

Village Homes & Rear Lane Townhomes

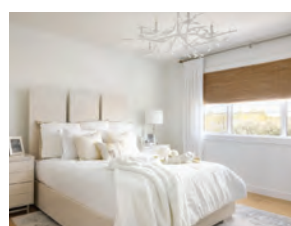
THE MATTAMY WAY QUALITY DETAILS YOU'LL LOVE



At Hawthorne East Village, Our Higher Standards Are Anything but Standard. Your New Home Will Offer Premium Quality Finishes and Smart Home Technologies to Simplify Your Life.

\$10,000 Design Studio Credit OR \$10,000 Off the Purchase Price

- 1 Year Free Common Element Fees
- 9' Ceiling on Ground and Second Floor
- 3 Stainless Steel Appliances (Fridge, Stove, Dishwasher)
- SPC on Ground Floor, Second Floor, Third Floor Hallway & Primary Bedroom
- Quartz Countertop in Kitchen
- Oak Stairs
- Quartz Countertops in Primary Ensuite and All Bathrooms (excluding powder room)
- EV Rough-in
- Smooth Ceilings on Main Floor
- Triple Glazed Windows
- Finished Prime Garage
- ENERGY STAR Certified
- Smart Features (Light Switch & Thermostat)
- Free Rogers Ignite Internet for 1 Year



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Features are as per plan and as per schedule A. Subject to change without notice. Images are for marketing purposes only and may not reflect included features and finishes. E.&O.E. August 2023

Schedule A (Home Features)

Hawthorne East Village Phase 3 -Milton - Back to Back Townhomes

EXTERIOR

1. MATTAMY'S Hawthorne East Village is a new home community inspired by the sense of neighbourhood. House sitings and exterior colours will be architecturally co-ordinated.
2. Elevations include Clay Brick and maintenance free Vinyl Siding, veneer stone, fibre cement rainscreen and EIFS Stucco system with Architectural features in other materials, as per elevation.
3. Entry-resistant framing on all perimeter doors (excluding patio doors).
4. Aluminum maintenance-free soffit, downspouts, fascia and eaves-trough.
5. Architectural styled Laminate Fibreglass shingles with a 30 year manufacturer's Limited Lifetime Warranty.
6. Steel clad insulated entry and exterior door(s) with weather-stripping and deadbolt lock (excluding patio doors and door from garage to exterior if applicable).
7. All triple-glazed vinyl casement windows or triple-glazed fixed windows. All windows as per vendor's specifications and caulked on exterior.
8. Zone 3 Sliding patio door or garden door(s), as per plan.
9. All windows and patio doors to have Low E and Argon Gas, excluding entry door glazing (as per plan).
10. Glazed panel in front entry door or side light(s) as per elevation.
11. All opening windows and sliding patio doors are complete with screens.
12. Steel insulated door from house to garage, if grade permits, with safety door, as per plan.
13. Moulded steel panel insulated sectional roll-up garage doors equipped with heavy duty springs and long-life, rust-resistant door hardware, as per elevation.
14. Sodding included except paved areas.
15. Pre-cast concrete slab walkway to front door entry, pre-cast step(s) at front and/or rear door as required.
16. Village Homes have one exterior water tap at the front (or garage) of home.
17. Two exterior weatherproof electrical outlets with ground fault interrupter, one at front and one on 2nd floor balcony.
18. Weiser front door entry set finished in Satin Nickel. Individual house numbers. Black front coach lights at all exterior home entrances, as per elevation.
19. Vendor will install a two-coat asphalt driveway for single car driveway.

KITCHEN

1. Purchaser's choice of cabinets and quartz countertops from vendor's standard selection.
2. Colour co-ordinated kick plates to compliment kitchen cabinets.
3. Stainless steel Blanco undermount double compartment kitchen sink complete with shut off valves. Includes single lever pull down Moen faucet, as per Vendor's standard specifications.
4. Stainless Steel exhaust fan with 6" duct vented to exterior.
5. Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
6. Split receptacle(s) at counter level for future small appliances.
7. Dishwasher space provided in kitchen cabinets with rough-in wiring and drains. (Wire will not be connected to electrical panel and no cabinet supplied).

BATHS

1. Purchaser's choice of cabinets and quartz countertops from Vendor's standard selection in all bathrooms (excluding Powder Room).
2. Colour co-ordinated kick-plate to compliment vanity cabinets.
3. Water resistant board to approximately 60" high on separate shower stall walls.
4. Energy efficient water saver shower head and toilet tank.
5. Fully tiled shower enclosures with 2x2 white mosaic tile base, 8x10 ceramic tiled walls (where required) and framed glass door or glass slider in Primary Ensuite as per plan with aluminum channel as required, from Vendors' standard selection.
6. Decorative lighting in all bathrooms and Powder Room.
7. Beveled mirrors approx. 42" high in all bathroom(s) and powder room.
8. White bathroom fixtures from Vendor's standard selection including efficient 4.8L elongated toilet.
9. White acrylic bathtubs in all bathrooms with ledge, as per plan.
10. Exhaust fans vented to exterior in all bathroom(s) and Powder Room.
11. Privacy locks on all bathroom and powder room doors.
12. Chrome finish upgraded Moen washer-less faucet with pop-up drain and water saving aerator in all bathroom and Powder Room sinks.
13. Pedestal sink in Powder Room, as per plan.
14. 8x10 ceramic wall tile from Vendors' standard selection, up to the ceiling for tub/shower enclosure(s) and up to and including ceiling for separate shower stalls.
15. White acrylic freestanding oval tub with Moen roman tub faucet in chrome finish as per plan.
16. Bathroom and Powder Room accessories to include Moen chrome finish matching towel bar and toilet tissue holder.
17. Pressure balance valves to all shower stalls and tub/showers as per plan.
18. Shut off valves for all bathroom and Powder Room sinks.

INTERIOR TRIM

1. Stairs with oak treads, oak veneer risers and stringers with choice of stained or natural finish from vendor's standard colour selection. Applies to stairs from ground to main floor and from main floor to third floor as per plan.
2. Colonial moulded panel interior passage doors throughout finished areas (purchaser's choice from vendor's standard selection of one style throughout), excluding sliding closet doors and cold cellar doors if applicable.
3. Colonial 4" baseboard throughout with 3/8" profiled door stop trim in all tiled areas.
4. Colonial 2 1/4" trim casing on all swing doors and flat archways up to approx. 12" deep, on ground floor and main floor and hallway of 3rd floor, and windows throughout in all finished areas, foyer and linen closets, where applicable as per plan (excluding bedroom closets with sliding doors and arches in ground and 3rd floor bedrooms and bathrooms).
5. All drywall applied with screws using a minimum number of nails.
6. Weiser lever handles and hinges (unpainted) finished in Satin Nickel on all interior doors in finished areas, as per plan.
7. Wire shelving in all bedroom closets.

LAUNDRY

1. Laundry tub with chrome finish dual knob faucet installed with shut off valve in finished laundry room, or unfinished storage / utility room, as per plan.
2. Purchaser's choice of cabinets and laminate countertops from Vendor's standard selection in optional base laundry cabinet, where applicable, as per plan.
3. Heavy duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.

ELECTRICAL

1. Decora style switches and receptacles throughout finished areas
2. 200 Amp service with circuit breaker type panel.
3. All wiring in accordance with Ontario Hydro standards.
4. One electrical outlet under electrical panel if located in unfinished area.
5. Electrical outlet(s) in all bathroom(s) and powder room include ground fault interrupter.
6. One electrical outlet in garage for each parking space. One ceiling outlet in garage for each garage door for future garage door opener.
7. Electrical box with conduit from garage to electrical panel for future Electric Vehicle charging included. This is rough in only. Wiring to electrical panel, plug and transformer not included.
8. Seasonal duplex receptacle located under front porch soffit with interior switch near front door or in main hall closet.
9. Ceiling mounted light fixture(s) in kitchen/breakfast area, den, halls, finished laundry room, family room / great room, dining room and all bedrooms where applicable, as per plan. (Rooms having sloped or ceiling heights over 10' that span the entire room are to have switch-controlled receptacle).
10. Switch controlled receptacle in living room.
11. 2 capped ceiling boxes for future pendant lights above kitchen island or peninsula, as per plan.
12. Decora style dimmer control in primary bedroom and dining room as per plan.
13. Deeper electrical boxes for future smart switches (smart switches not included)
14. One (1) brushed nickel finished smart door lock for front door entry.
15. One (1) smart light switch for front entry light.
16. One (1) outlet in 2nd floor closet for future provision for wifi extension (wifi extension not include).
17. Smoke Detector with visual signaling component installed as per Ontario Building Code.
18. Carbon Monoxide Detector on all floors where a finished bedroom is located.
19. Electronic door chime at front door.
20. Builder to provide (1) finished Cat6 Data line to Great Room to accommodate cable, telephone and internet connections.

PAINTING

1. Washable low VOC latex paint on interior walls throughout finished areas. (one colour throughout, from vendor's standard selection).
2. Interior trim and doors to be painted white.
3. Smooth ceilings across Main floor. Sprayed stipple ceilings with 4" smooth borders in all rooms on ground and third floor except for bathrooms and finished laundry room, where applicable (which have smooth ceilings). All closets to have sprayed stipple ceilings only.

FLOORING

1. Choice of ceramic floor tile in foyer, powder room, kitchen (as per plan), bathroom(s) and finished laundry room where applicable, as per plan from vendor's standard selection.
2. SPC (Stone Product Composite) Flooring approx. 5.83" wide flooring in choice of colour from vendor's standard selection on entire ground floor (finished space), entire second floor, third floor hallway and Primary bedroom (excluding tiled areas) as per plan. Choice of colour from vendor's standard selection.
3. 35oz broadloom in all finished areas on third floors with 4 lb. chip foam under-pad from vendor's standard selection. (excluding tiled areas noted above, third floor hallway and primary bedroom).
4. Tongue and groove, oriented strand board subflooring throughout screwed and glued on engineered floor joist system.

