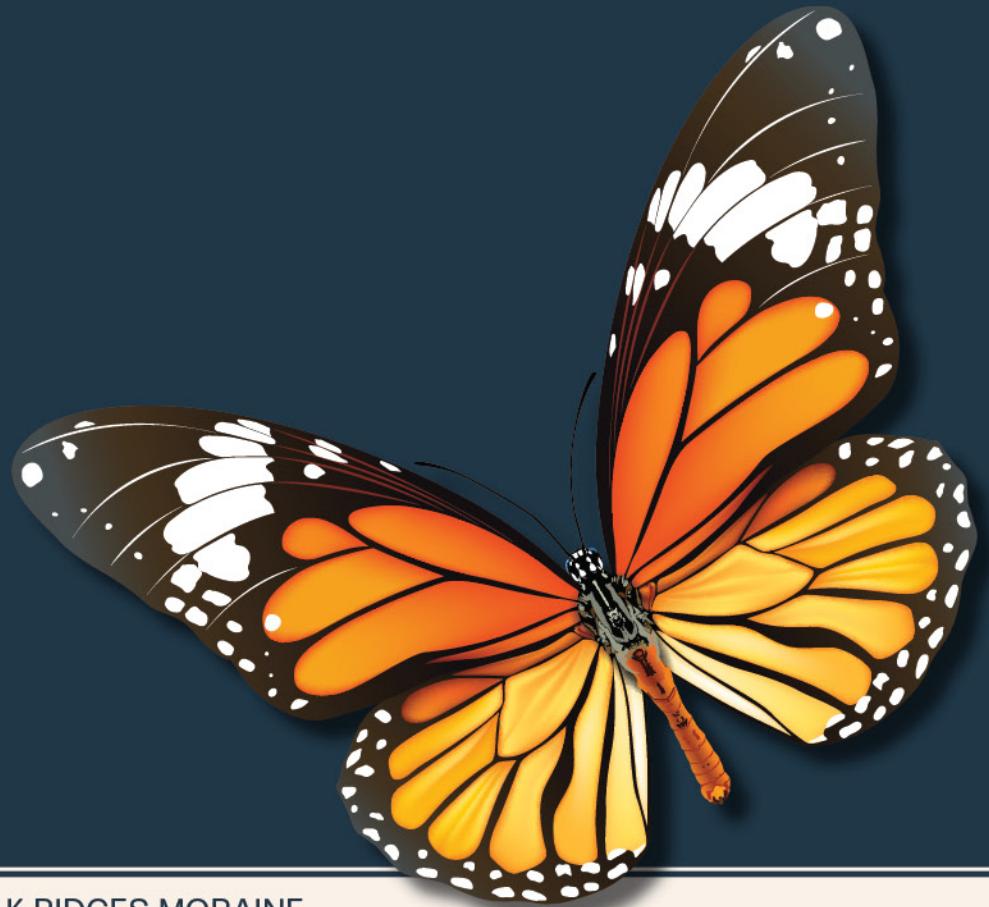


# Lake Wilcox Towns

A PRESTIGIOUS NEW COMMUNITY NESTLED AMONG LAKE WILCOX AND THE BEAUTIFUL OAK RIDGES MORaine.



Centralpark Homes



Centralpark is a company based on reputable business practice that acquires a culture of genuine vision, design and modern excellence while striving for contemporary design innovation.

*Centralpark Homes*

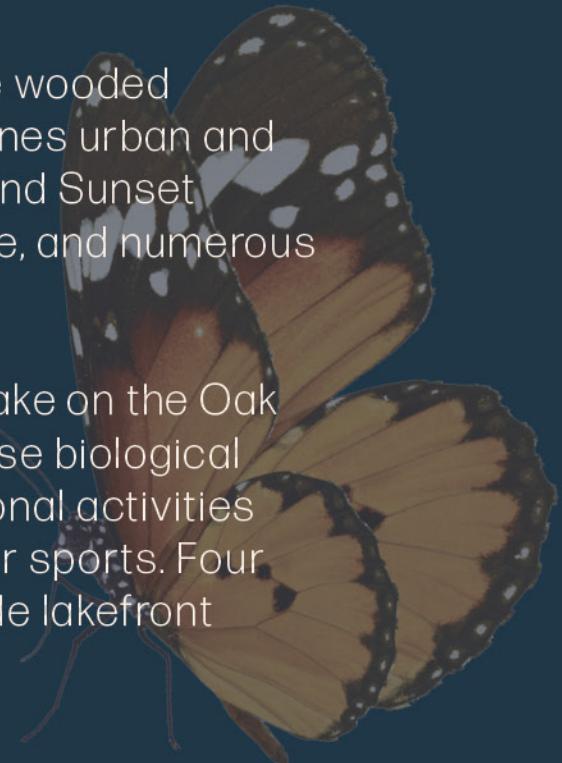


# Lake Wilcox Towns



Lake Wilcox Towns, set within the wooded landscape of the moraine, combines urban and suburban settings. Lake Wilcox and Sunset Beach are within walking distance, and numerous golf courses are nearby.

Lake Wilcox – the largest kettle lake on the Oak Ridges Moraine – supports diverse biological habitats while providing recreational activities such as skating, fishing and water sports. Four town parks on Lake Wilcox provide lakefront views and picnic areas.



WHERE NEIGHBOURS BECOME **FRIENDS**



Lake Wilcox Towns are designed to cater to those who seek a luxurious living style while also valuing the serenity and tranquility of nature. Each suite is thoughtfully designed and proportioned to offer a unique living experience. The open-concept living spaces are bright and airy, creating a delightful atmosphere for daily living. Ultimately, your Lake Wilcox Towns home is more than just a physical structure; it's a reflection of your soul, offering a luxurious and peaceful living experience.





## A collection of Modern Towns in Richmond Hill

These modern Towns are surrounded by all the amenities you will want and need including shops, parks, restaurants, schools and more. Plus, Highways 404, 407 and 400 are just a short drive away to ensure that you are connected to the rest of the GTA.

