



Nestled in Grey County, just north of the city in the growing town of Dundalk lies a truly unique community. A community built on a storied history that is as quaint as it is connected. Where life's a little simpler, there's still time for small talk, and you can feel the neighbourly charm everywhere. Welcome to Carriage House from FLATO® Developments, another master planned community that combines the warmth and sense of togetherness of a small town on the edge of everything. Shopping, restaurants, recreation centres, transit, a library, hospital and more all come together to create a place perfect for young families. Offering a new collection of townhomes and detached homes, Carriage House has been meticulously thought out with heritage exterior finishes and a host of extras, with major highways at your fingertips, and in turn the GTA at your beck and call. This is modern living in a place that looks to the future without forsaking its past.

Carriage House, A Master Planned community by FLATO®.

FIND YOURSELF IN THE MIDDLE OF EVERYWHERE.

Carriage House offers modern living at its finest. Here, neighbours are friends and there's a sense of community that permeates everything around these parts. All backed by FLATO's® signature attention to detail and unparalleled customer care. The result is a place you'd be proud to call home. And a home you'd be proud to call your "forever home."



FIND YOUR WAY HOME TO CARRIAGE HOUSE.

Here, you'll experience the innovation and care that goes into each and every FLATO® home. Featuring a host of heritage exterior finishes and standard features you won't find anywhere else, Carriage House is making it possible for families to live in a quiet, safe community with a level of style and sophistication rarely found at this price point.





THIS FEELS LIKE HOME



Mustang - Elevation B

Artist's Concept

BUILT FOR COUNTLESS TOMORROWS.

Drawing from Grey County's rich architectural tapestry, our Singles Collection has been expertly crafted with charming heritage features on a refreshingly modern design palette. This is the perfect place to settle down, grow roots and watch your family blossom amidst the warm and inviting community spirit unique to Dundalk.



FROM OUR FAMILY, TO YOURS.

Discover the ultimate in gracious family living. Carriage House boasts a limited selection of detached singles up to 2,860 square feet, complete with a full suite of modern finishes. Meticulously designed, each home features an innovative open-concept plan ideally suited to today's connected family dynamic.