ADDITIONAL FEATURES

1. 9' high ceilings on ground floor, 9' high ceiling on 2nd floor and 8' high ceilings on third floor, except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered. Taller upper kitchen cabinets, transom over exterior entry swing doors. Approx. 8' high interior arches and interior doors on second floor. Vanity mirrors and taller windows will be installed and increased where applicable. Interior Faux Transoms may be installed where it is not possible to increase specified doors.
2. 2"x 6" exterior wall construction
3. Mortgage survey provided with closing documents at no additional cost.
4. Garage floor and driveway sloped for drainage.
5. Concrete garage floor where applicable with re-enforced grade beams.
6. Garage drywalled and primed.
7. All windows installed with expandable foam to minimize air leakage.
8. Poured concrete walls below grade with weeping tile.
9. Poured concrete front porch as per plan.
10. Architecturally pre-determined sitings and exterior colours in conformance with applicable zoning and architectural control guidelines.
11. 1 1/4" gas supply lines throughout.
12. Ducts professionally cleaned.
13. Central Air Conditioning.
14. Stainless Steel 30"W Refrigerator, 24"W Dishwasher and 30"W Stove, as per Vendor's standard selection.

ENERGY STAR PROGRAM

1. All triple-glazed windows with insulated spacers. Windows installed with expandable foam at perimeter and caulked on the exterior.
2. Spray foam insulation in garage ceiling below livable space in addition to cantilevered areas with living space above. (R31).
3. All ductwork to be sealed with foil tape or mastic sealant.
4. Ceilings insulated to a minimum of R60 below attic space.
5. Air Handler combined with an Energy Star qualified tankless water heater in unfinished mechanical area, as per plan.
6. Energy Star certified Ecobee Smart Thermostat with built-in Amazon Alexa voice services, centrally located on main floor.
7. Heat Recovery Ventilation (HRV) installed, interlocked with furnace. (Simplified system)
8. LED lighting in all standard interior and exterior light fixtures as per plan.
9. Independent third-party inspection and air tightness test.

WARRANTY

Mattamy Warranty backed by TARION "Excellent Service Rating" includes that the home is free from defects in workmanship and materials for One (1) Year.
Two Year Warranty Protection:
The home is free from defects in workmanship and materials including caulking, windows and doors so that the building prevents water penetration. Defects in workmanship and materials in the electrical, plumbing, heating delivery and distribution systems - Defects in workmanship and materials which result in the detachment, displacement or deterioration of exterior cladding, leading to detachment or serious deterioration.
Violations of the Ontario Building Code's Health and Safety provisions.
Seven Year Warranty Protection (Major Structural Defects):
A major structural defect is defined by TARION as: - a defect in workmanship and materials that results in the failure of the load-bearing part of the homes structure, or - any defect in workmanship or materials that adversely affects your use of the building as a home.
Specifications and Terms subject to change, E. & O.E., May 16, 2023.

Purchaser shall have the right to select floor coverings, cabinets and countertops, bathroom fixtures and purchase upgrades from the Vendor's samples subject to their timely availability from the Vendor's normal supplier and provided that the same have not already been ordered for this house. Variations from Vendor's samples may occur in bricks, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process. The Purchaser is notified that the laundry room may be lowered to accommodate side yard drainage, in extraordinary cases, door(s) from laundry room will be eliminated at Vendor's discretion. Steps where applicable, may vary at any exterior or interior entranceway due to grading variance. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and improve the elevations of the house exposed to the street. The Purchaser accepts these changes as necessary. When purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The house erected or to be erected on the above lot shall contain the features listed above. The floor plan shall be that plan illustrated in the Vendor's latest sales display for the model type purchased. The purchaser acknowledges that the Vendor's model homes have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. All electrical services included in the basic model type are illustrated on architectural plans available at the Vendor's sales office. Most additional features on display in the model homes are available as extras. Front elevations are modified where alternate floor plans selected. The Purchaser is notified due to siting, grading, and paving conditions, roof lines may vary due to structural roof framing conditions, and may not be exactly as shown. Due to conditions, risers may be necessary at the front entry. Purchaser is notified that all lots have Architectural Control applied to them and that exterior architectural features may be added or altered at the Vendor's discretion to comply with Architectural Control Guidelines. Mattamy reserves the right to use visual representations of your home, taken both during construction and after occupancy, for the purposes of Public Relations and Advertising, and I/we hereby consent to the same.

Initials...../.....

Schedule A (Home Features)

Hawthorne East Village Phase 3 -Milton - Rear Lane Townhomes

EXTERIOR

1. MATTAMY'S Hawthorne East Village is a new home community inspired by the sense of neighbourhood. House sitings and exterior colours will be architecturally coordinated.
2. Elevations include Clay Brick and maintenance free Vinyl Siding, veneer stone, fibre cement rainscreen and EIFS Stucco system with Architectural features in other materials, as per elevation.
3. Entry-resistant framing on all perimeter doors (excluding patio doors).
4. Aluminum maintenance-free soffit, downspouts, fascia and eaves-trough.
5. Architectural styled Laminate Fibreglass shingles with a 30 year manufacturer's Limited Lifetime Warranty.
6. Steel clad insulated entry and exterior door(s) with weather-stripping and deadbolt lock (excluding patio doors and door from garage to exterior if applicable).
7. All triple-glazed vinyl casement windows or triple-glazed fixed windows. All windows as per vendor's specifications and caulked on exterior.
8. Zone 3 Sliding patio door or garden door(s), as per plan.
9. All windows and patio doors to have Low E and Argon Gas, excluding entry door glazing (as per plan).
10. Glazed panel in front entry door or side light(s) as per elevation.
11. All opening windows and sliding patio doors are complete with screens.
12. Steel insulated door from house to garage, if grade permits, with safety door, as per plan.
13. Moulded steel panel insulated sectional roll-up garage doors equipped with heavy duty springs and long-life, rust-resistant door hardware, as per elevation.
14. Sodding included except paved areas.
15. Pre-cast concrete slab walkway to front door entry, pre-cast step(s) at front and/or rear door as required.
16. Two exterior water taps, one in front, and one at rear of home (or garage).
17. Two exterior weatherproof electrical outlets with ground fault interrupter, one at front and one on 2nd floor rear deck.
18. Weiser front door entry set finished in Satin Nickel. Individual house numbers for front and rear. Black front coach lights at all exterior home entrances, as per elevation.
19. Vendor will install a two-coat asphalt driveway for driveway apron.

KITCHEN

1. Purchaser's choice of cabinets and quartz countertops from vendor's standard selection.
2. Colour co-ordinated kick plates to compliment kitchen cabinets.
3. Stainless steel Blanco undermount double compartment kitchen sink complete with shut off valves. Includes single lever pull down Moen faucet, as per Vendor's standard specifications.
4. Stainless Steel exhaust fan with 6" duct vented to exterior.
5. Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
6. Split receptacle(s) at counter level for future small appliances.
7. Dishwasher space provided in kitchen cabinets with rough-in wiring and drains. (Wire will not be connected to electrical panel and no cabinet supplied).

BATHS

1. Purchaser's choice of cabinets and quartz countertops from Vendor's standard selection in all bathrooms (excluding Powder Room).
2. Colour co-ordinated kick-plate to compliment vanity cabinets.
3. Water resistant board to approximately 60" high on separate shower stall walls.
4. Energy efficient water saver shower head and toilet tank.
5. Fully tiled shower enclosures with 2x2 white mosaic tile base, 8x10 ceramic tiled walls (where required) and framed glass door or glass slider in Primary Ensuite as per plan with aluminum channel as required, from Vendors' standard selection.
6. Decorative lighting in all bathrooms and Powder Room.
7. Beveled mirrors approx. 42" high in all bathroom(s) and powder room.
8. White bathroom fixtures from Vendor's standard selection including efficient 4.8L elongated toilet.
9. White acrylic bathtubs in all bathrooms with ledge, as per plan.
10. Exhaust fans vented to exterior in all bathroom(s) and Powder Room.
11. Privacy locks on all bathroom and powder room doors.
12. Chrome finish upgraded Moen washer-less faucet with pop-up drain and water saving aerator in all bathroom and Powder Room sinks.
13. Pedestal sink in Powder Room, as per plan.
14. 8x10 ceramic wall tile from Vendors' standard selection, up to the ceiling for tub/shower enclosure(s) and up to and including ceiling for separate shower stalls.
15. White acrylic freestanding oval tub with Moen roman tub faucet in chrome finish as per plan.
16. Bathroom and Powder Room accessories to include Moen chrome finish matching towel bar and toilet tissue holder.
17. Pressure balance valves to all shower stalls and tub/showers as per plan.
18. Shut off valves for all bathroom and Powder Room sinks.

INTERIOR TRIM

1. Stairs with oak treads, oak veneer risers and stringers with choice of stained or natural finish from vendor's standard colour selection. Applies to stairs from ground to main floor and from main floor to third floor as per plan. Excludes stairs to crawl space.
2. Colonial moulded panel interior passage doors throughout finished areas (purchaser's choice from vendor's standard selection of one style throughout), excluding sliding closet doors and cold cellar doors if applicable.
3. Colonial 4" baseboard throughout with 3/8" profiled door stop trim in all tiled areas.
4. Colonial 2 1/4" trim casing on all swing doors and flat archways up to approx. 12" deep, on ground floor and main floor and hallway of 3rd floor, and windows throughout in all finished areas, foyer and linen closets, where applicable as per plan (excluding bedroom closets with sliding doors and arches in ground and 3rd floor bedrooms and bathrooms).
5. All drywall applied with screws using a minimum number of nails.
6. Weiser lever handles and hinges (unpainted) finished in Satin Nickel on all interior doors in finished areas, as per plan.
7. Wire shelving in all bedroom closets.

LAUNDRY

1. Laundry tub with chrome finish dual knob faucet installed with shut off valve in finished laundry room, unfinished crawl space or unfinished storage / utility room, as per plan.
2. Purchaser's choice of cabinets and laminate countertops from Vendor's standard selection in optional base laundry cabinet, where applicable, as per plan.
3. Heavy duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.

ELECTRICAL

1. Decora style switches and receptacles throughout finished areas
2. 200 Amp service with circuit breaker type panel.
3. All wiring in accordance with Ontario Hydro standards.
4. One electrical outlet under electrical panel if located in unfinished area.
5. Electrical outlet(s) in all bathroom(s) and powder room include ground fault interrupter.
6. One electrical outlet in garage for each parking space. One ceiling outlet in garage for each garage door for future garage door opener.
7. Electrical box with conduit from garage to electrical panel for future Electric Vehicle charging included. This is rough in only. Wiring to electrical panel, plug and transformer not included.
8. Seasonal duplex receptacle located under front porch soffit with interior switch near front door or in main hall closet.
9. Ceiling mounted light fixture(s) in kitchen/breakfast area, den, halls, finished laundry room, family room / great room, dining room and all bedrooms where applicable, as per plan. (Rooms having sloped or ceiling heights over 10' that span the entire room are to have switch-controlled receptacle).
10. Switch controlled receptacle in living room.
11. 2 capped ceiling boxes for future pendant lights above kitchen island or peninsula, as per plan.
12. Decora style dimmer control in primary bedroom and dining room as per plan.
13. Deeper electrical boxes for future smart switches (smart switches not included)
14. One (1) brushed nickel finished smart door lock for front door entry.
15. One (1) smart light switch for front entry light.
16. One (1) outlet in 2nd floor closet for future provision for wifi extension (wifi extension not include).
17. Smoke Detector with visual signaling component installed as per Ontario Building Code.
18. Carbon Monoxide Detector on all floors where a finished bedroom is located.
19. Electronic door chime at front door.
20. Builder to provide (1) finished Cat6 Data line to Great Room to accommodate cable, telephone and internet connections.

