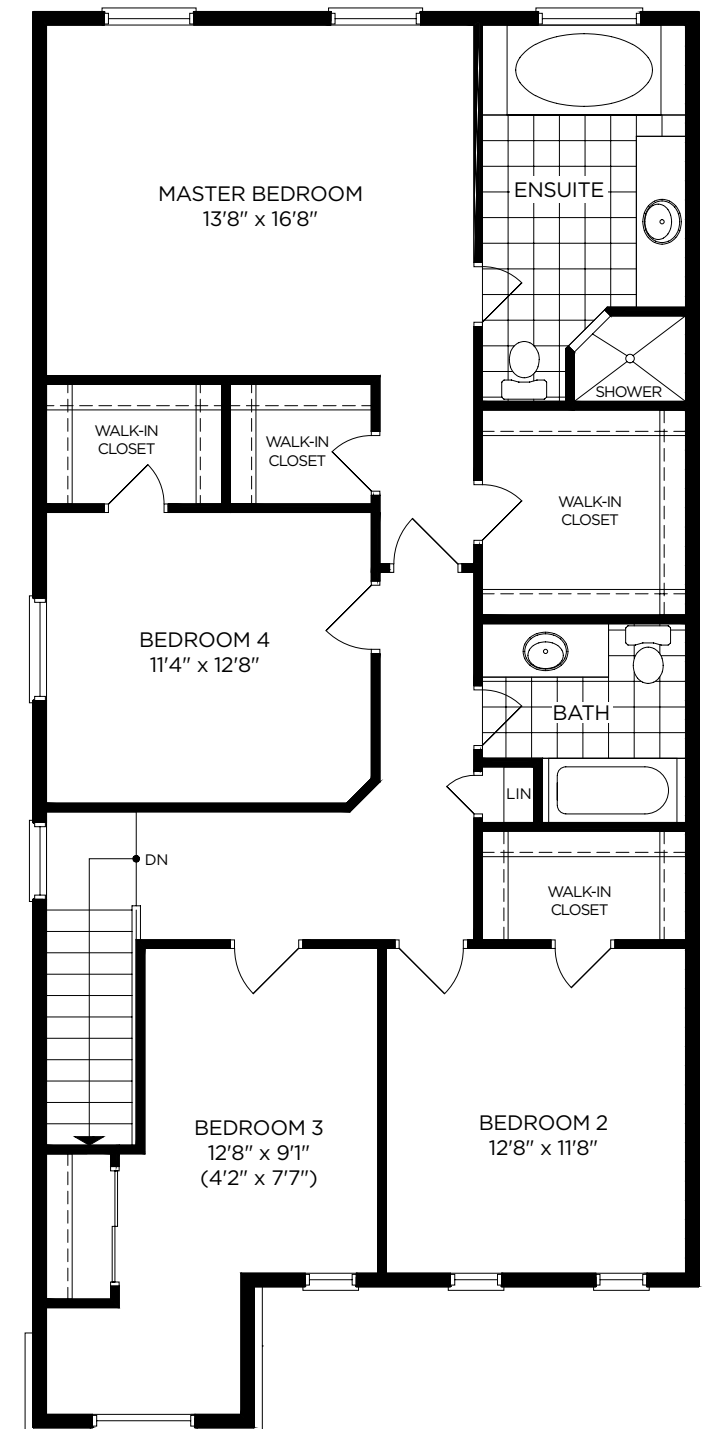
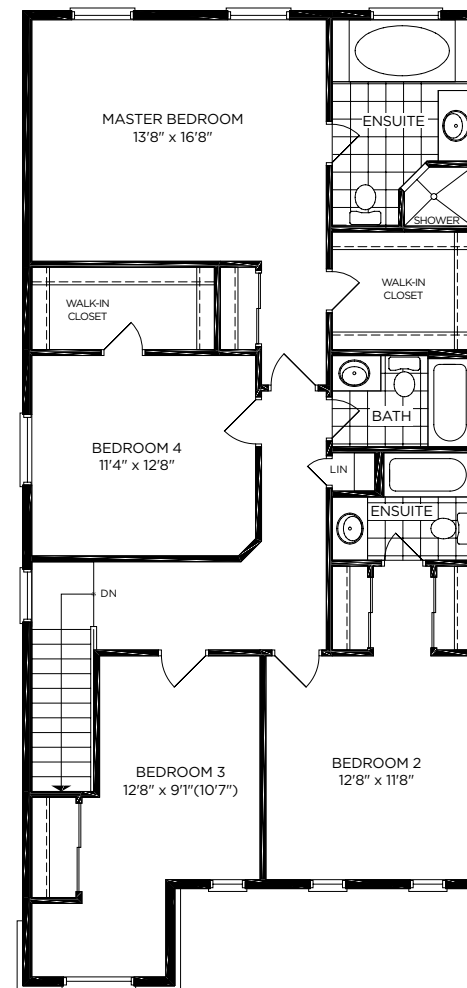