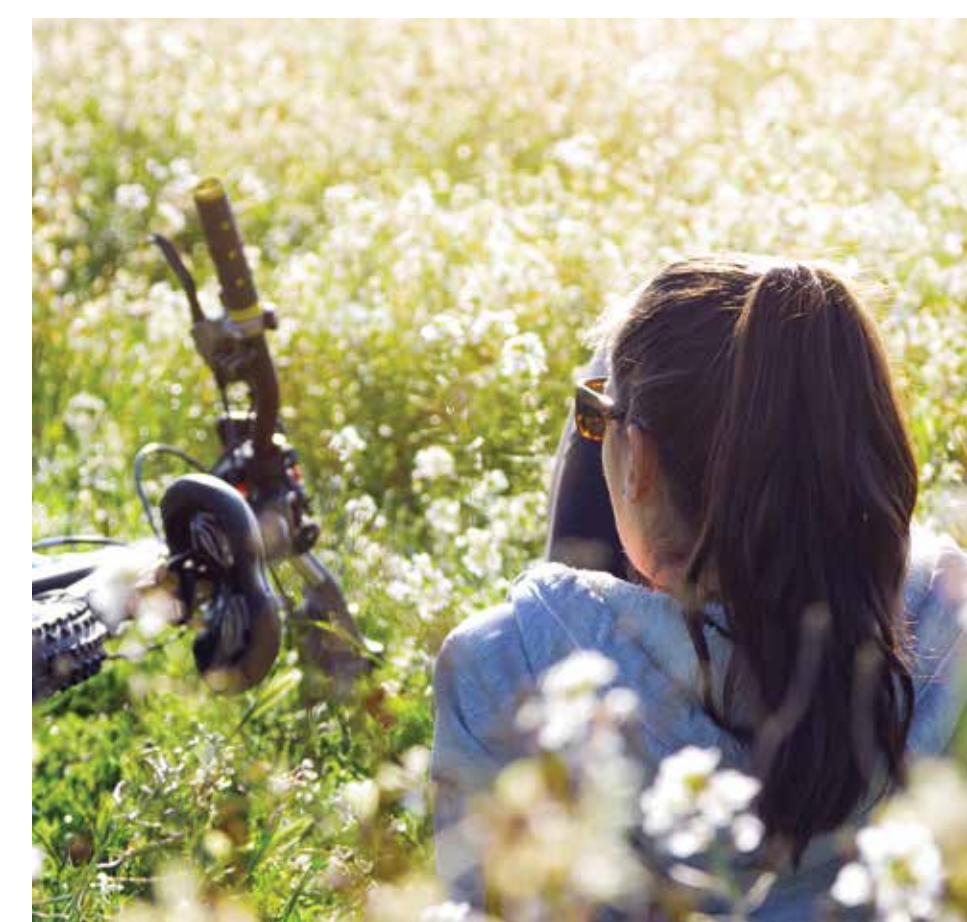
Palomino - Elevation C

Artist's Concept

IT'S WHAT'S INSIDE THAT COUNTS.

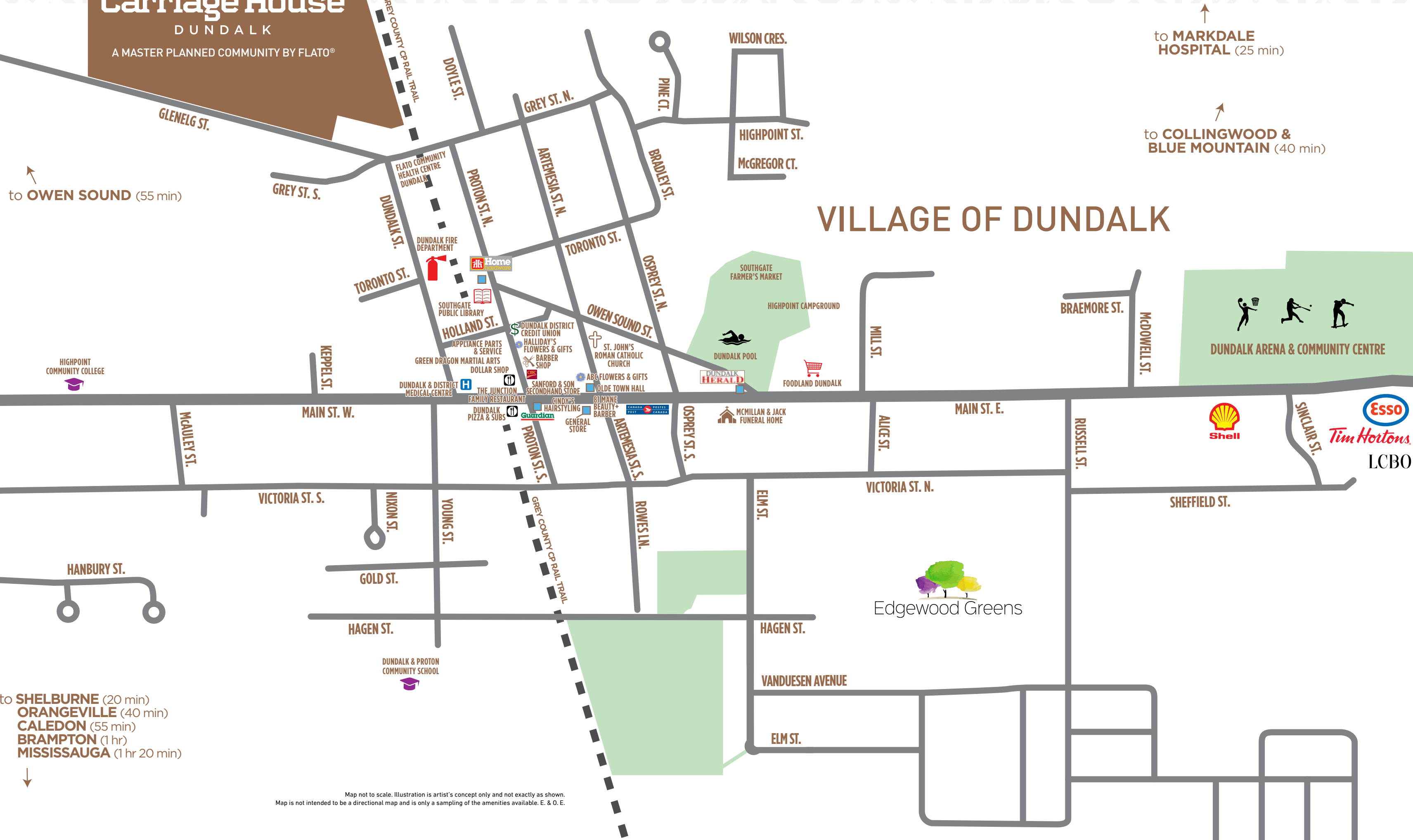
Carriage House offers the kind of interior features and finishes families love. Designer kitchens, 9' ceilings throughout, custom stonework, and so much more have been meticulously brought together to create an incredible design statement in a community that is truly like no other.