## Amenities

### LEGEND

- 1. Mackenzie Health Hospital
- 2. Cortellucci Vaughan Hospital
- 3. Lake Wilcox
- 4. Bond Lake
- 5. Lake St. George
- 6. Phillips Lake
- 7. Larchmere Parkette
- 8. Moraine Park
- 9. William Bond Park
- 10. Oak Ridges Community Centre & Pool
- 11. Bond Lake Arena
- 12. Oak Ridges Library
- 13. Richmond Green Sports Centre and Park
- 14. North Maple Regional Park
- 15. Oak Ridges Trail
- 16. Beacon Hall Golf Club
- 17. Bloomington Downs Golf Course
- 18. DiamondBack Golf Club
- 19. Bathurst Glen Golf Course
- 20. Eagles Nest Golf Club
- 21. Maple Downs Golf & Country Club
- 22. Summit Golf & Country Club
- 23. King's Riding Golf Club
- 24. St. Andrew's College and St. Anne's School
- 25. Seneca King Campus
- 26. Cardinal Carter Catholic High School
- 27. Villanova College
- 28. Ecole secondaire catholique Renaissance
- 29. Dr. Bette Stephenson Centre for Learning
- 30. Academy for Gifted Children - PACE
- 31. Bond Lake Public School
- 32. Macleod's Landing Public School
- 33. Richmond Hill Oakridge YMCA
- 34. Before and After School Program
- 35. Holy Trinity School
- 36. TMS Private School
- 37. Richmond Green SS
- Shopping

Map not to scale. E&OE. Landscape is artist's concept.

WHEELWRIGHT DRIVE

BAYVIEW AVENUE



# REAR LANE MODERN TOWNS



# STREET MODERN TOWNS



## The Cedar

**TH-1 - 1,746 SQ.FT.**

Optional Basement 138 sq.ft.

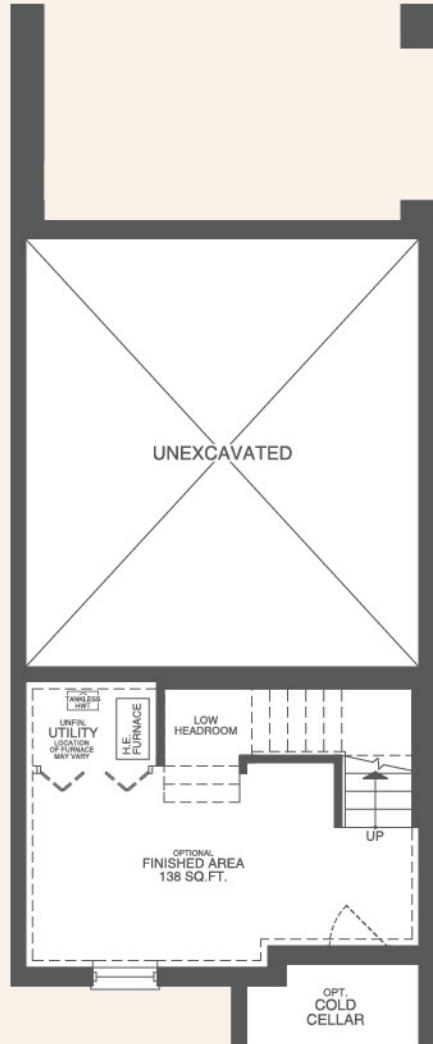
The second level features open concept with a large terrace for urban style and amenities.

The third level features 3 bedrooms.  
In primary bedroom you can enjoy a walkout balcony.