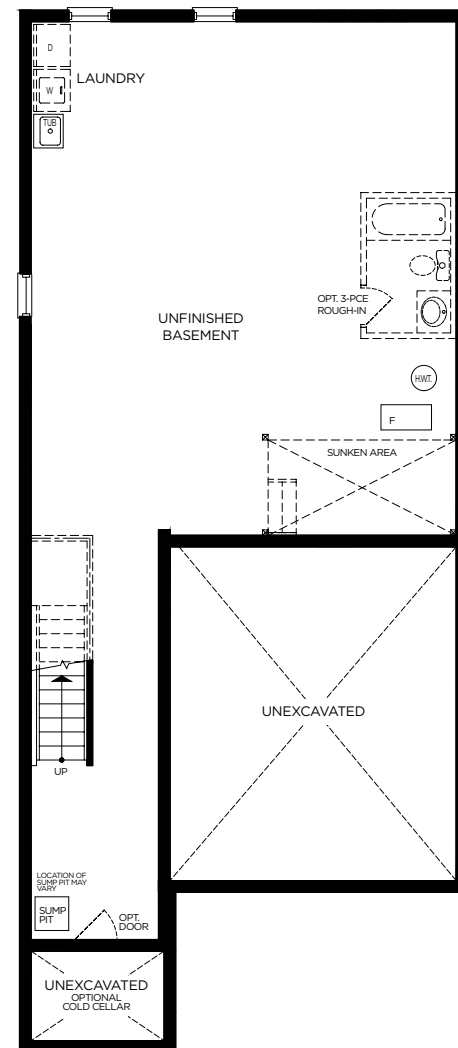
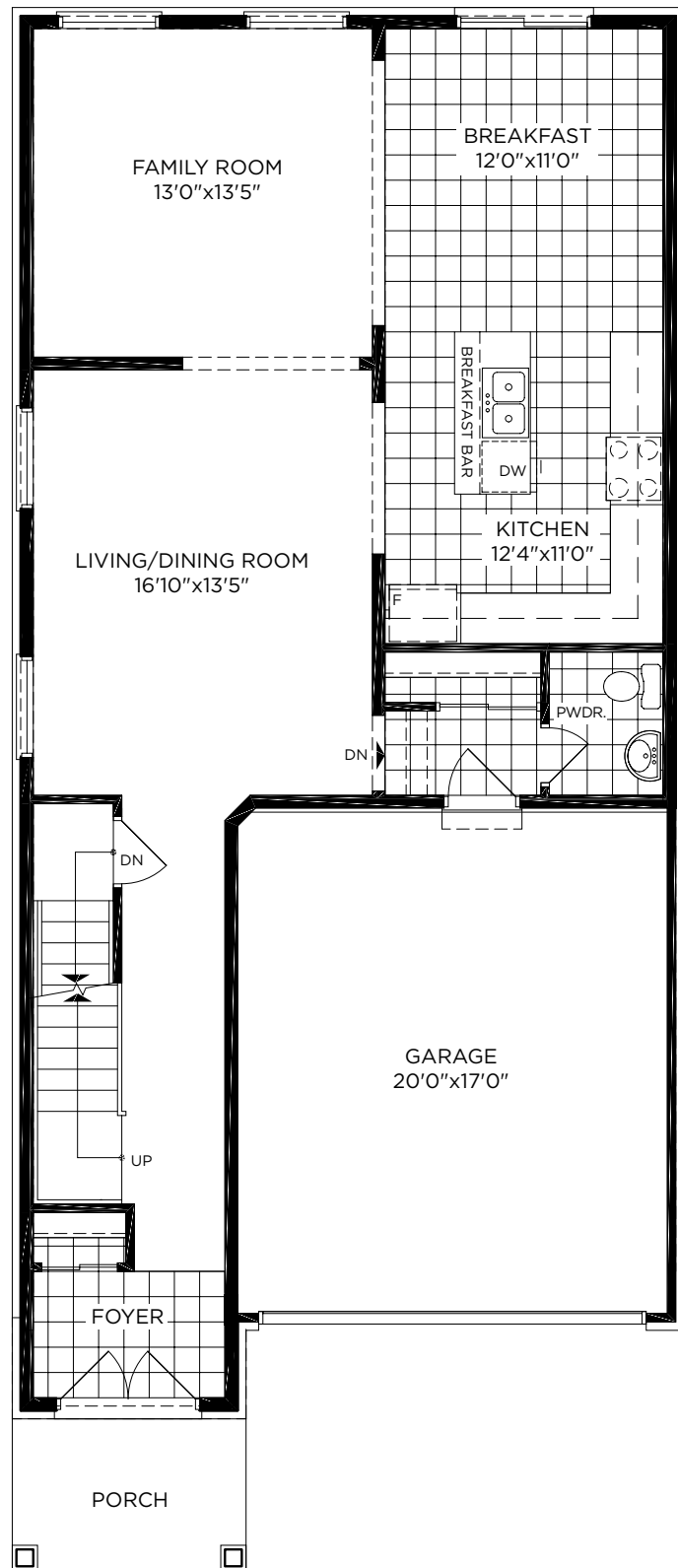