PAINTING

1. Washable low VOC latex paint on interior walls throughout finished areas. (one colour throughout, from vendor's standard selection).
2. Interior trim and doors to be painted white.
3. Smooth ceilings across Main floor. Sprayed stipple ceilings with 4" smooth borders in all rooms on ground and third floor except for bathrooms and finished laundry room, where applicable (which have smooth ceilings). All closets to have sprayed stipple ceilings only.

FLOORING

1. Choice of ceramic floor tile in foyer, powder room, kitchen (as per plan), bathroom(s) and finished laundry room where applicable, as per plan from vendor's standard selection.
2. SPC (Stone Product Composite) Flooring approx. 5.83" wide flooring in choice of colour from vendor's standard selection on entire ground floor (finished space), entire second floor, third floor hallway and Primary bedroom (excluding tiled areas) as per plan. Choice of colour from vendor's standard selection.
3. 35oz broadloom in all finished areas on third floors with 4 lb. chip foam under-pad from vendor's standard selection. (excluding tiled areas noted above, third floor hallway and primary bedroom).
4. Tongue and groove, oriented strand board subflooring throughout screwed and glued on engineered floor joist system.

ADDITIONAL FEATURES

1. 9' high ceilings on ground floor, 9' high ceiling on 2nd floor and 8' high ceilings on third floor, except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered. Taller upper kitchen cabinets, transom over exterior entry swing doors. Approx. 8' high interior arches and interior doors on second floor. Vanity mirrors and taller windows will be installed and increased where applicable. Interior Faux Transoms may be installed where it is not possible to increase specified doors.
2. 2"x 6" exterior wall construction
3. Mortgage survey provided with closing documents at no additional cost.
4. Garage floor and driveway sloped for drainage.
5. Concrete garage floor where applicable with re-enforced grade beams.
6. Garage drywalled and primed.
7. All windows installed with expandable foam to minimize air leakage.
8. Poured concrete walls below grade with weeping tile.
9. Poured concrete front porch as per plan.
10. Architecturally pre-determined sitings and exterior colours in conformance with applicable zoning and architectural control guidelines.
11. 1 1/4" gas supply lines throughout.
12. Ducts professionally cleaned.
13. Central Air Conditioning.
14. Stainless Steel 30"W Refrigerator, 24"W Dishwasher and 30"W Stove, as per Vendor's standard selection.

ENERGY STAR PROGRAM

1. All triple-glazed windows with insulated spacers. Windows installed with expandable foam at perimeter and caulked on the exterior.
2. Spray foam insulation in garage ceiling below livable space in addition to cantilevered areas with living space above. (R31).
3. All ductwork to be sealed with foil tape or mastic sealant.
4. Ceilings insulated to a minimum of R60 below attic space.
5. Air Handler combined with an Energy Star qualified tankless water heater in unfinished mechanical area, as per plan.
6. Energy Star certified Ecobee Smart Thermostat with built-in Amazon Alexa voice services, centrally located on main floor.
7. Heat Recovery Ventilation (HRV) installed, interlocked with furnace. (Simplified system)
8. LED lighting in all standard interior and exterior light fixtures as per plan.
9. Independent third-party inspection and air tightness test.

WARRANTY

Mattamy Warranty backed by TARION "Excellent Service Rating" includes that the home is free from defects in workmanship and materials for One (1) Year.

Two Year Warranty Protection:
The home is free from defects in workmanship and materials including caulking, windows and doors so that the building prevents water penetration. Defects in workmanship and materials in the electrical, plumbing, heating delivery and distribution systems - Defects in workmanship and materials which result in the detachment, displacement or deterioration of exterior cladding, leaving to detachment or serious deterioration.

Violations of the Ontario Building Code's Health and Safety provisions.
Seven Year Warranty Protection (Major Structural Defects):
A major structural defect is defined by TARION as: - a defect in workmanship and materials that results in the failure of the load-bearing part of the home's structure, or - any defect in workmanship or materials that adversely affects your use of the building as a home.

Specifications and Terms subject to change, E. & O.E., May 16, 2023.

Purchaser shall have the right to select floor coverings, cabinets and countertops, bathroom fixtures and purchase upgrades from the Vendor's samples subject to their timely availability from the Vendor's normal supplier and provided that the same have not already been ordered for this house. Variations from Vendor's samples may occur in bricks, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process. The Purchaser is notified that the laundry room may be lowered to accommodate side yard drainage, in extraordinary cases, door(s) from laundry room will be eliminated at Vendor's discretion. Steps where applicable, may vary at any exterior or interior entranceway due to grading variance. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and improve the elevations of the house exposed to the street. The Purchaser accepts these changes as necessary. When purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The house erected or to be erected on the above lot shall contain the features listed above. The floor plan shall be that plan illustrated in the Vendor's latest sales display for the model type purchased. The purchaser acknowledges that the Vendor's model homes have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. All electrical services included in the basic model type are illustrated on architectural plans available at the Vendor's sales office. Most additional features on display in the model homes are available as extras. Front elevations are modified where alternate floor plans selected. The Purchaser is notified due to siting, grading, and paving conditions, roof lines may vary due to structural roof framing conditions, and may not be exactly as shown. Due to conditions, risers may be necessary at the front entry. Purchaser is notified that all lots have Architectural Control applied to them and that exterior architectural features may be added or altered at the Vendor's discretion to comply with Architectural Control Guidelines. Mattamy reserves the right to use visual representations of your home, taken both during construction and after occupancy, for the purposes of Public Relations and Advertising, and I/we hereby consent to the same.

Initials...../.....

Village Homes

PRICING PACKAGE



Model	Sq.ft.	Plan	Elevation	Price
The Elmcrest (HVHD)	1,334	3 Bedroom	Traditional	\$789,990
			English Manor	\$797,990
			French Chateau	\$802,990
Chef's Kitchen Included				
The Kennedy (HVHF)	1,383	3 Bedroom	Traditional	\$802,990
			English Manor	\$810,990
			French Chateau	\$815,990
Chef's Kitchen Included				
The Jarvis End (HVHE)	1,422	3 Bedroom	Traditional	\$834,990
			English Manor	\$842,990
			French Chateau	\$847,990
The Osborn Corner (HVHG)	1,483	3 Bedroom	Traditional	\$862,990
			English Manor	\$870,990
			French Chateau	\$875,990
Enclosed Home Office Included				
The Palmer End (HVHH)	1,509	3 Bedroom	Traditional	\$856,990
			English Manor	\$864,990
			French Chateau	\$869,990
Chef's Kitchen Included				
The Wasaga (HVHI)	1,622	3 Bedroom	Traditional	\$839,990
			English Manor	\$847,990
			French Chateau	\$852,990



\$115/Month Common Element Fee



RE/MAX MILLENNIUM
REAL ESTATE BROKERAGE

JOE Godara
REALTOR®

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✉ joe@joegodara.com
🌐 joegodara.com

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@joegodara

Deposits

- \$25,000 with offer
- \$20,000 in 30 Days
- \$20,000 in 60 Days
- \$20,000 in 90 Days

**Bank Draft and/or Credit Card Payment
Required for First Deposit**

Prices include applicable taxes. All architect's choice options must be ordered at time of sale and **will not** be available at design centre. Some lots subject to premiums. Premiums subject to change at any time. Prices and features subject to change without notice. All measurements are approximate. Note: actual usable floor space may vary from the stated floor area.
E. & O. E. August 11, 2023

PRICING PACKAGE



Model	Sq.ft.	Plan	Elevation	Price
The Brookside (FRLA)	1,712	4 Bedroom	Traditional	\$919,990
			English Manor	\$927,990
			Modern	\$934,990
Guest Suite in Lieu of Home Office & Alternate Kitchen Included				
The Denmar (FRLB)	1,792	4 Bedroom	Traditional	\$924,990
			English Manor	\$932,990
			Modern	\$939,990
Guest Suite in Lieu of Home Office Included				
The Lupin Corner (FRLC)	1,930	4 Bedroom	Traditional	\$992,990
			English Manor	\$1,000,990
			Modern	\$1,007,990
Guest Suite in Lieu of Family Room Included				
The Northampton (FRLD)	2,003	4 Bedroom	Traditional-2	\$957,990
			English Manor-2	\$965,990
			Modern-2	\$972,990
Guest Suite in Lieu of Home Office Included				
The Parkwood End (FRLE)	2,048	4 Bedroom	Traditional-2	\$990,990
			English Manor-2	\$998,990
			Modern-2	\$1,005,990
Guest Suite in Lieu of Home Office & Alternate Kitchen Included				



\$115/Month Common Element Fee

Deposits

- \$25,000 with offer
- \$25,000 in 30 Days
- \$25,000 in 60 Days
- \$25,000 in 90 Days

Bank Draft and/or Credit Card Payment Required for First Deposit

Prices include applicable taxes. All architect's choice options must be ordered at time of sale and **will not** be available at design centre. Some lots subject to premiums. Premiums subject to change at any time. Prices and features subject to change without notice. All measurements are approximate. Note: actual usable floor space may vary from the stated floor area.



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🌐 joegodara.com

📷 f 📺 X 🎵 🌐
@joegodara



Village Homes



BUILDING YOUR TRUST.

Homes and communities designed with you in mind.

Since our humble beginnings in 1978, Mattamy Homes has built over 100,000 homes in hundreds of communities, making us the largest privately owned homebuilder in North America. With over twenty years of experience building award-winning communities in Milton, we're proud to bring you a new community, inspired by the incredible success of our Hawthorne Village offerings.

Welcome to Hawthorne East Village, the community you've always dreamed about. Perfectly located to suit today's modern families, this peaceful neighbourhood has been carefully crafted to deliver you and your family everything you could ever want or need.



CELEBRATE THE JOURNEY.

A place to plant your roots.



A RARE FIND.