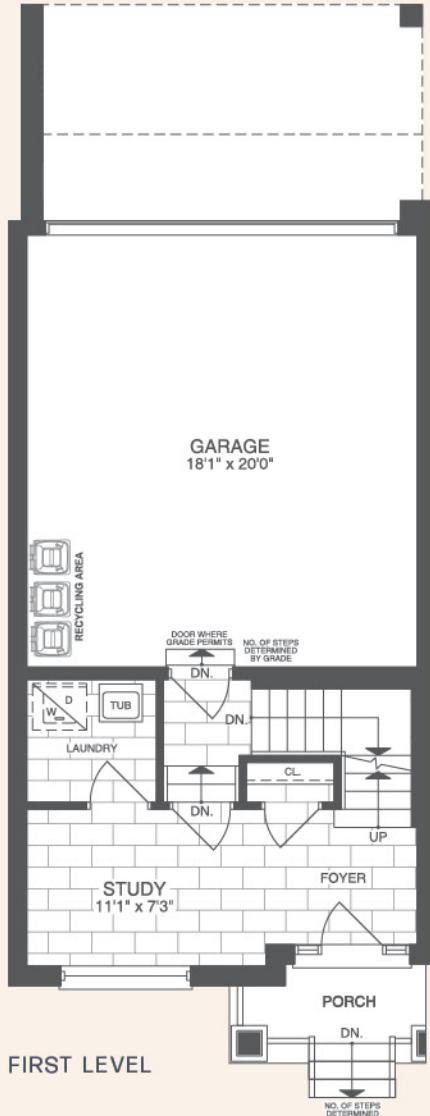


TH-1

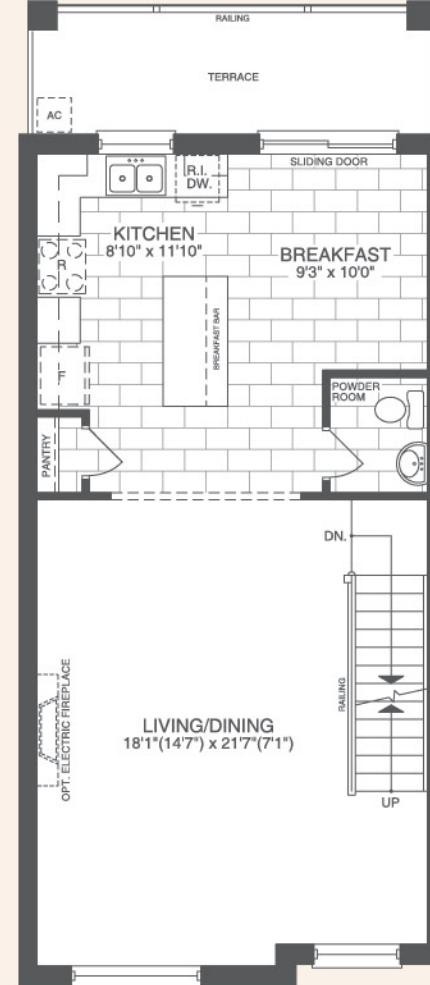
TH-1 FLIPPED



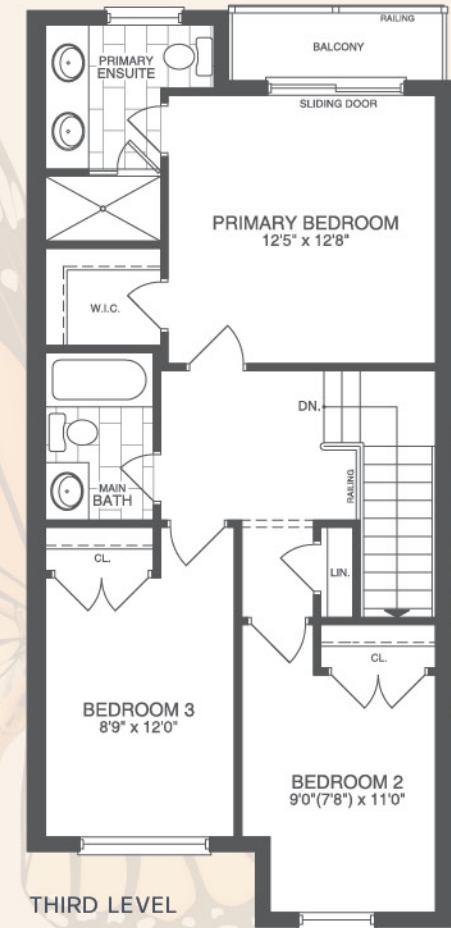
BASEMENT



FIRST LEVEL



SECOND LEVEL



THIRD LEVEL

NOTE: Orientation of home may be reversed and purchaser agrees to accept the same. Number of risers may vary at any exterior entranceways due to grading variance. Actual usable floor space may vary from stated floor area. All