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## SABLE 2,447 SQ.FT.



MAIN LEVEL

ALT. UPPER LEVEL

UPPER LEVEL

LOWER LEVEL

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SABLE  
2,447 SQ.FT.



ELEVATION B



ELEVATION C



ELEVATION A

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**PINEVALLEY**  
ESTATES

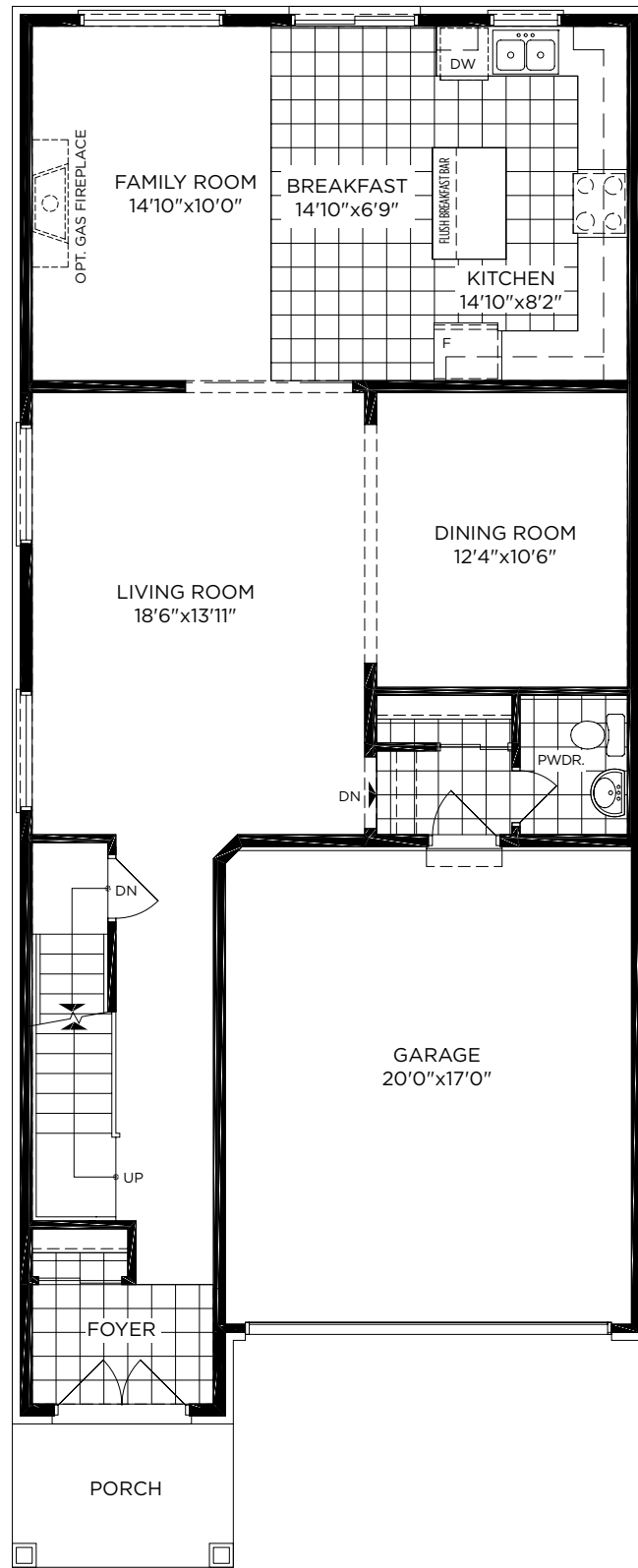




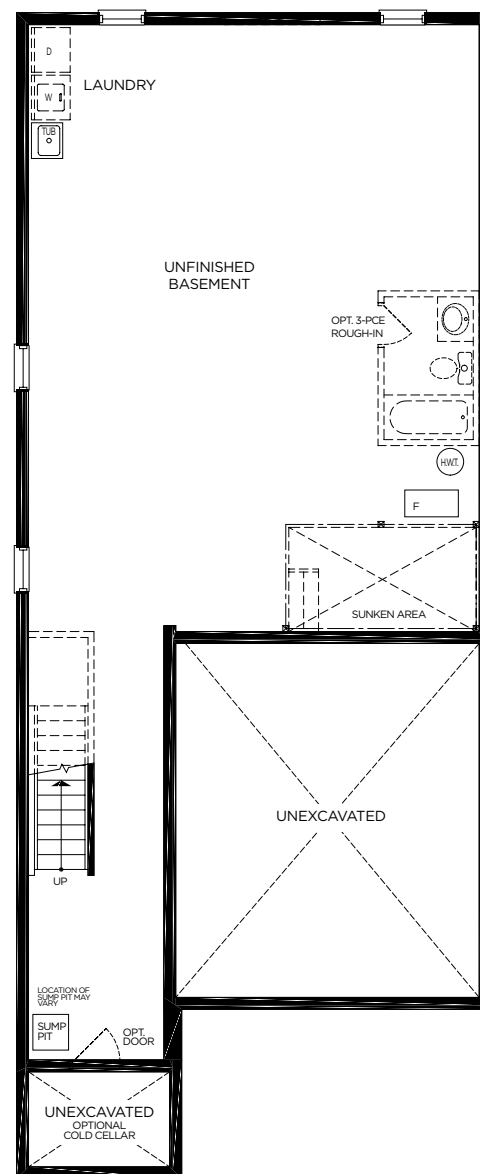
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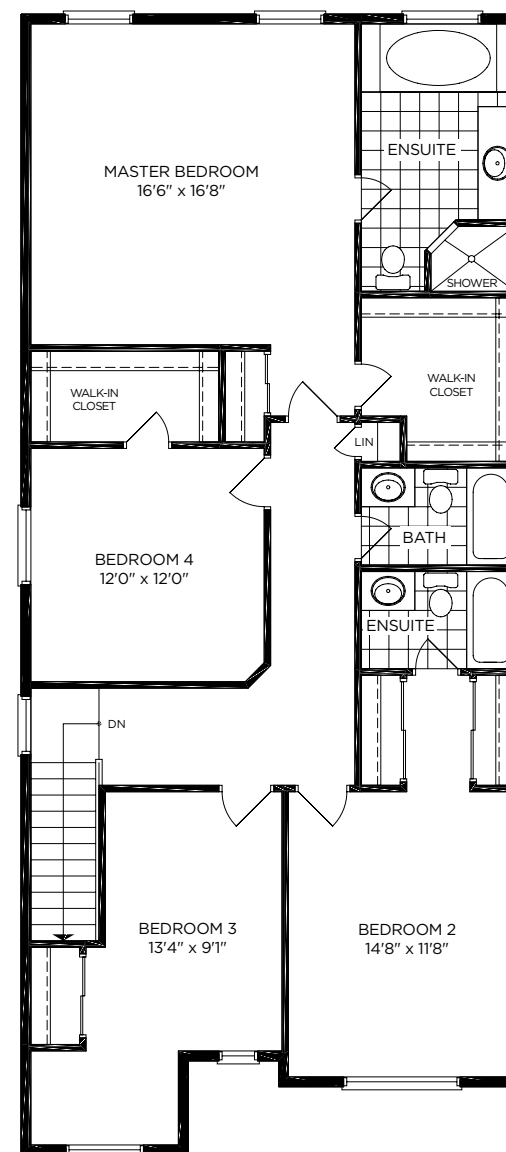
# CASCADE 2,663 SQ.FT.