**A community where
you'll grow and flourish.**

At the heart of Hawthorne East Village is a beautiful community of picturesque homes in a friendly, connected neighbourhood designed for your active family. Located in the eastern end of Milton – a short drive to Milton's city centre, Hawthorne East Village offers you a convenient lifestyle in a spacious, quiet oasis.

Choose from a variety of stylish Townhomes and Detached Homes, offering 1 to 2 car garages, roomy primary bedrooms and home offices to suit your needs.



**Choose from a mix
of Townhomes and
Detached Homes.**





Community by nature. Family-first by design.

CONNECTED TO LIFE.

The complete community for full-time families.



Every day, Hawthorne East Village offers you and your family a new opportunity to celebrate the simple pleasures of nature, with nearby scenic views, a community park and recreational trails.

Venture a little farther out to explore the stunning nature surrounding you, including Rattlesnake Conservation Area and the breathtaking Niagara Escarpment and Bruce Trail.

While life in Hawthorne East Village enjoys a calmer pace, you're never far from all the amenities you'll need. A quick drive will take you into town for errands, retail therapy or a night out at your favourite restaurant. You'll also enjoy easy access to highways 401 and 407, taking you wherever you need to go in no time.

MAKE IT YOURS.



A home built around you.



It's your home, let's make it yours! With a variety of Townhome and Detached Home floorplans to choose from, you're sure to find the perfect one to suit your family's needs.

Our Architect's Choice Options give you the freedom to add or adjust certain architectural features to suit your lifestyle, such as a Bath Oasis for your very own at-home spa experience.

Our professional Design Consultants will take you through our state-of-the-art Design Studio finishes, where you'll have the opportunity to choose from countertops, backsplashes, floor tiles and so much more to transform your new home into the one of your dreams.

BEST OF BOTH WORLDS.

Live connected to it all from your quiet oasis.



THE ELMCREST

VILLAGE HOME

1,334
SQ. FT.



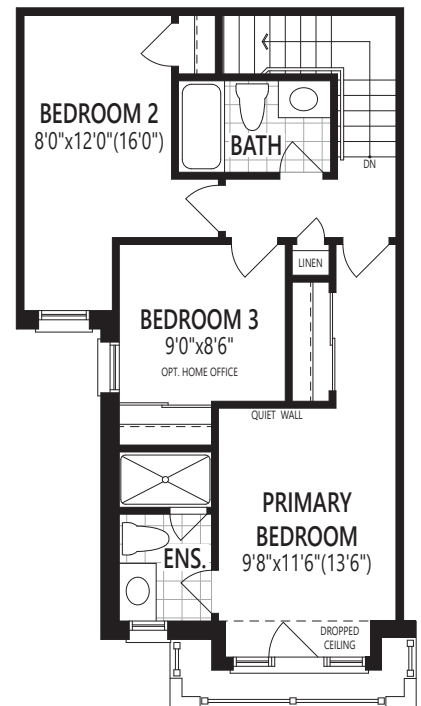
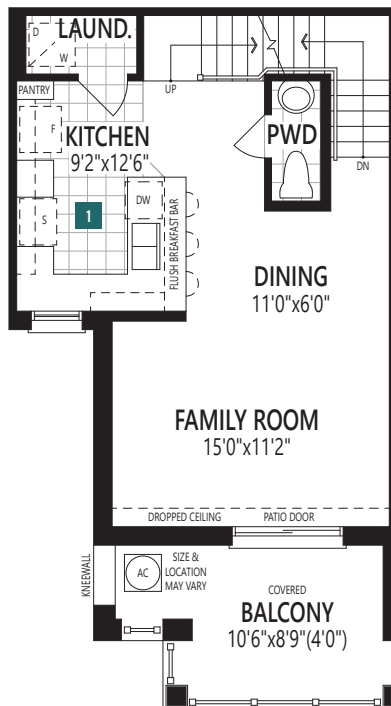
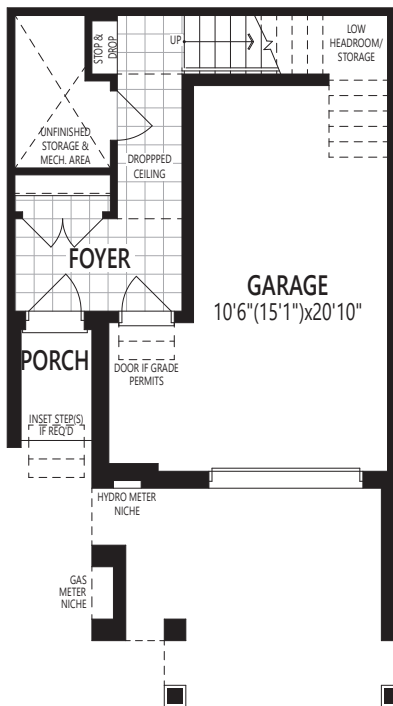
English Manor (EM)



French Chateau (FR)

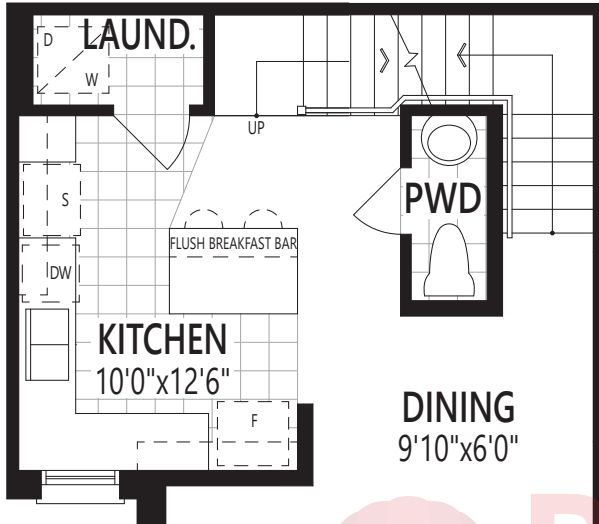


Traditional (TA)



SECOND FLOOR OPTION

1 CHEF'S KITCHEN



THE KENNEDY

VILLAGE HOME

1,383
SQ. FT.



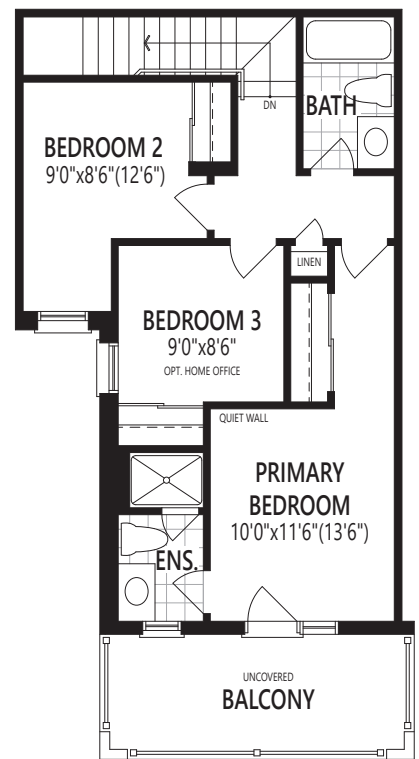
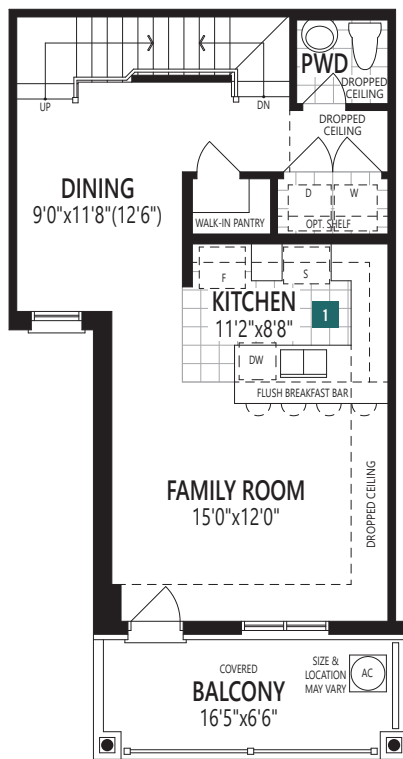
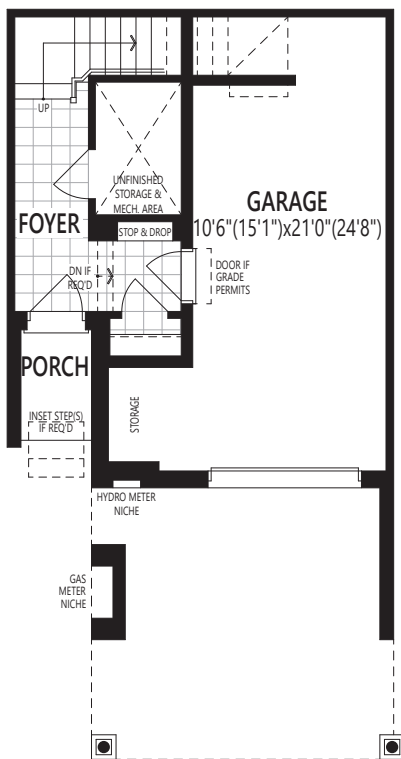
French Chateau (FR)



English Manor (EM)

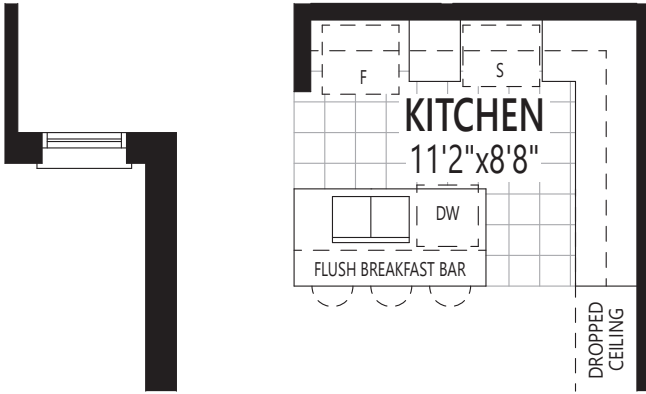


Traditional (TA)



SECOND FLOOR OPTION

1 CHEF'S KITCHEN



INCLUDED



RE/MAX
MILLENNIUM
REAL ESTATE BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

THE OSBORN CORNER

VILLAGE HOME

1,483
SQ. FT.