renderings are artist's impression. Dimensions, specifications, architectural and mechanical detailing are subject to minor modifications. Unit setback and roofline may vary due to siting. E. & O. E.

# The Spruce

**TH-1C - 1,893 SQ.FT.**

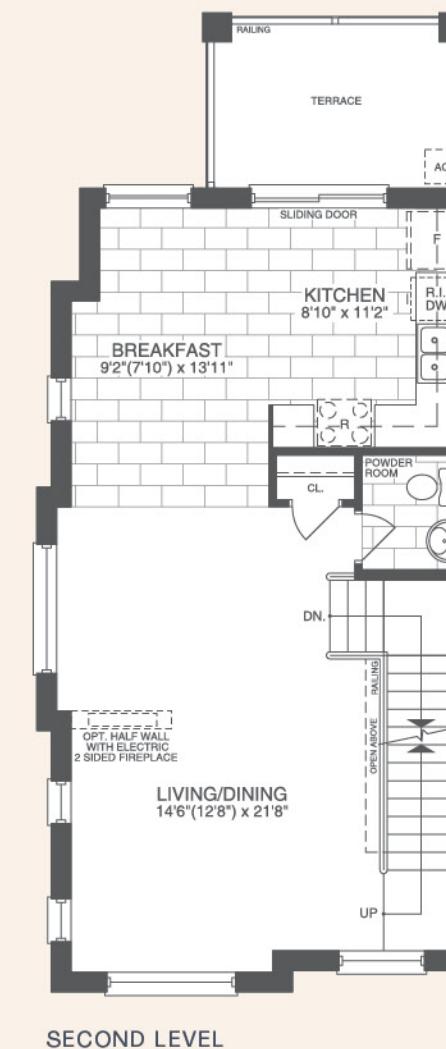
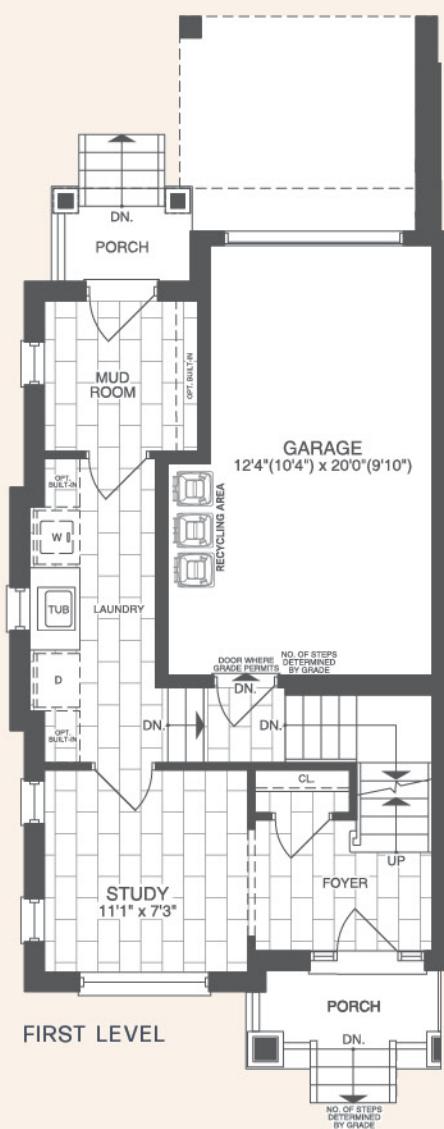
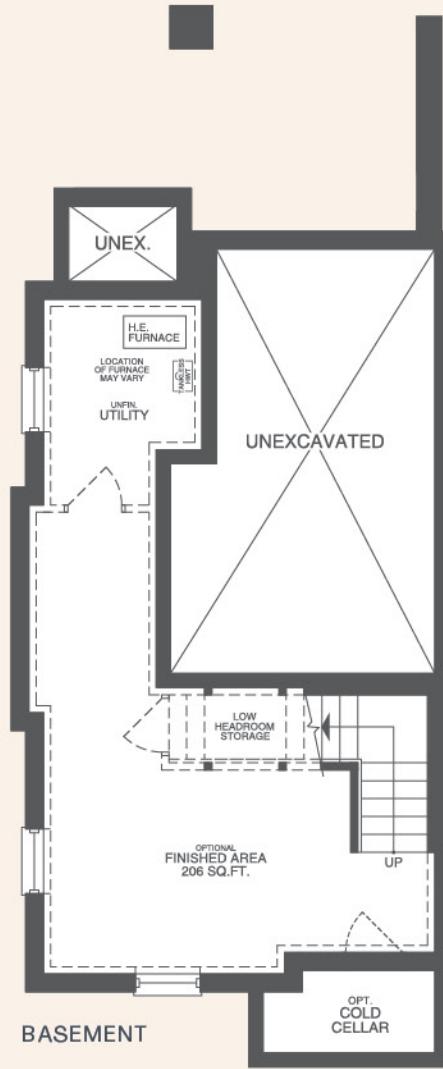
Includes 8 sq.ft. of open area  
Optional Basement 203 sq.ft.