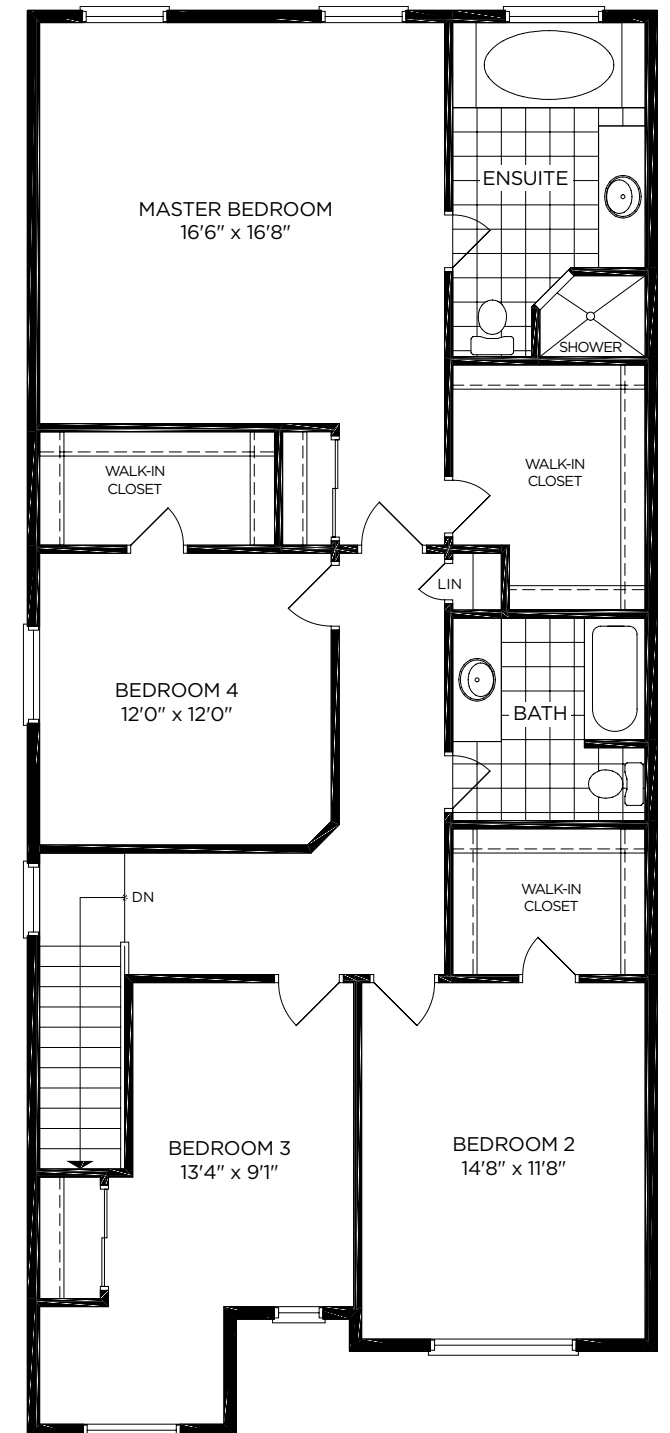
MAIN LEVEL



LOWER LEVEL



ALT. UPPER LEVEL



UPPER LEVEL

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Edgewood Greens

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CASCADE  
2,663 SQ.FT.



ELEVATION B



ELEVATION C