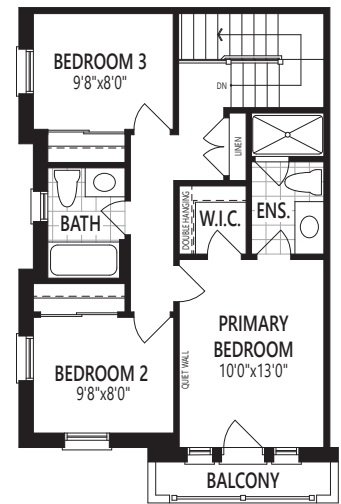
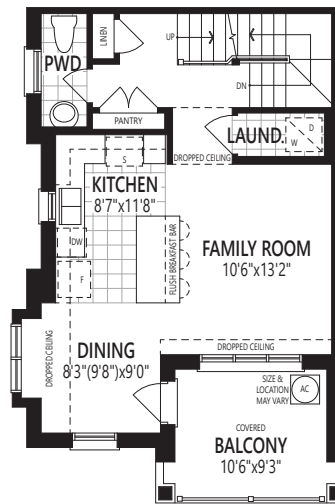
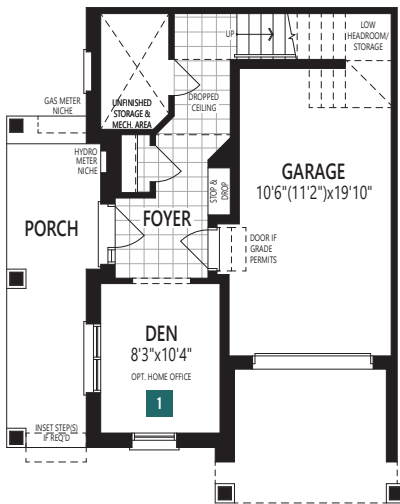
Traditional (TA)



English Manor (EM)



French Chateau (FR)



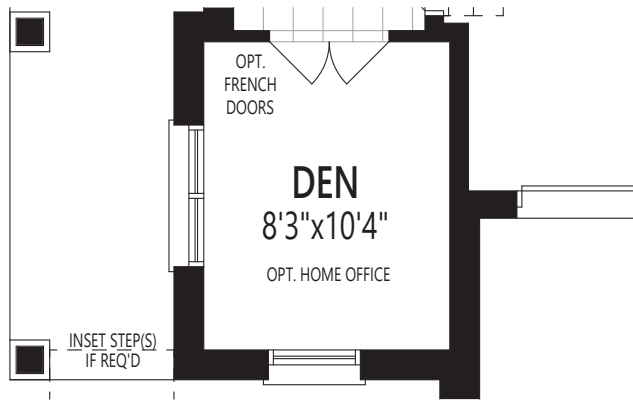
GROUND FLOOR

SECOND FLOOR

THIRD FLOOR

GROUND FLOOR OPTION

1 ENCLOSED HOME OFFICE



INCLUDED



RE/MAX
MILLENNIUM
REAL ESTATE BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

THE PALMER END

VILLAGE HOME

1,509
SQ. FT.



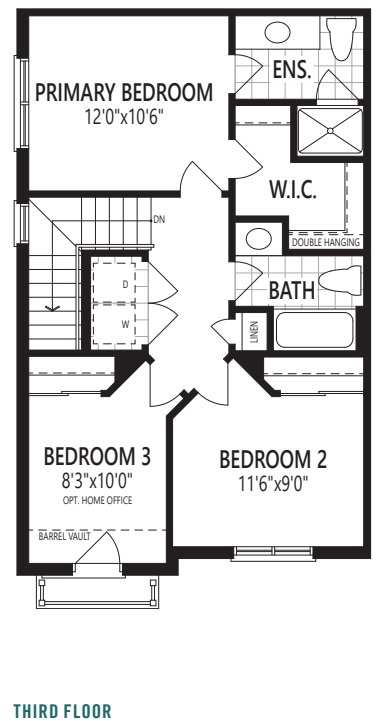
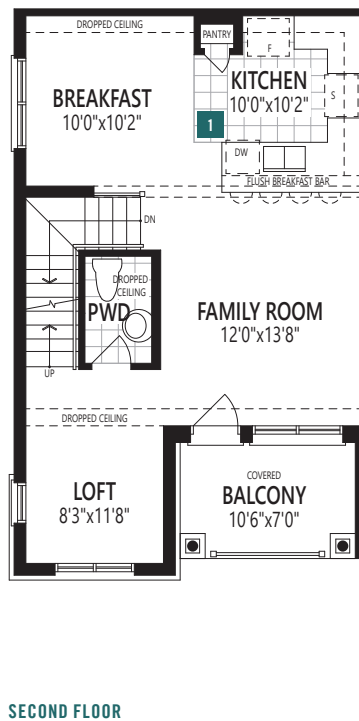
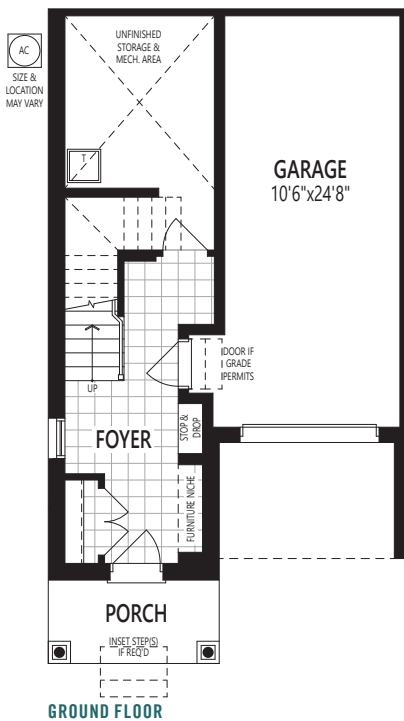
French Chateau (FR)



English Manor (EM)

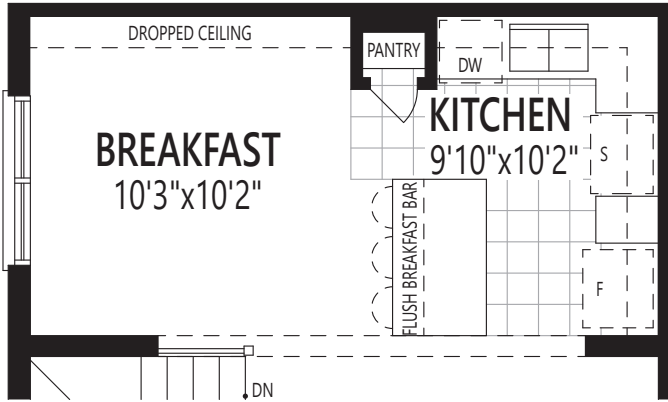


Traditional (TA)



SECOND FLOOR OPTION

1 CHEF'S KITCHEN



INCLUDED



RE/MAX
MILLENNIUM
REAL ESTATE BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

THE WASAGA

VILLAGE HOME

1,622
SQ. FT.



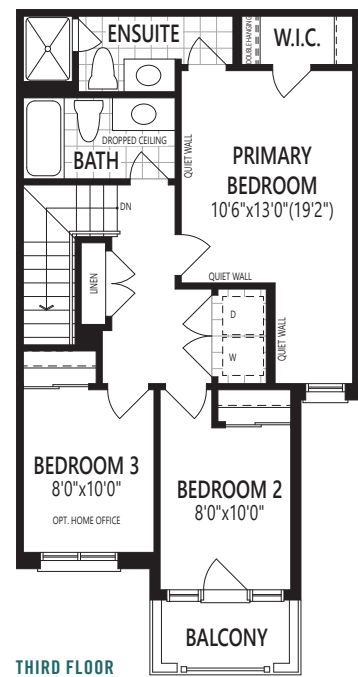
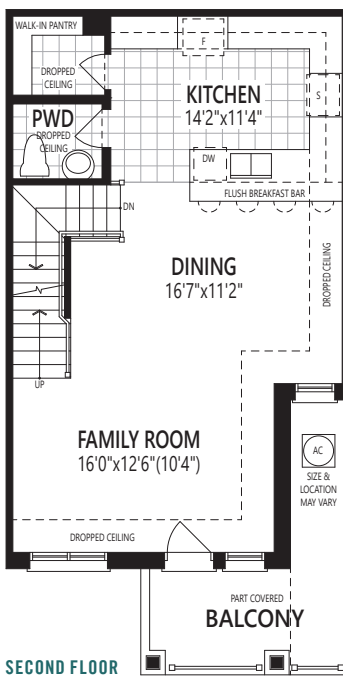
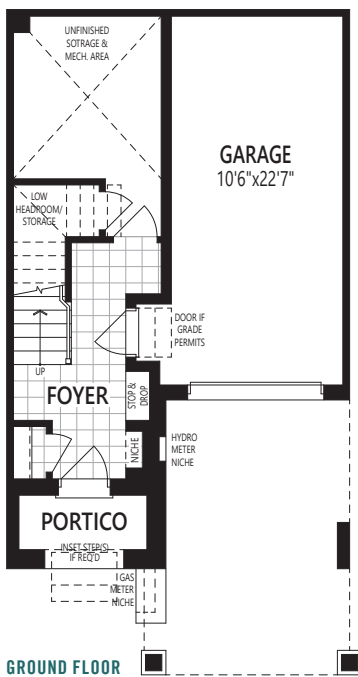
English Manor (EM)



French Chateau (FR)



Traditional (TA)



HVH! All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. All measurements and dimensions are approximate only and not guaranteed to be exact or to scale. These floor plans and room dimensions apply to the 'English Manor' elevation of this model type. Actual usable floor space may vary from the stated floor area. Plans and room dimensions may vary according to elevation. Plan may be built as the mirror image. "Quiet wall" (where shown) means a wall in which additional insulation has been installed. This will assist in reducing, but not eliminating, ambient sound from adjoining rooms and mechanical systems. The extent of the reduction will vary depending upon various factors including, without limitation, the presence and extent of mechanical systems located in the wall. Lots with a rear-lot/side-lot catch basin easement will be required to purchase the inbound or alternate fireplace option. Please consult your sales representative. E.&O.E. July 2023. Copyright 2023 - Mattamy Homes Limited.

EVERY AMENITY



HAWTHORNE
EAST VILLAGE

Live close to nature, urban amenities and endless recreation.