The first floor has a mud room, large laundry and a study area. The second level features open concept with a large amenities terrace.

The third level features 3 bedrooms, 2 bathrooms, and primary bedroom with an outdoor sitting area.



**TH-1C**



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## The Maple

**TH-1CS - 1,903 SQ.FT.**

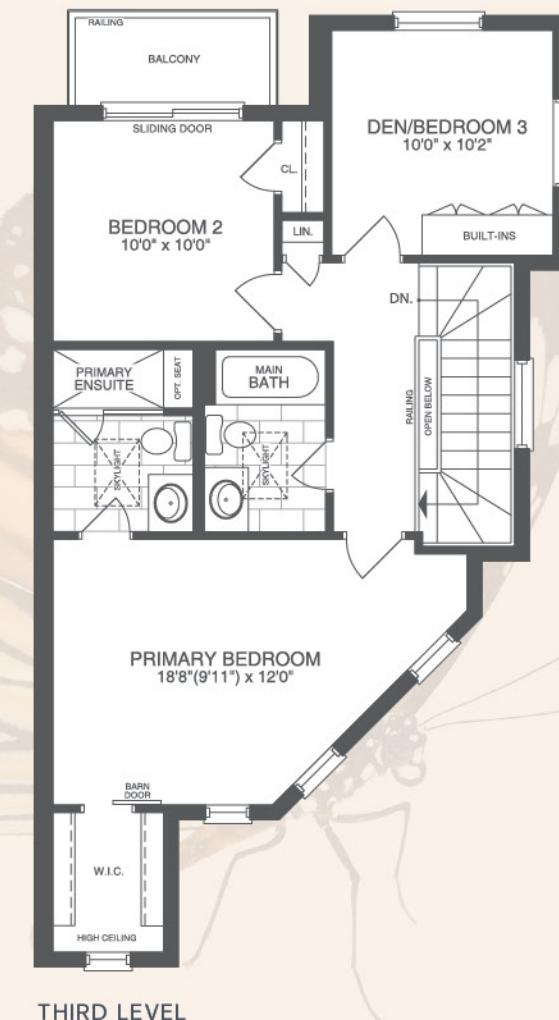
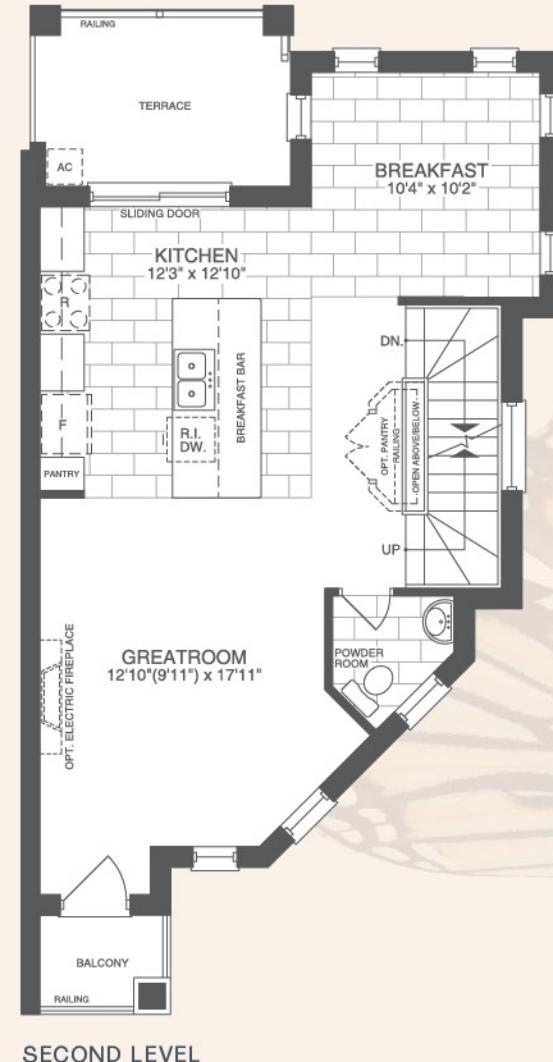
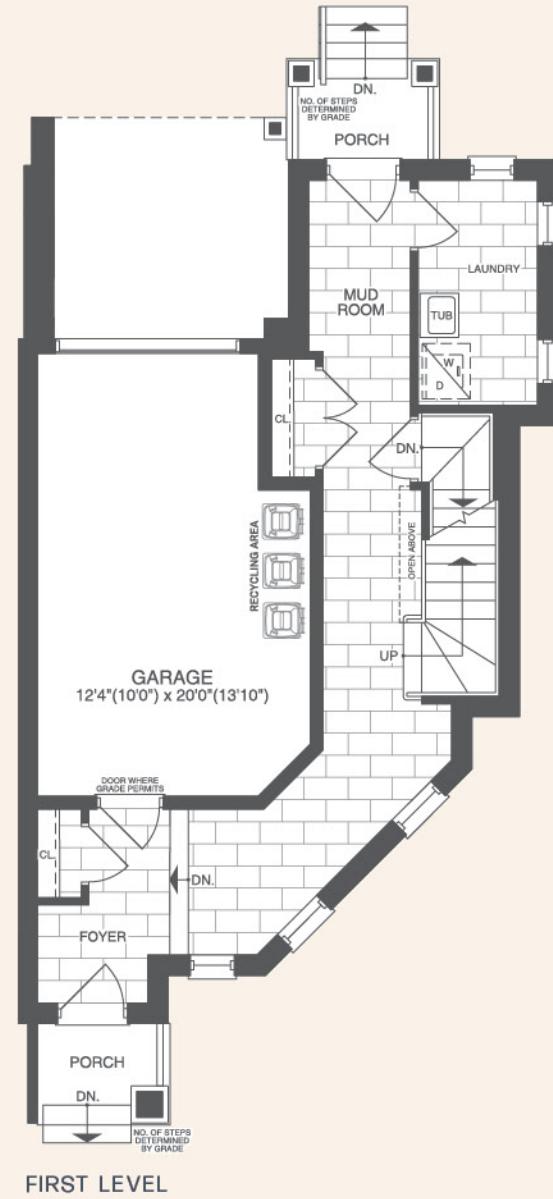
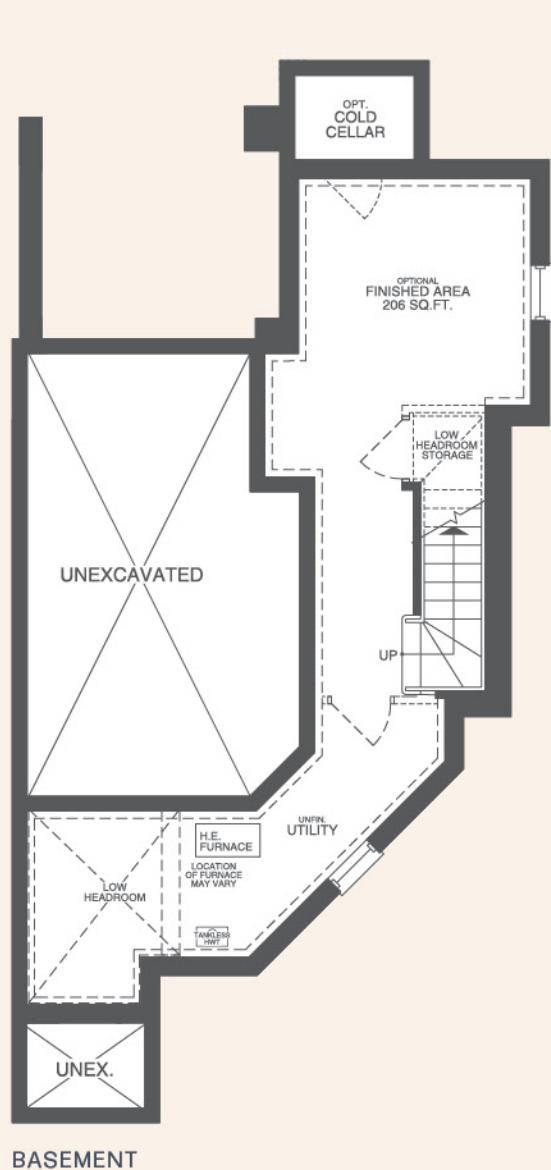
Includes 10 sq.ft. of open area