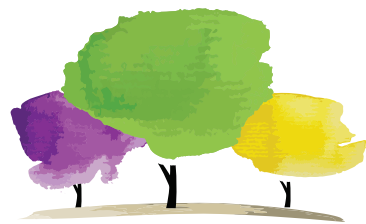
ELEVATION A

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ESTATES

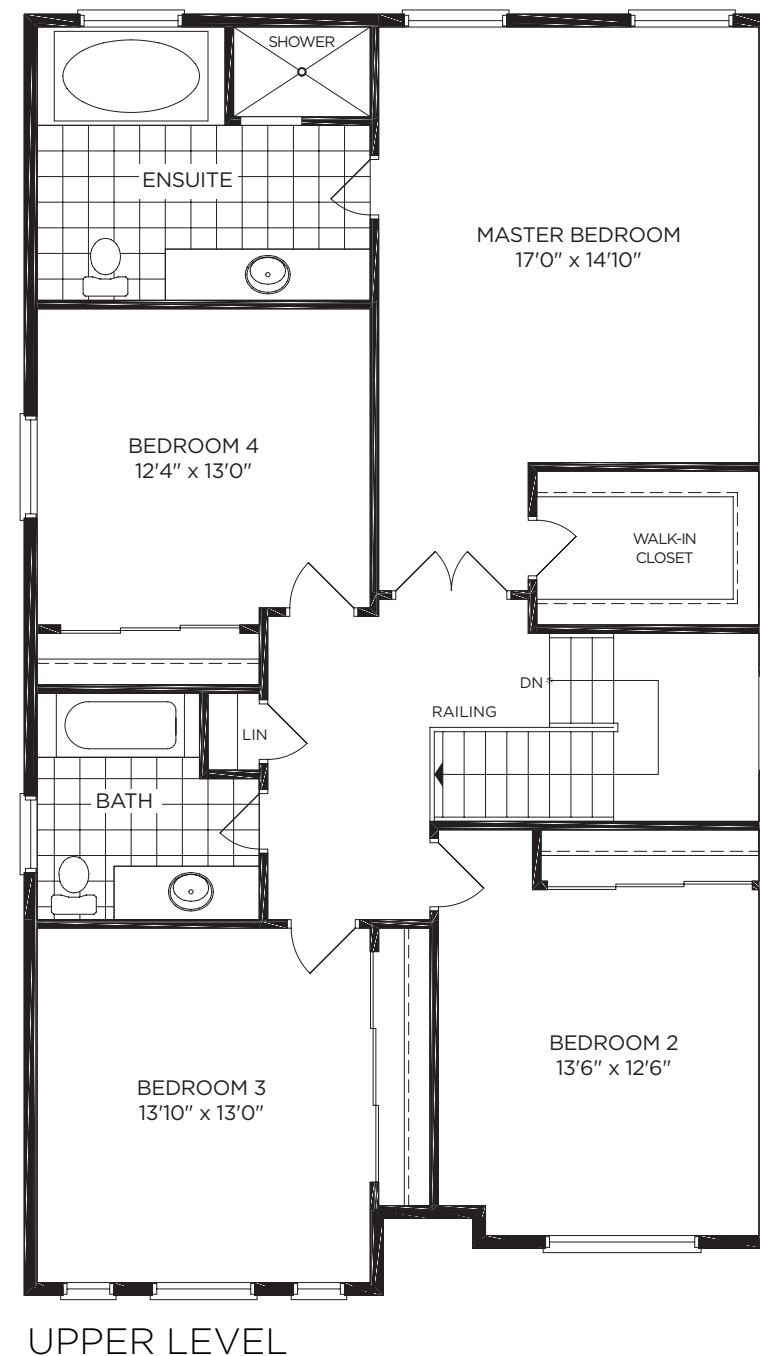
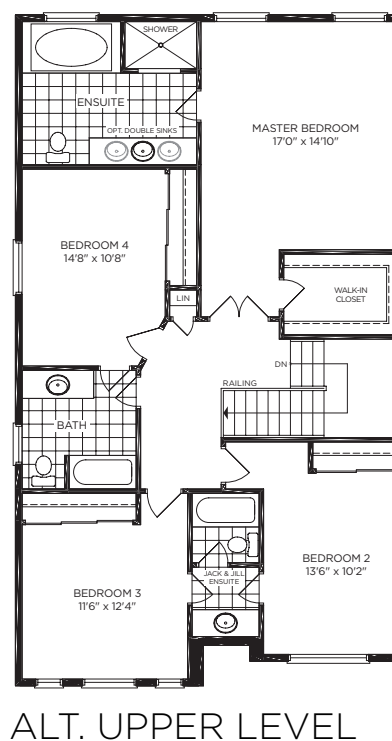
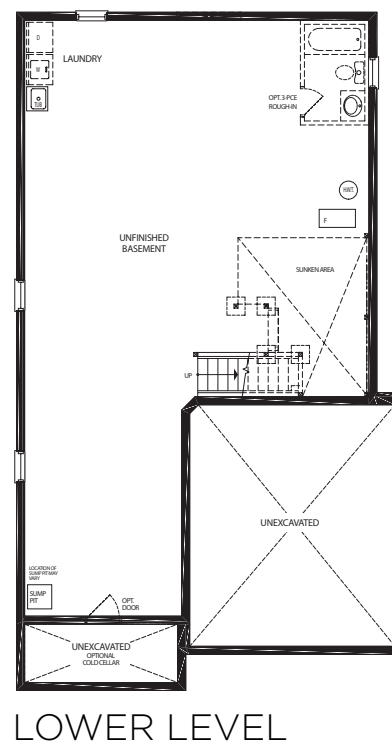
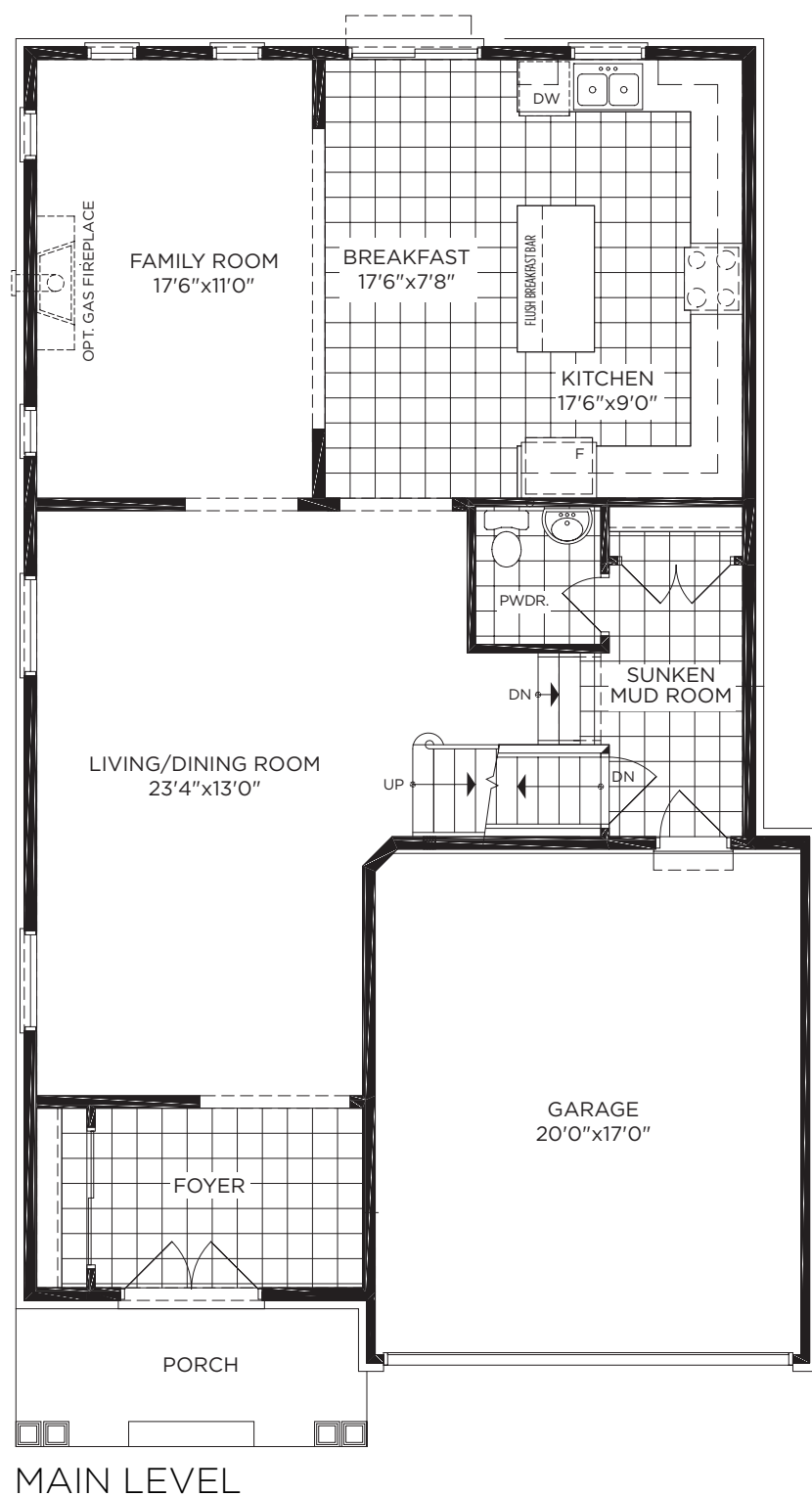