RECREATION

1. Trafalgar Golf and Country Club
2. RattleSnake Point Golf Club
3. Oakville Executive Golf Club
4. Royal Ontario Golf Club
5. Wyldewood Golf and Country Club
6. Piper's Heath Golf Club
7. RattleSnake Point Conservation Area
8. Kelso Conservation Area
9. Hilton Falls Conservation Area
10. Milton Leisure Centre
11. Milton Memorial Arena
12. Milton Sports Centre
13. Milton Community Sports Park
49. Best Buy
50. Boston Pizza
51. Turtle Jacks
52. Milton Crossroads – Walmart Supercentre
53. Canadian Tire
54. Indigo
55. Coates Crossing Plaza
56. Food Basics
57. Ned Devine's Irish Pub
58. Milton Mall
59. Toronto Premium Outlets

PARKS

14. Bristol District Park
15. Watson Park
16. McDuffe Park
17. Beaty Trail Park
18. Menefy Park
19. Oakview Park
20. Mieghen Park
21. Bennett Park
22. Beaty Neighbourhood Park South
23. Beaty Neighbourhood Park North
24. Barclay Park
25. Hutchinson Park
26. Luxton Park

BANKS/RESTAURANTS/SHOPPING

27. Kennedy Circle Shopping Plaza – Metro
28. Shoppers Drug Mart
29. TD Bank
30. Tim Hortons
31. Hawthorne Village Square – Rabba Fine Foods, Portabello's Italian Bistro
32. McDonalds
33. Maingate Retail Centre – Starbucks
34. CIBC Bank
35. A&W Canada
36. Thompson Square Shopping Plaza
37. Milton Common Shopping Plaza – LCBO
38. Shoeless Joe's Sports Grill
39. Real Canadian Superstore
40. East Side Mario's
41. Dollarama
42. Scotiabank
43. Sunset Grill
44. Bank of Montreal
45. The Home Depot
46. Beer Store
47. Longos
48. PetSmart

CITY SERVICES

60. Milton GO Station
61. Milton District Hospital
62. Service Ontario
63. Service Canada
64. Milton Public Library – Beaty Branch
65. Halton Waste Management Site

SCHOOLS

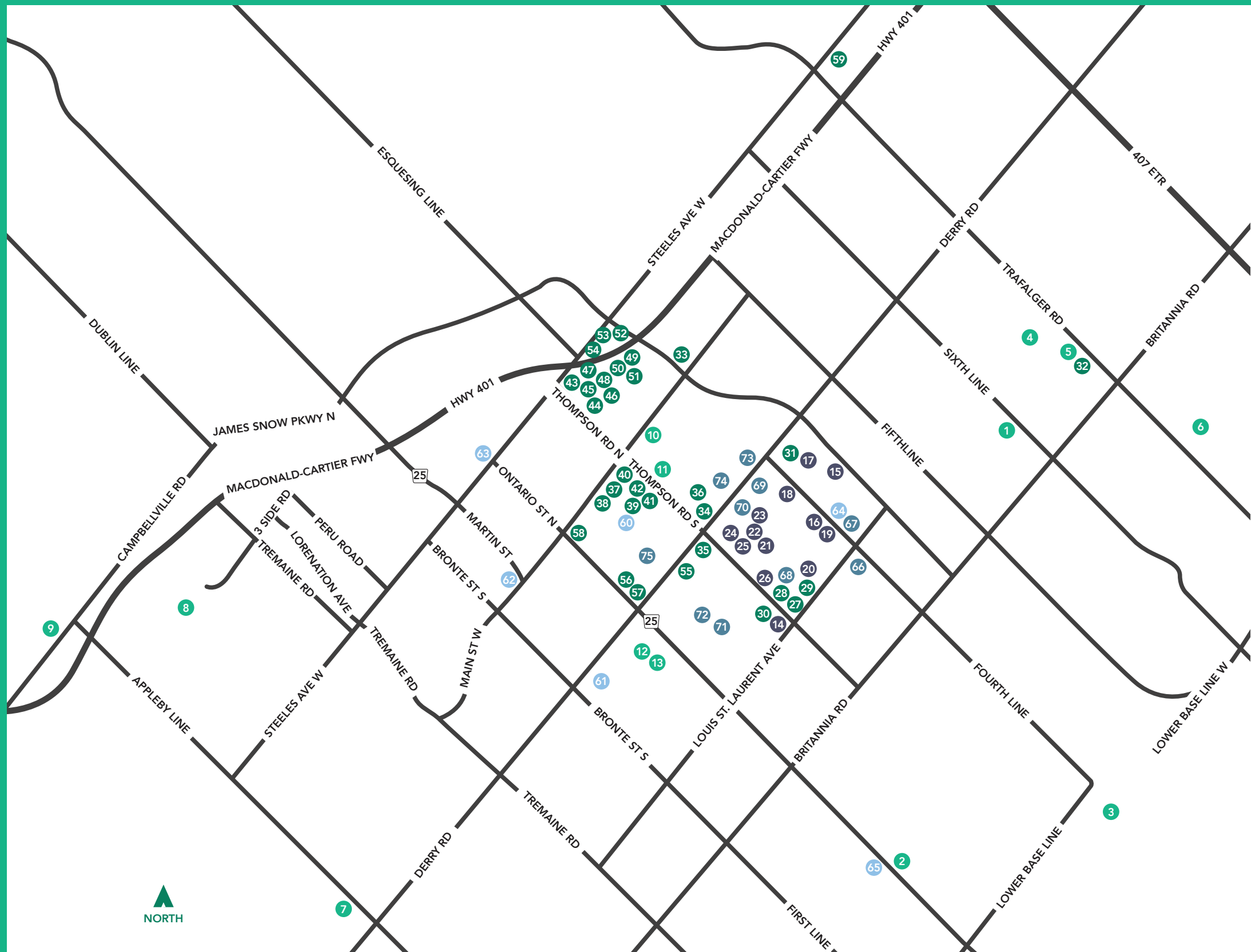
66. Craig Kielburger Secondary School
67. Building Blocks Montessori & Preschool
68. Hawthorne Village Public School
69. Irma Coulson Public School
70. Guardian Angels Catholic Elementary School
71. Our Lady of Fatima Catholic Elementary School
72. Tiger Jeet Singh Public School
73. Ecole Dyane-Adam Elementary French School
74. Bruce Trail Public School
75. Sam Sherratt Public School

ESTABLISHED COMMUNITIES

- Hawthorne Village
- Hawthorne Village North
- Hawthorne South Village
- Hawthorne Village on the Escarpment
- Soleil Milton
- Soleil Condos
- Hawthorne East Village

TRANSPORT

- 10 minutes away from GO Station
- 8 minutes away from 401
- 40 minute drive from Downtown Toronto
- 25 minutes away from Pearson Airport



THE BROOKSIDE

REAR LANE TOWNHOME

1,712
SQ. FT.



English Manor (EM)

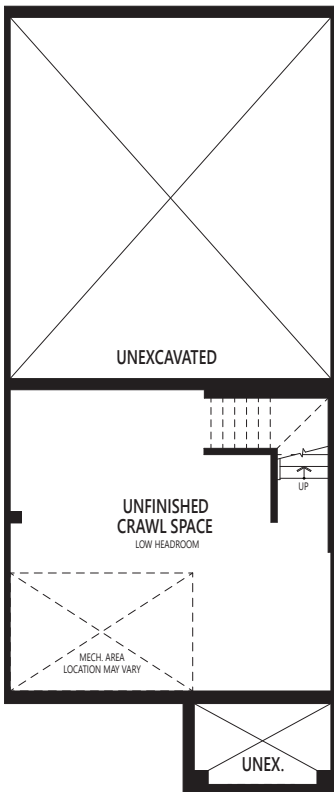


Modern (MO)

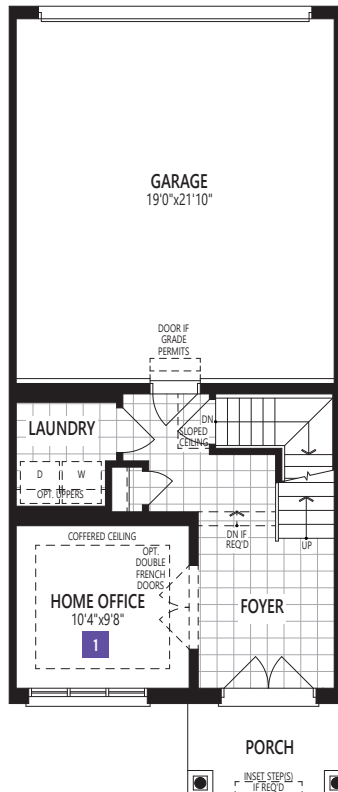


Traditional (TA)

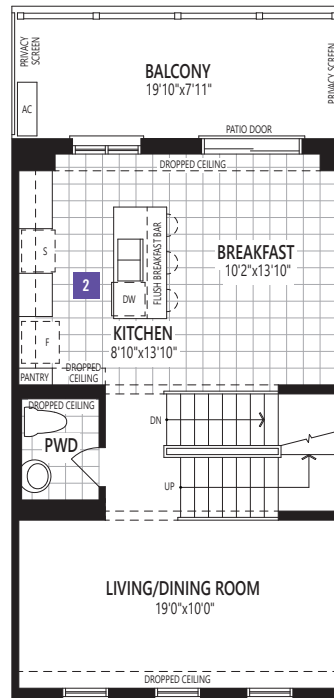
INDEPENDENTLY OWNED AND OPERATED



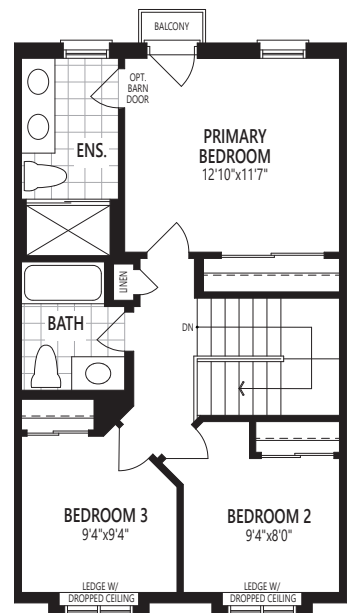
LOWER LEVEL



GROUND FLOOR



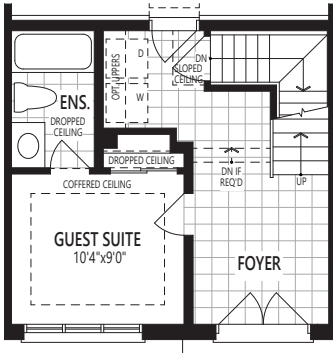
SECOND FLOOR



THIRD FLOOR

GROUND FLOOR OPTION

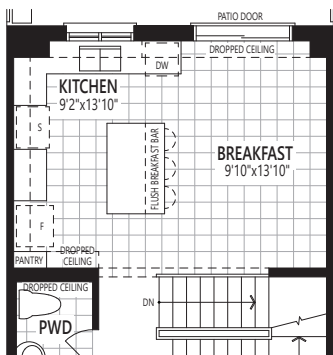
1 GUEST SUITE IN LIEU OF HOME OFFICE



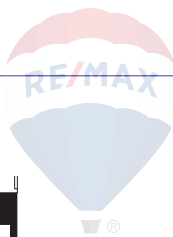
INCLUDED

SECOND FLOOR OPTION

2 ALTERNATE KITCHEN



INCLUDED



RE/MAX
MILLENNIUM
REAL ESTATE BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

THE DENMAR

REAR LANE TOWNHOME

1,792
SQ. FT.