Optional Basement 157 sq.ft.

This unique custom corner unit offers a mud room, large laundry and dual entries on the first floor. The second level features unique open concept with terrace. The third level features 3 bedrooms, 2 bathrooms, and bedroom 2 has an outdoor sitting area.



**TH-1CS**



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## The Bluebeard Lily

**TH-2 - 1,938 SQ.FT.**

Includes 8 sq.ft. of open area

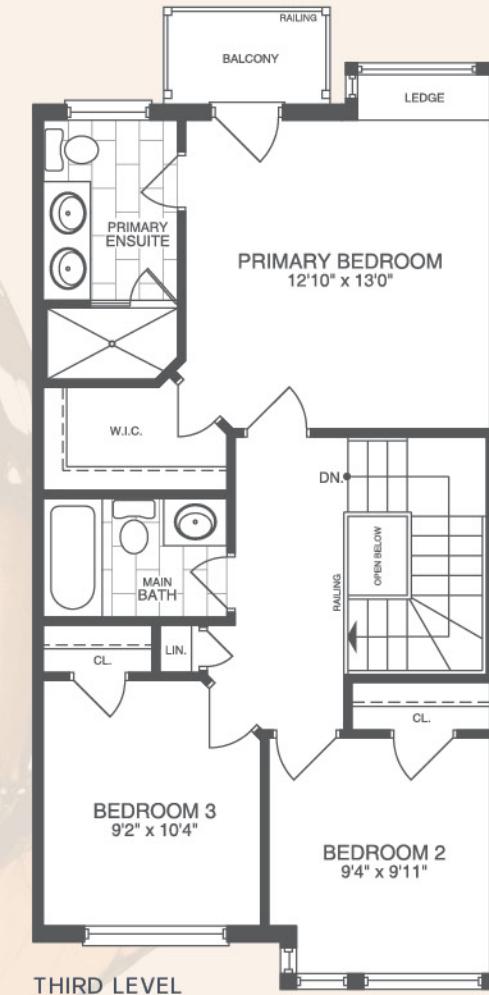
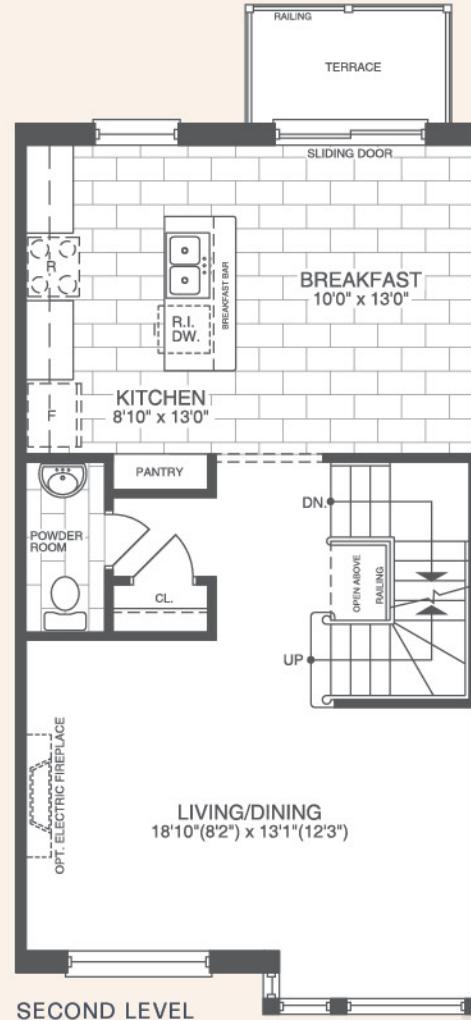
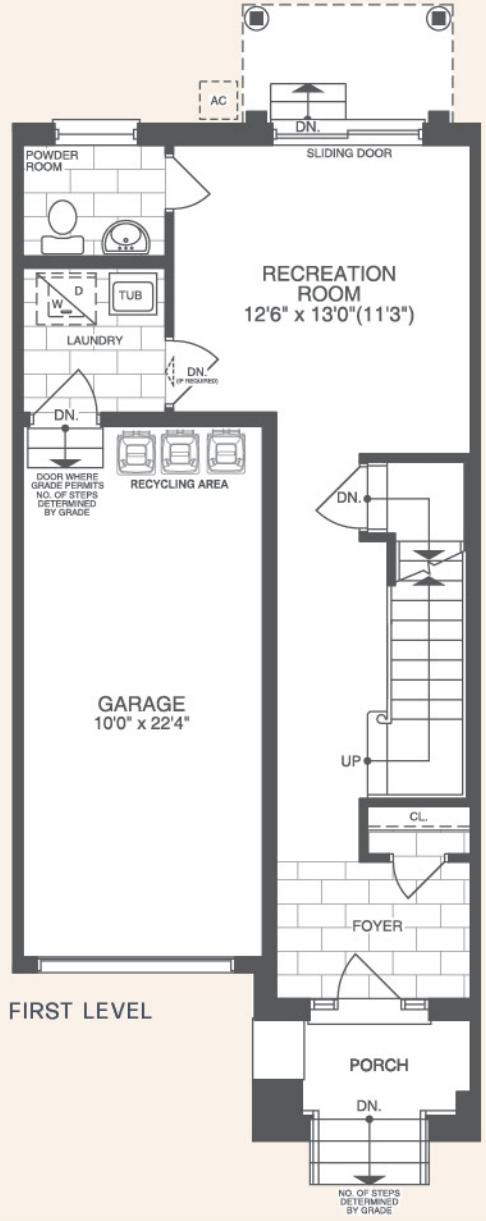
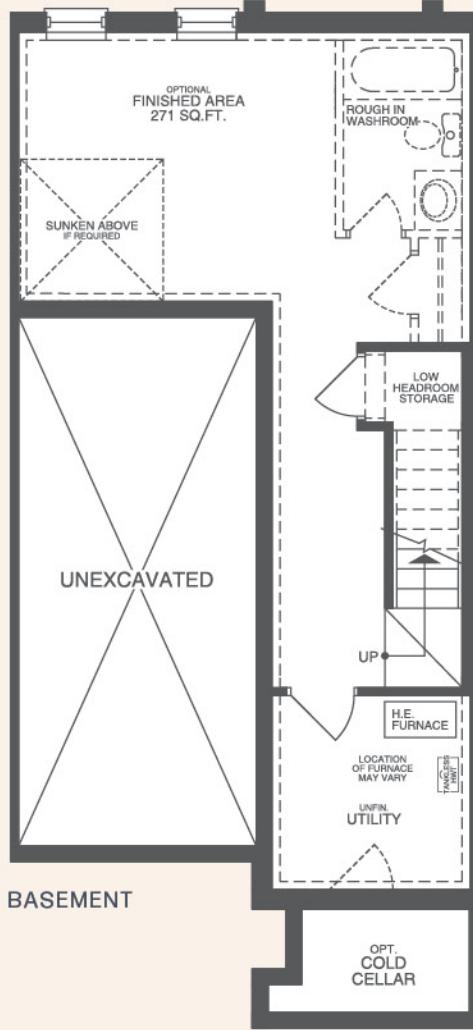
Optional Basement 271 sq.ft.

The first floor has great recreational room for entertaining. The second level features a unique large kitchen with an island and terrace. The third level offers 3 bedrooms, 2 bathrooms, primary bedroom has an outdoor balcony in enjoy the sunrise or sunset.