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## ROUGE 2,708 SQ.FT.







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ROUGE  
2,708 sq.ft.



ELEVATION A



ELEVATION C



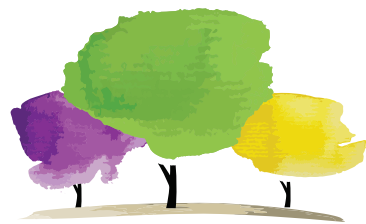
ELEVATION B

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**PINEVALLEY**  
ESTATES

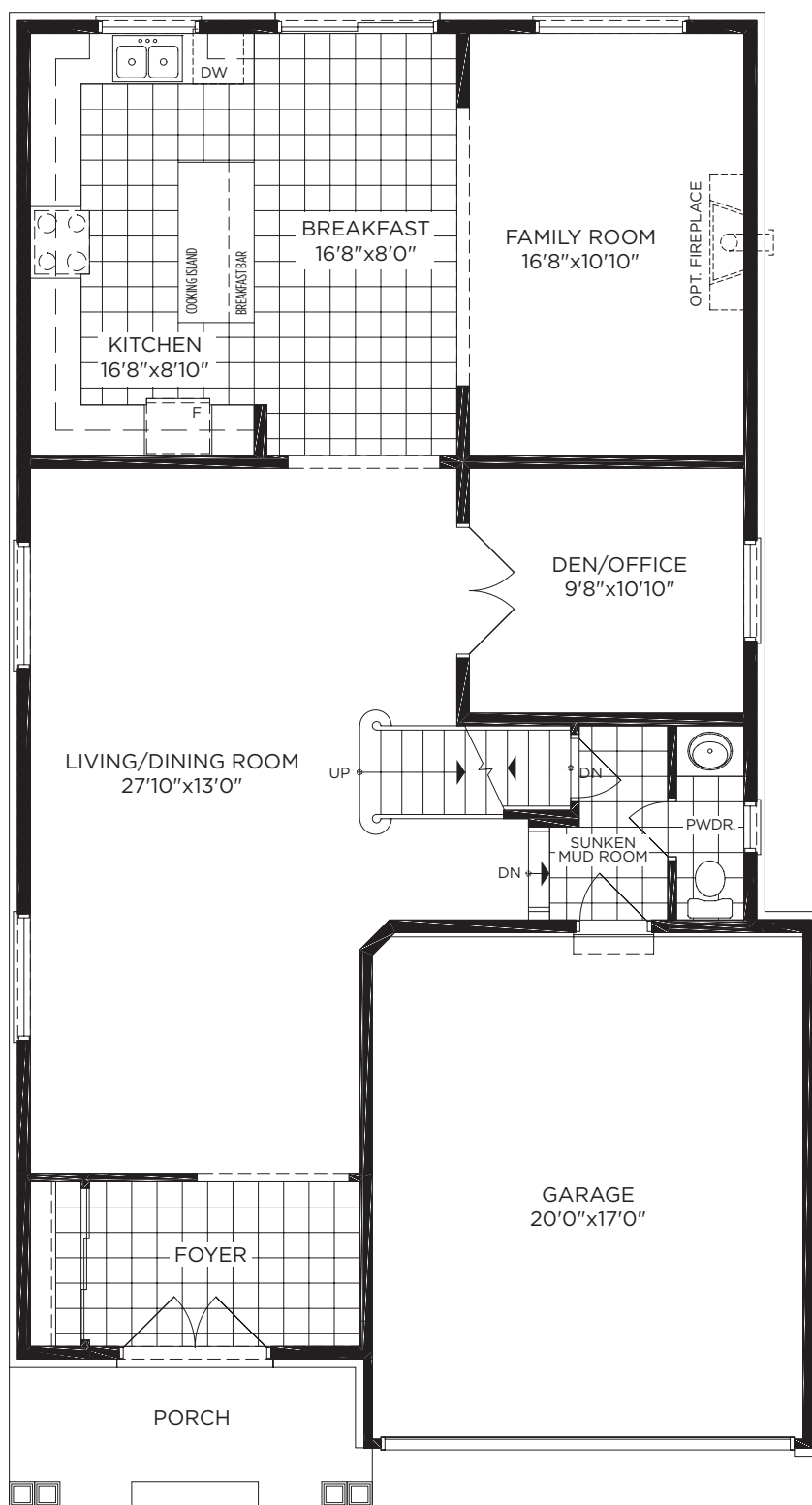




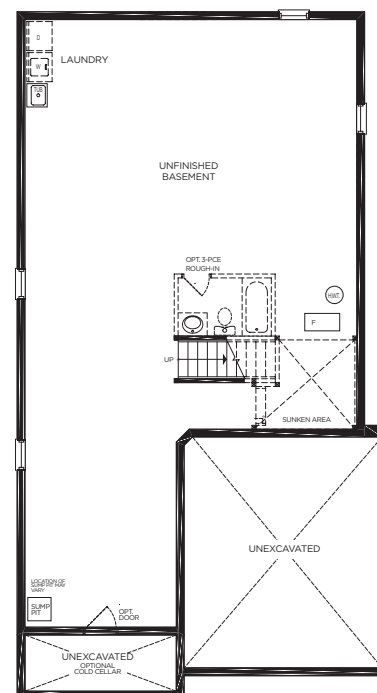
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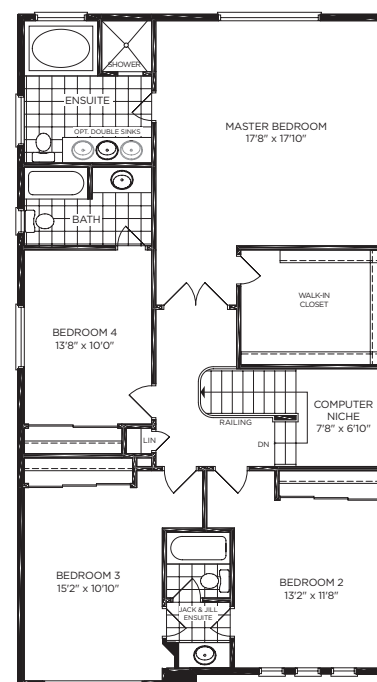
## TREMBLANT 2,910 SQ.FT.