Traditional (TA)

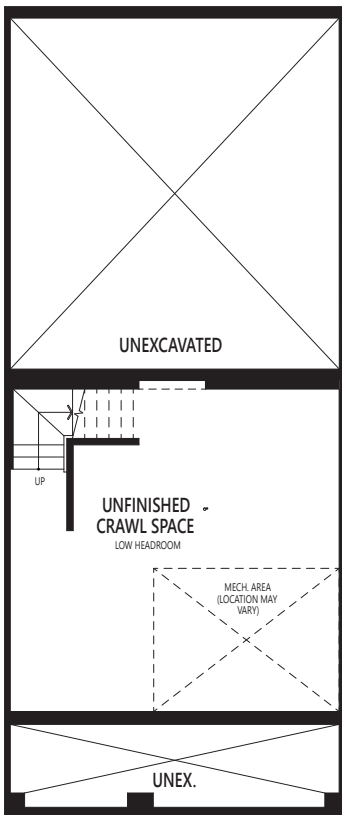


English Manor (EM)

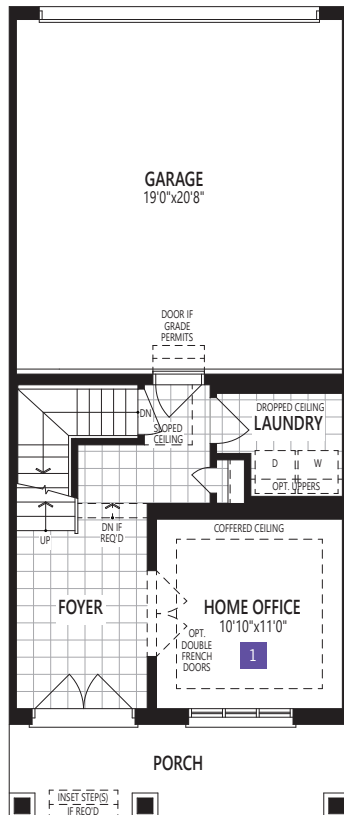


Modern (MO)

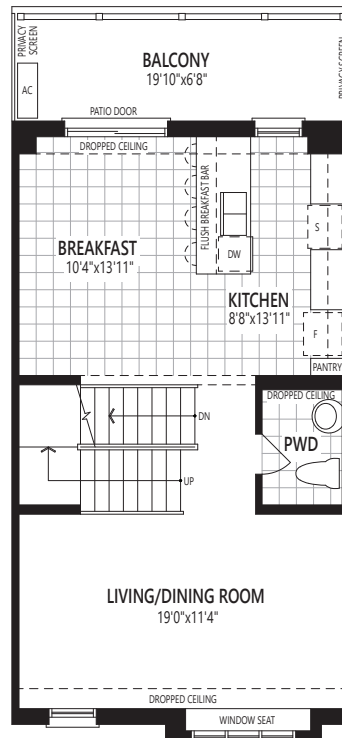
INDEPENDENTLY OWNED AND OPERATED



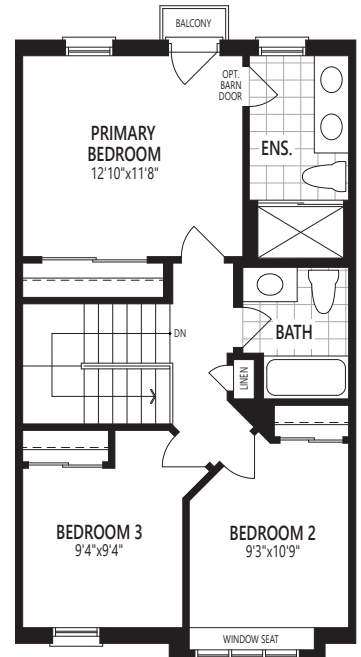
LOWER LEVEL



GROUND FLOOR



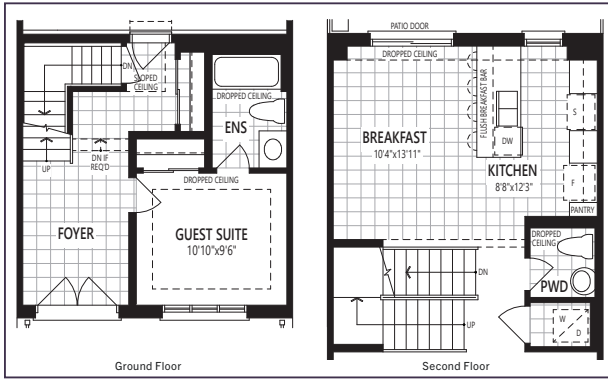
SECOND FLOOR



THIRD FLOOR

GROUND FLOOR OPTION

1 GUEST SUITE IN LIEU OF HOME OFFICE
(LAUNDRY RELOCATED TO SECOND FLOOR)



INCLUDED



RE/MAX
MILLENNIUM
REAL ESTATE BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

THE LUPIN CORNER

REAR LANE TOWNHOME

1,930
SQ. FT.



Modern (MO)

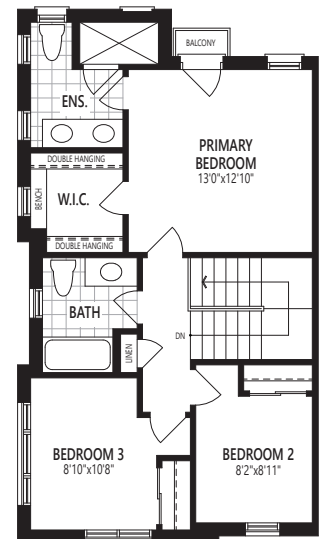
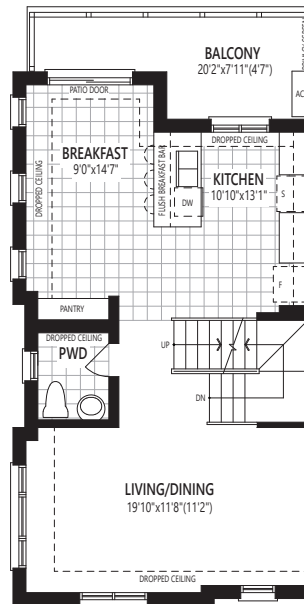
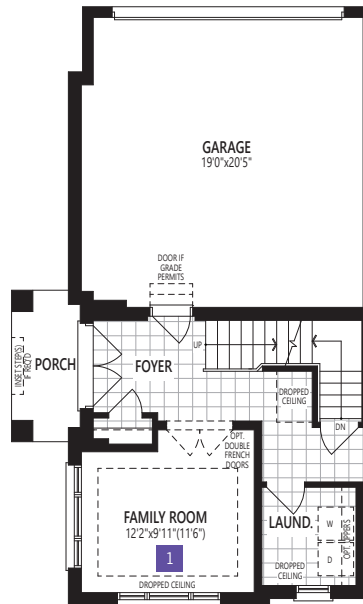
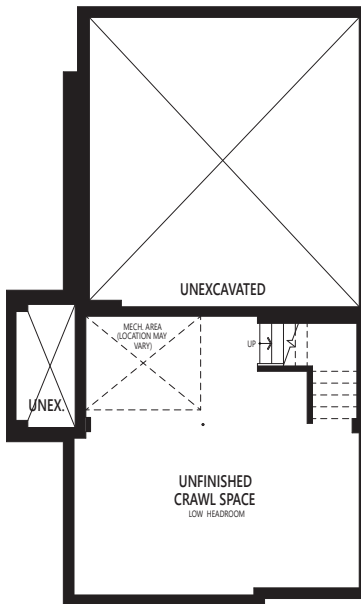


English Manor (EM)



Traditional (TA)

INDEPENDENTLY OWNED AND OPERATED



LOWER LEVEL

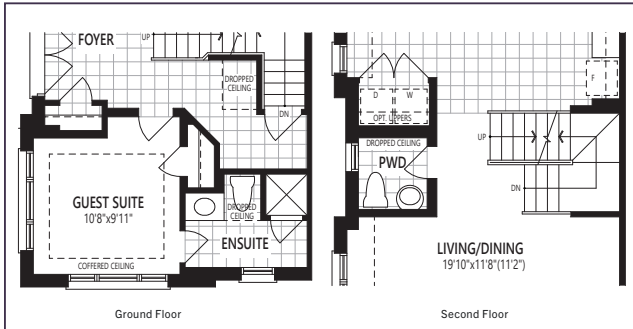
GROUND FLOOR

SECOND FLOOR

THIRD FLOOR

GROUND FLOOR OPTION

1 GUEST SUITE IN LIEU OF FAMILY ROOM (LAUNDRY RELOCATED TO SECOND FLOOR)



INCLUDED



RE/MAX
MILLENNIUM
REAL ESTATE BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

THE NORTHHAMPTON

REAR LANE TOWNHOME

2,003
SQ. FT.