Carriage House
DUNDALK
A MASTER PLANNED COMMUNITY BY FLATO®

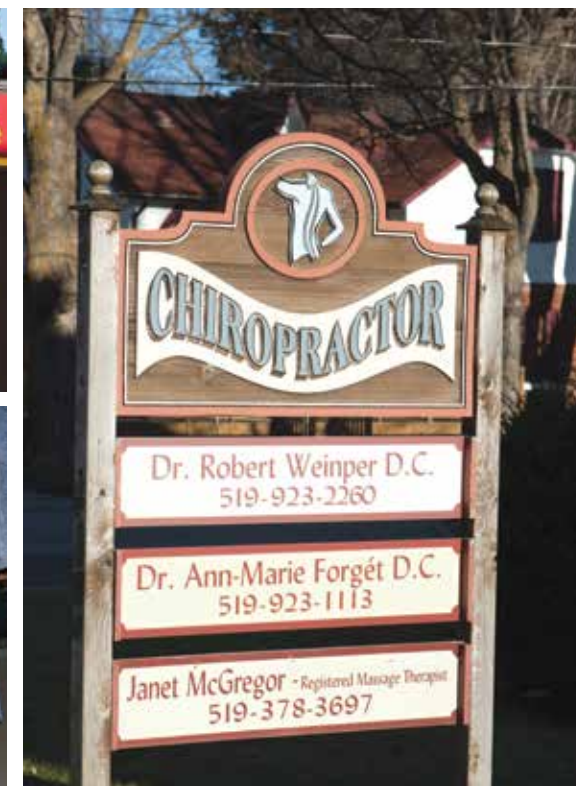


Map not to scale. Illustration is artist's concept only and not exactly as shown.
Map is not intended to be a directional map and is only a sampling of the amenities available. E. & O. E.



SMALL TOWN, NOT-SO-SMALL TOWN AMENITIES.

Carriage House gives you the opportunity to experience the simple pleasures of village living with all the perks of a true master planned community. Classic shopping, restaurants, and local boutiques alike come together to give residents, both new and old, the ultimate in sophisticated living amidst Dundalk's rustic setting. And with the area's finest collection of parks, soccer fields, baseball diamonds, schools, a library, community centre, trails, and greenspace, it's easy to see why Carriage House is ideal for today's modern family.



**EXPERIENCE
CARRIAGE HOUSE'S
LAIDBACK APPROACH
TO FAMILY LIVING**





Features & Finishes

FAMILY KITCHEN

- 1. Purchaser's choice of Furniture Finish Kitchen Cabinets from Vendors Standard samples.
- 2. STAINLESS STEEL DOUBLE COMPARTMENT SINK.
- 3. QUALITY IMPORTED FLOOR TILES from Vendors Standard 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 Vendors Standard 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 Vendors Standard samples. (As per plan).
- 11. SINGLE LEVER FAUCETS to all vanity and pedestal sinks.
- 12. QUALITY IMPORTED CERAMIC TILES from Vendors Standard 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.

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 Vendors Standard 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 SHELIVING 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.



Offering a full range of home designs, FLATO® Developments has long been a recognized builder and developer of quality built and backed communities brimming with pride. From townhomes and semis, to luxury singles and high-rise condominium residences, FLATO®'s unmatched quality materials, impeccable craftsmanship and uncharacteristic flexibility to homeowner's demands has made them one of the GTA's premiere new home builders for decades. Take one step into a FLATO® Home and you'll bear witness to the perfect marriage of style, functionality, and attention to detail.



CONDO PROJECTS MARKHAM

Canvas on the Rouge
Arthouse

SINGLE DETACHED AND TOWNHOMES IN MASTER PLANNED COMMUNITIES

DUNDALK

Carriage House
Edgewood Greens

BEETON

Beeton Village
GreenRidge

RICHMOND HILL

King Meadows

BRAMPTON

Alloa Greens

ADULT LIFESTYLE APARTMENT FOR 55+

DUNDALK

Edgewood Suites

LUXURY SINGLE DETACHED HOMES

OAKVILLE

Bronte Meadows

CALEDON

Palgrave

MARKHAM

Riverwalk