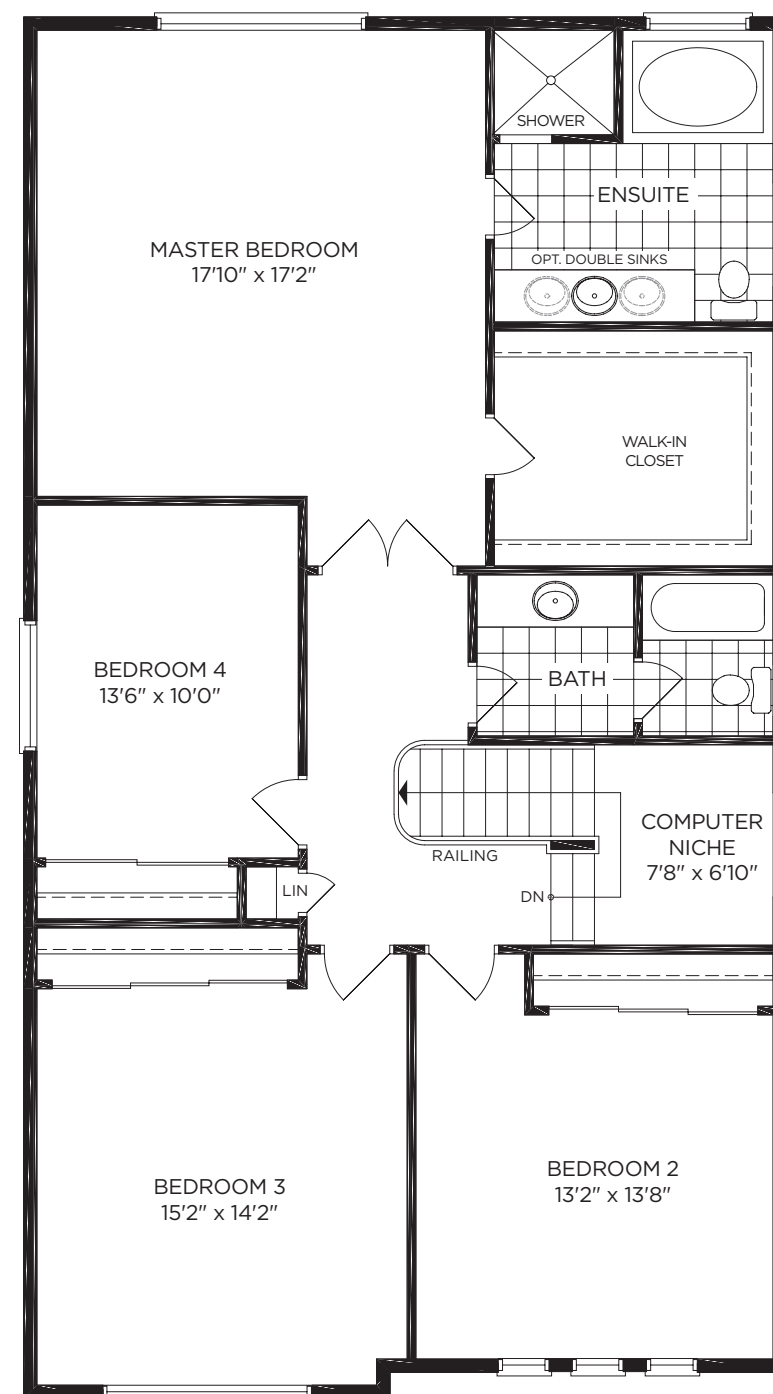
MAIN LEVEL



LOWER LEVEL



ALT. UPPER LEVEL



UPPER LEVEL





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# TREMBLANT

2,910 sq.ft.



ELEVATION A



ELEVATION B



ELEVATION C

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MAIN LEVEL







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GLACIER  
3,063 SQ.FT.



ELEVATION A



ELEVATION B



ELEVATION C

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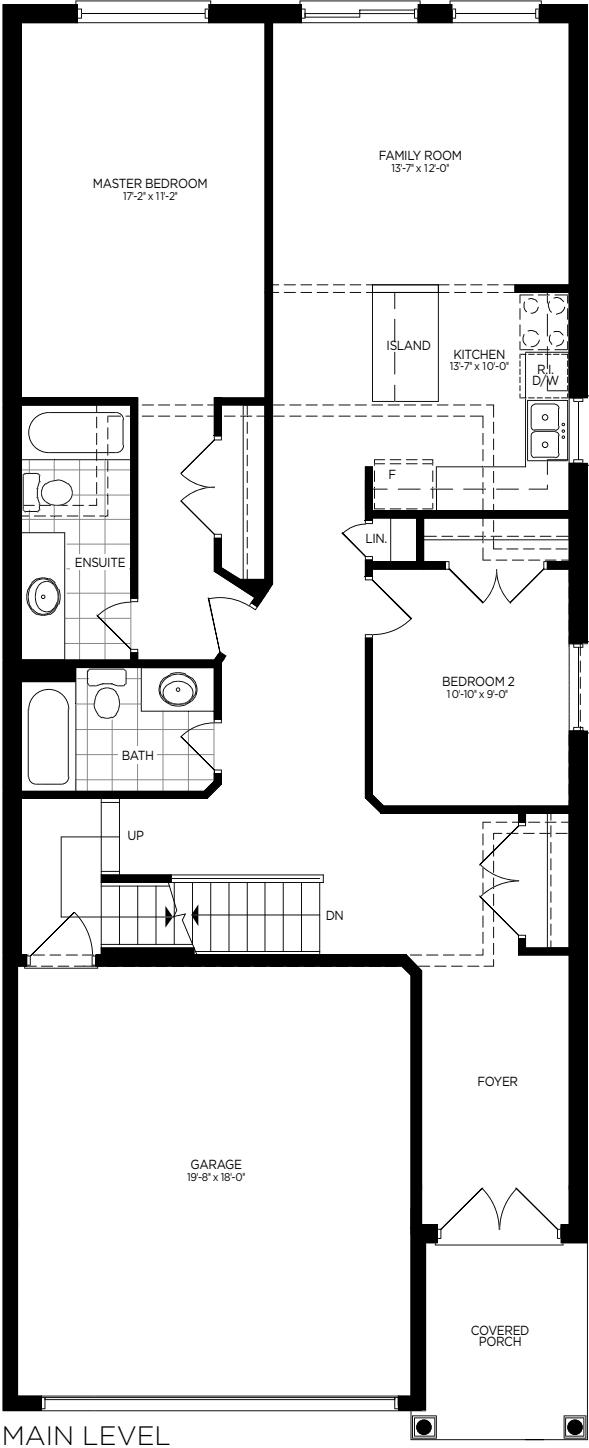
# MUSKOKA

1,280 SQ.FT.

## ELEVATION A



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E. & O. E. September 2018







MUSKOKA  
1,280 SQ.FT.

ELEVATION A



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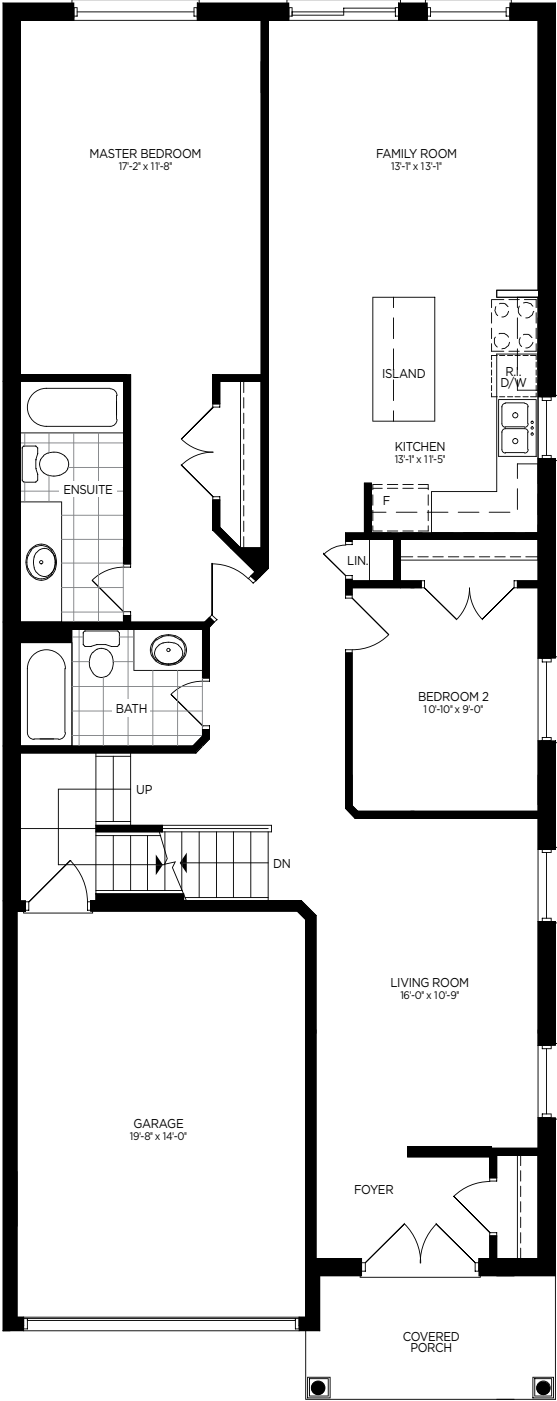
## CANYON PARK

1,390 SQ.FT.