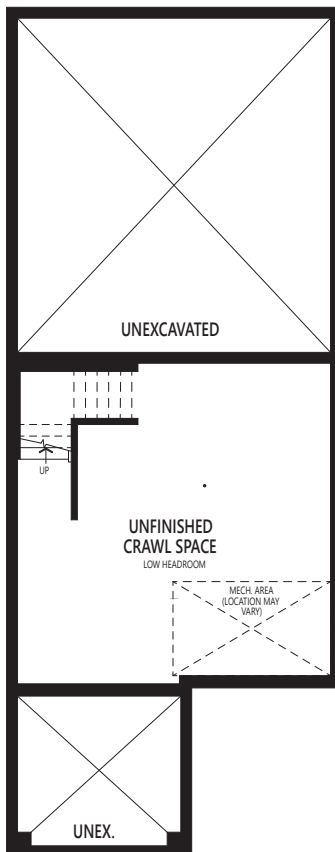
Traditional-2 (TA-2)



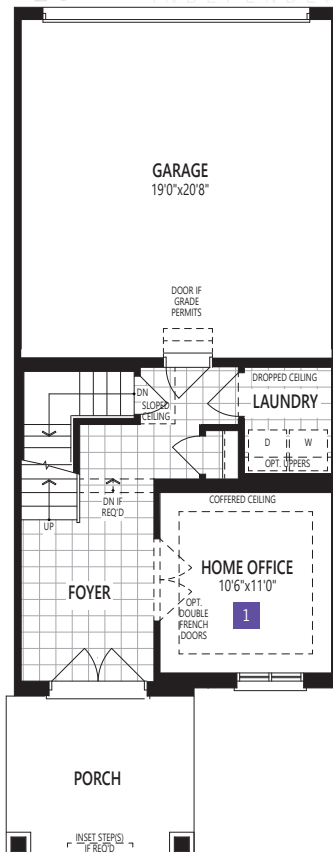
English Manor-2 (EM-2)



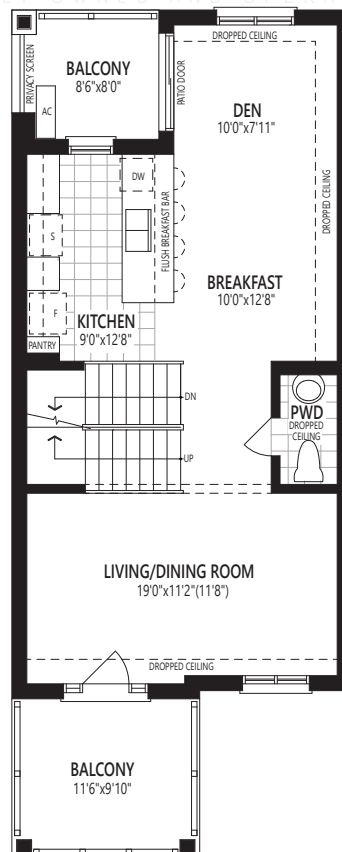
Modern-2 (MO-2)



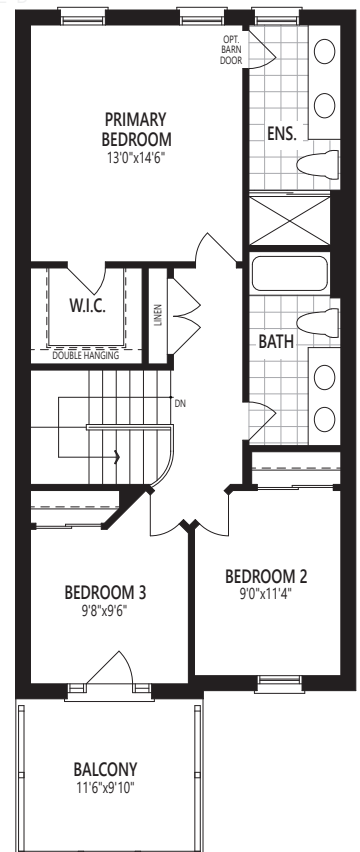
LOWER LEVEL



GROUND FLOOR



SECOND FLOOR

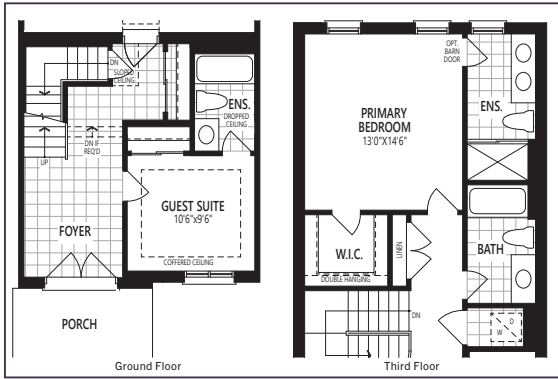


THIRD FLOOR

INDEPENDENTLY OWNED AND OPERATED

GROUND FLOOR OPTION

1 GUEST SUITE IN LIEU OF HOME OFFICE
(LAUNDRY RELOCATED TO THIRD FLOOR)



INCLUDED



RE/MAX
MILLENNIUM
REAL ESTATE BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

THE PARKWOOD END

REAR LANE TOWNHOME

2,048

SQ. FT.

INCL. 17 SQ. FT. OPEN TO BELOW



Modern-2 (MO-2)

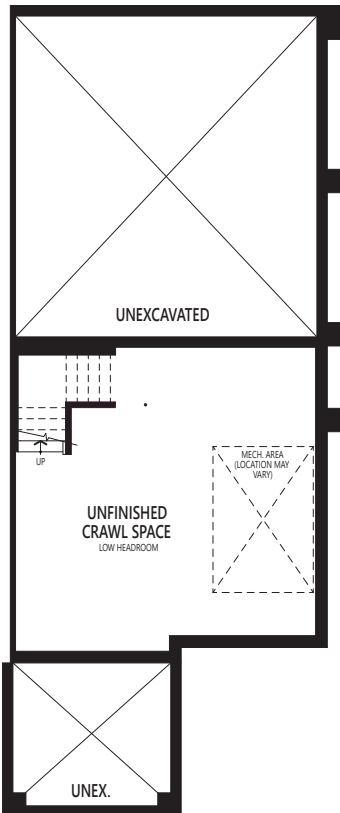


English Manor-2 (EM-2)

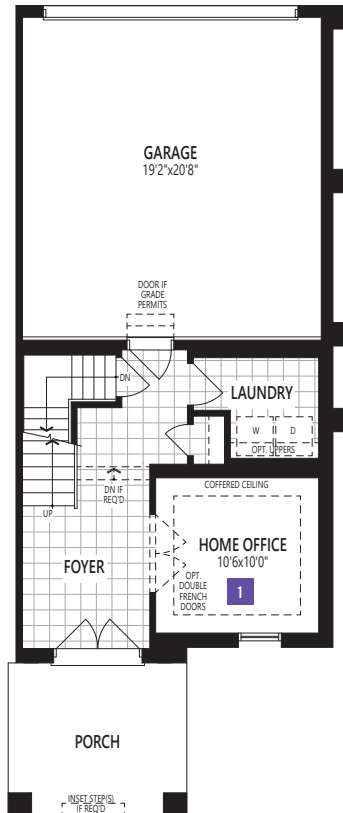


Traditional-2 (TA-2)

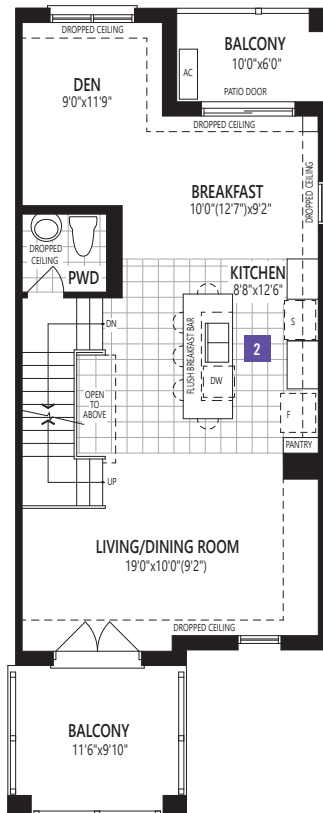
INDEPENDENTLY OWNED AND OPERATED



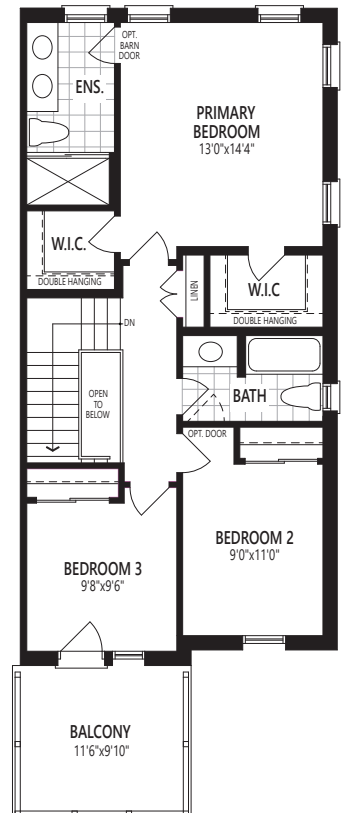
LOWER LEVEL



GROUND FLOOR



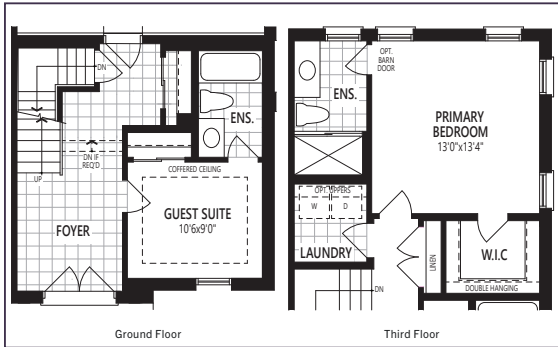
SECOND FLOOR



THIRD FLOOR

GROUND FLOOR OPTION

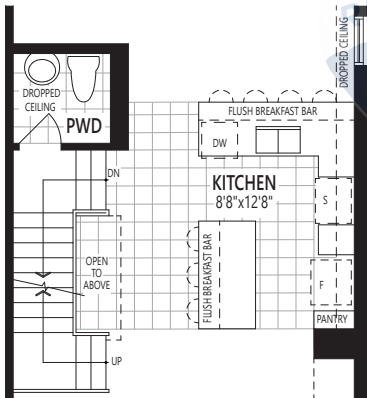
1 GUEST SUITE IN LIEU OF HOME OFFICE (LAUNDRY RELOCATED TO THIRD FLOOR)



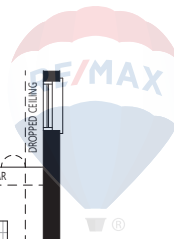
INCLUDED

SECOND FLOOR OPTION

2 ALTERNATE KITCHEN



INCLUDED



RE/MAX
MILLENNIUM
REAL ESTATE BROKERAGE
INDEPENDENTLY OWNED AND OPERATED



HAWTHORNE EAST VILLAGE

LEGEND

- Rear-Lane Townhomes
- Village Homes

All renderings, landscaping and images are Artist's Concept Only. Images depicted in Site Plan including schools, future residential, parks, and such other specifications are subject to change based on final approval from Government Authorities. Dimensions and locations not to scale. Mattamy Homes assumes no liability for inaccuracies, errors or omissions in the Site Plan as depicted. E. & O.E. July 2023.



mattamyHOMES





RE/MAX
MILLENNIUM
REAL ESTATE BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

JOE Godara

REALTOR®

 **416-768-4576**

 **joe@joegodara.com**

 **joegodara.com**



@joegodara