**TH-2 FLIPPED**

**TH-2**



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## The Water Lily

**TH-2E - 1,984 SQ.FT.**

Includes 8 sq.ft. of open area

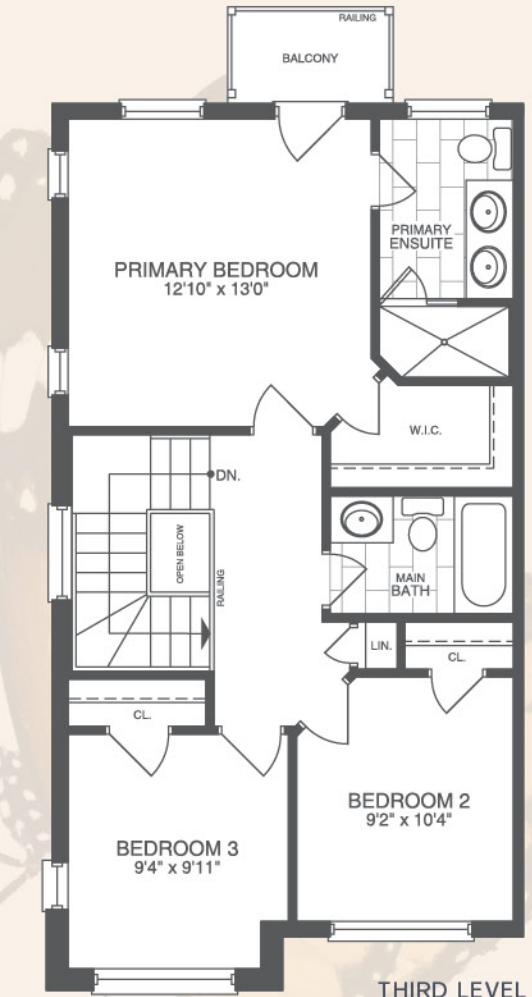
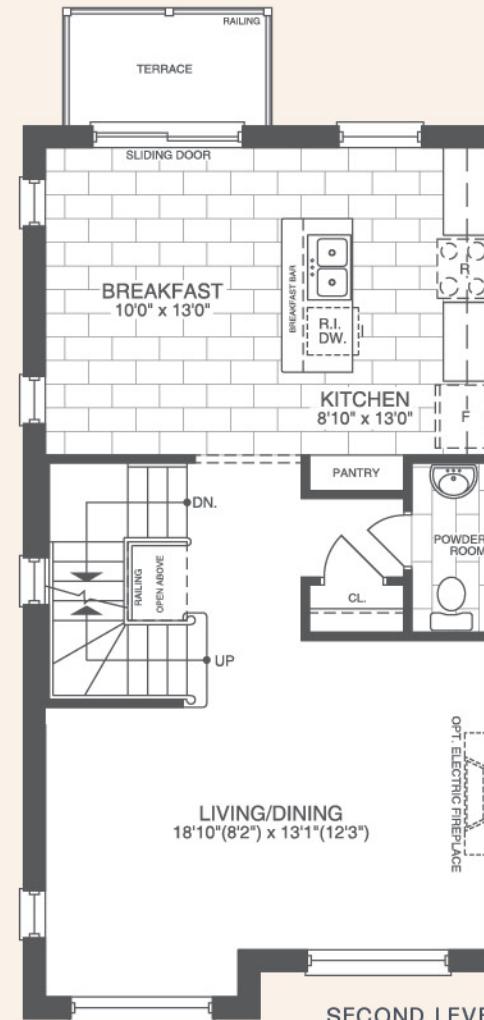
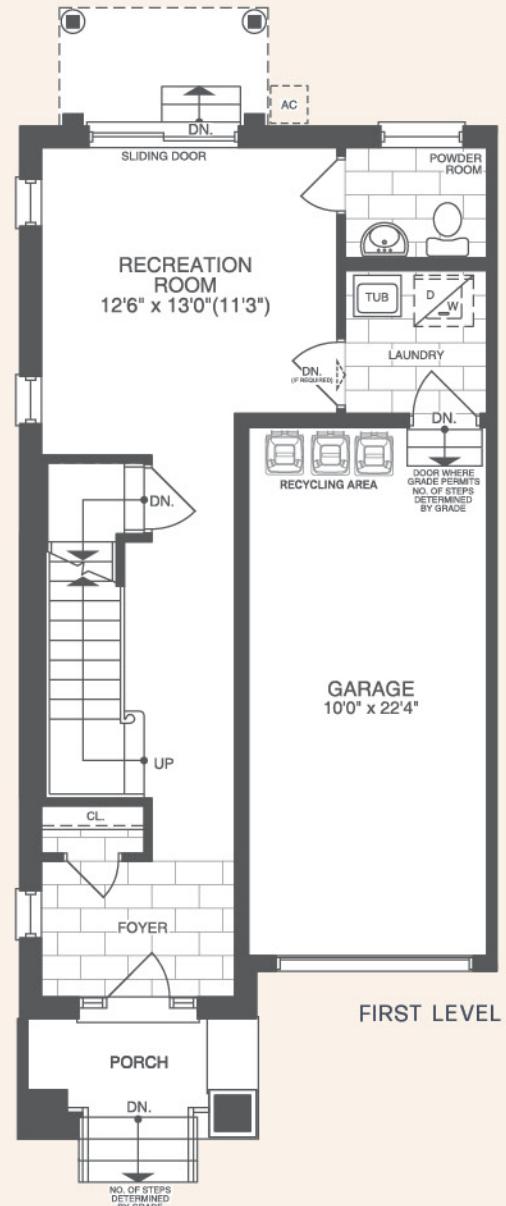
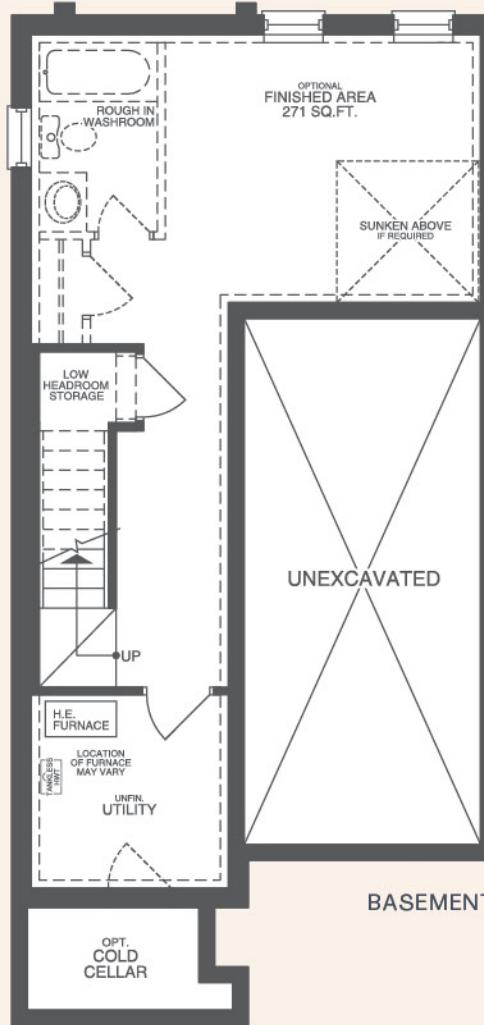
Optional Basement 271 sq.ft.

This end unit has a great recreational room for entertaining, laundry room and a powder room on the first floor.

The second level features a unique large kitchen with an island and terrace. The third level offers 3 bedrooms, 2 bathrooms, and the primary bedroom has an outdoor balcony to enjoy the sunrise or sunset.