### ELEVATION A



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MAIN LEVEL





Edgewood Greens

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CANYON PARK

1,390 SQ.FT.

ELEVATION A



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# FEATURES & FINISHES

## FAMILY KITCHEN

1. Purchaser's choice of Furniture Finish Kitchen Cabinets from vendor Standard samples.
2. STAINLESS STEEL DOUBLE COMPARTMENT SINK.
3. QUALITY IMPORTED FLOOR TILES from vendor samples.
4. Exhaust hood fan over stove vented to the outside.
5. Heavy duty electrical receptacle for stove.
6. Split electrical outlets at counter level for small appliances.
7. Choice of Laminate Counter Tops from vendor's samples.

## BATHROOMS

8. MASTER ENSUITE BATH with sink as per applicable model type.
9. SINGLE LEVER FAUCET WITH TEMPERATURE CONTROL in bathtub and shower.
10. PEDESTAL SINKS or Single VANITY in all POWDER ROOMS. Other bathrooms with VANITY CABINETS and laminate countertops from vendor samples. (As per plan).
11. SINGLE LEVER FAUCETS to all vanity and pedestal sinks.
12. QUALITY IMPORTED CERAMIC TILES from vendor samples to floors and bathtub enclosure, two rows of tile where ensuite oval tubs with separate shower stall.
13. TILED SHOWERS (where indicated on plans) with MARBLE JAMBS.
14. CERAMIC BATHROOM ACCESSORIES includes towel rack, soap dish, and toilet tissue dispenser.
15. Exhaust fans vented to exterior in all bathrooms. As per model.

## LAUNDRY AREAS

16. Single laundry tub with hot and cold water faucet, (as per plan).
17. Heavy duty electrical outlet for dryer and electrical outlet for washer.
18. Dryer vent connection to exterior.

## ELECTRICAL & HEATING

19. 200 AMP SERVICE with Circuit-breaker type panel.
20. LIGHT FIXTURES installed throughout, except living area with switch activated wall outlet, and capped ceiling outlet in dining area.
21. SMOKE & CARBON MONOXIDE DETECTORS on Main Floor, Upper Hall, Basement and all bedrooms.
22. Two electrical outlets in garage (one in wall, one in ceiling).
23. DECORA electrical switches and receptacles.
24. Ground fault interrupter protection on bathrooms.
25. HIGH EFFICIENCY GAS FURNACE & ROUGH-IN FOR CENTRAL AIR.
26. ROUGH-IN SECURITY SYSTEM.
27. ROUGH-IN CENTRAL VAC & SYSTEM OUTLETS. One per floor level.

## QUALITY CONSTRUCTION AND OTHER FEATURES

28. Architecturally controlled Clay Brick exteriors with quality trim details. As per applicable model and elevation.

29. Masonry details in brick and/or pre-cast per elevation.
30. DECORATIVE WOOD COLUMNS per applicable exterior plans (EXTERIOR).
31. paneled sectional roll-up garage doors as per elevation.
32. MAINTENANCE FREE VINYL CASEMENT WINDOWS throughout.
33. All exterior doors and windows to be fully caulked.
34. Steel, insulated front entrance door with coach lamp, grip set, dead bolt, weather-stripping, and insert windows – as per model.
35. SELF-SEALING ASPHALT ROOF SHINGLES in blended colours with a 25 YEAR MANUFACTURER'S WARRANTY.
36. Pre-Finished MAINTENANCE FREE soffits, fascia and downspouts.
37. Two exterior hose bibs, one at rear and one in garage.
38. PAVED DRIVEWAY (as per Purchase and Sale Agreement).
39. Precast concrete patio slab walkway from driveway to front porch, including precast steps at front or rear where applicable.
40. Lot sodded and graded to requirement of the Municipality.
41. 2" x 6" EXTERIOR FRAMED WALL construction.
42. Tongue and Groove Sub-flooring throughout, nailed, screwed down, and joints sanded prior to finish flooring installation.
43. Engineered roof truss system and 3/8 inch roof sheathing.
44. Poured concrete basement walls with DRAINAGE MEMBRANE BLANKET WRAP TO ALL INTERIOR BASEMENT LIVING AREAS, and weeping tile drain pipe at footings where applicable.
45. Front porch where required by grade.
46. Poured concrete basement floors and garage floors.
47. Complimentary Duct Cleaning Prior to Occupancy.
48. Engineered floor joist system throughout.
49. Future electric vehicle charging outlet at the garage (empty conduit).

## LIVING AREAS

48. 9 FOOT CEILINGS on Main Floor and 8 FOOT CEILINGS on second floor.
49. Imported CERAMIC TILES, as per applicable plans, from vendor's samples.
50. Quality 35 oz. BROADLOOM with foam underpad to all living areas, except where tiled indicated on plans and unfinished areas.
51. OAK RAILINGS AND PICKETS, in Natural Finish, from first floor to second floor stairway where indicated on plans.
52. COLONIAL STYLE INTERIOR DOORS and COLONIAL STYLE TRIM throughout finished areas, quarter round trim to tiled areas where indicated on plans.
53. SATIN FINISH LEVER interior hardware for all doors.
54. All doors and windows to be trimmed throughout in finished areas.
55. MELAMINE SHELVING to all closets, including linen.
56. Interior walls finished in quality LATEX PAINT in all areas.
57. Stipple-sprayed ceilings throughout, except kitchens, bath rooms, laundry and unfinished areas.

PRICES, TERMS AND CONDITIONS SUBJECT TO CHANGE WITHOUT NOTICE. THE VENDOR HAS THE RIGHT TO SUBSTITUTE MATERIALS WITH MATERIALS OF EQUAL OR BETTER QUALITY. E & O.E.