**TH-2E**



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## QUALITY CONSTRUCTION

- Architecturally designed and controlled elevations featuring clay brick, stucco, precast detailing, and other materials *(as per plan/elevation)*.
- Poured concrete basement walls with drainage membrane for a water tight finish and proper drainage.
- Poured concrete porches, garage floors and cold cellars *(as per plan)*.
- Exterior house walls to be constructed with 2" x 6" framing.
- Garage walls other than concrete walls to be drywalled and taped.
- Quality self-sealing asphalt shingles *(25 years manufacturer's warranty)*.
- Modified torch down membrane flat roof system *(as per plan)*.
- Prefinished aluminum soffits, eaves trough, fascia and downspout *(as per plan)*.
- Maintenance-free aluminum exterior railing *(as per plan and grade)*.
- Two exterior hose bibs located in garage and at rear of house.
- Lot to be fully graded, top-soiled and sodded.
- Paved asphalt driveway.

## INTERIOR FINISHINGS FEATURES

- 9' ceilings on first floor.
- 9' ceilings on second and third floors.
- 7' high doors and archways on main floor to compliment the raised ceiling heights *(as per plan)*.
- Smooth ceilings throughout home.
- Coffered ceilings *(as per plan)*.
- Oak staircase stained to match hardwood floor complete with decorative oak handrail and decorative metal pickets.
- Choice of trim selections from Vendor's samples *(3" baseboards and 2" casings)*.
- Satin nickel finish door levers on all interior doors.
- White semi-gloss painted doors throughout.
- Choice of four interior wall paint colour from Vendor's samples.
- Semi-gloss paint finish in chosen colour for kitchen,

bathrooms and laundry room. All other rooms to be painted in flat latex finish in chosen colour.

- Shelving installed in all closets.
- Electrical fireplace *(optional/as per plan)*.
- Decorative metal pickets.

## WINDOWS AND DOORS FEATURES

- Maintenance-free vinyl casement windows throughout, transoms and window arches *(as per plan/elevation)*.
- Metal insulated front entry doors with weather stripping.
- Screens and cranks on all operating windows.
- High quality caulking sealant to be used on all windows and exterior doors.
- Double pane sliding glass vinyl windows throughout basement *(as per plan)*.
- Garden or sliding patio door(s) to rear yard or deck *(as per plan)*.
- Roll-up garage doors with decorative windows *(as per plan/elevation)*.
- Metal insulated door from garage to the house as per plan and where grade permits.

## KITCHEN FEATURES

- Choice of quality extended height kitchen cabinetry from Vendor's samples.
- Choice of quartz countertops from Vendor's samples.
- Centre island with breakfast bar *(as per plan)*.
- Undermount stainless steel sink with single lever faucet.
- Stainless steel exhaust hood fan over stove with duct ventilation to the exterior.
- Rough-in plumbing and electrical for dishwasher.
- Heavy-duty wiring and receptacle for stove.
- Electrical outlets provided for refrigerator as well as at counter level for small appliances.

## BATHROOM FEATURES

- Choice of quality vanity cabinetry selections from Vendor's samples *(exception: pedestal sinks in powder room(s))*.

# Features and Finishes

- **Choice of quartz countertops from Vendor's samples**  
(exception: pedestal sinks).
- Chrome single lever faucets for all bathroom sinks, bathtubs and shower stalls.
- Acrylic tub as per plan, with choice of decorative ceramic tiles on all bathtub enclosure walls to ceiling.
- Privacy locks on all bathroom doors and powder room.
- Marble surrounding threshold on shower stalls.
- Exhaust fans in all bathrooms, powder room and ensuite toilet room.
- **Master ensuite shower with frameless clear glass shower door and enclosures**, chrome trim and choice of decorative ceramic tiles on shower walls and ceiling with surface mounted shower light fixture *(as per plan)*.
- Vanity mirrors above sinks in all bathrooms and powder room(s).

#### LAUNDRY ROOM FEATURES

- Laundry tub with base cabinet *(as per plan)*.
- Plumbing connection for washing machine.
- Wiring, receptacle and vent for dryer.

#### FLOORING FEATURES

- **Choice of 12" x 24" ceramic tiles in foyer(s), kitchen, breakfast area, bathrooms, powder room, and laundry room** *(as per plan)*.
- 5" prefinished red oak engineered hardwood flooring from Vendor's samples on non-tiled areas of main floor, as well as on stair landings.
- 35 oz. broadloom with upgraded underpad throughout bedrooms, ground floor non-tiled areas, as well as opt. finished basement areas. *(as per plan)*
- **Sub-floors sanded and screwed down before application of chosen finished floor.**
- Quarter-round installed on ceramic and engineered hardwood floor areas.

#### ELECTRICAL FEATURES

- 100 AMP electrical service.
- White Decora receptacles and switches throughout.
- Conduit to garage for future electric car outlet.
- Ceiling fixtures in foyer, hallways, kitchen, dining room, family room or great room, den, laundry room, bedrooms, walk-in closets and mudroom *(as per plan)*.
- Smoke detectors as per Ontario Building Code.
- Carbon monoxide detector as per Ontario Building Code.
- Ground fault interrupter protection in kitchen, powder room and all bathrooms.
- Electric door chime.
- Central vacuum rough-in.
- Security system rough-in.
- Black exterior lamps along front of house as per plan/elevation.
- Lighting at rear door(s).
- Exterior weatherproof receptacles at the front of house and rear of house.
- Receptacles in garage inclusive of one ceiling receptacle for future garage door openers.

#### HEATING FEATURES

- High velocity HVAC system providing superior comfort to all areas of the home.
- High efficiency forced air gas furnace with electric ignition.
- Thermostat centrally located on main floor.
- Spray foam insulation added in garage ceiling where livable areas above exist *(as per plan)*.
- Rental tankless hot water tank unit.

#### WARRANTY

**Tarion Warranty Program covers all homes as follows:**

- Seven (7) year warranty for major structural defects.
- Two (2) year warranty for defects in workmanship and materials on electrical, plumbing, heating and building envelope.
- One (1) year warranty for defects in workmanship and materials.



Centralpark Homes

