



**MERRICKVILLE
GROVE** | TOWNS



park view homes

THE WELLINGTON WRAP-AROUND



1750 SQFT | 3 BEDROOMS | 2.5 BATHROOMS | 1 CAR GARAGE



PARK-VIEW-HOMES.CA

NOTE: Renderings, floor plans, and optional layouts are artists concept only and are subject to change. Room measurements are approximate. Pricing subject to change without notice. Square footage is of approximate useable space.

02152024



MODEL *DETAILS*

THE WELLINGTON WRAP-AROUND

Below are all the features which come with the standard version of this model. Upgrades are available as per the upgrades price list. *Indicates upgrades which have been included in the home.

GENERAL

- Energy Star certified home
- Asphalt driveway
- Open concept kitchen, living, and dining room
- Lever style door handles
- Triple glazed windows
- Air conditioning (rental)
- Automatic door closer on the main door between garage and house
- Interior door hardware includes levers and privacy locks for bathrooms
- Closets to have rod and shelf as per plan
- Red oak handrail with black metal spindles on stairs
- Exterior hardware with manufacturer's lifetime warranty on finish
- Pressure treated wood deck
- Covered concrete front porch
- All yards to be landscaped with topsoil/grass
- Patio stone walkway

FLOORING

- Wide plank laminate flooring on main floor
- Premium porcelain tile in all bathrooms, front foyer, and laundry area
- Carpet with foam underpad on stairs, upper hallways and bedrooms

KITCHEN

- Kitchen cabinets as per design, choice of 3 colours through Builder's package
- Laminate countertop with stainless steel overmount sink
- Stainless steel microwave hoodfan
- Chrome finish single handle sink faucet
- Double stainless steel kitchen sink with single handle faucet

BATHROOM

- 5' soaker tub/shower with tiled surround in Main bath
- Chrome finish plumbing fixtures in bathrooms
- Water efficient toilets
- 3pc Ensuite bathroom with 5' walk-in acrylic shower and glass shower doors
- Cabinetry as per design, choice of 3 colours through Builder's package
- Laminate countertop with porcelain overmount rectangular sink

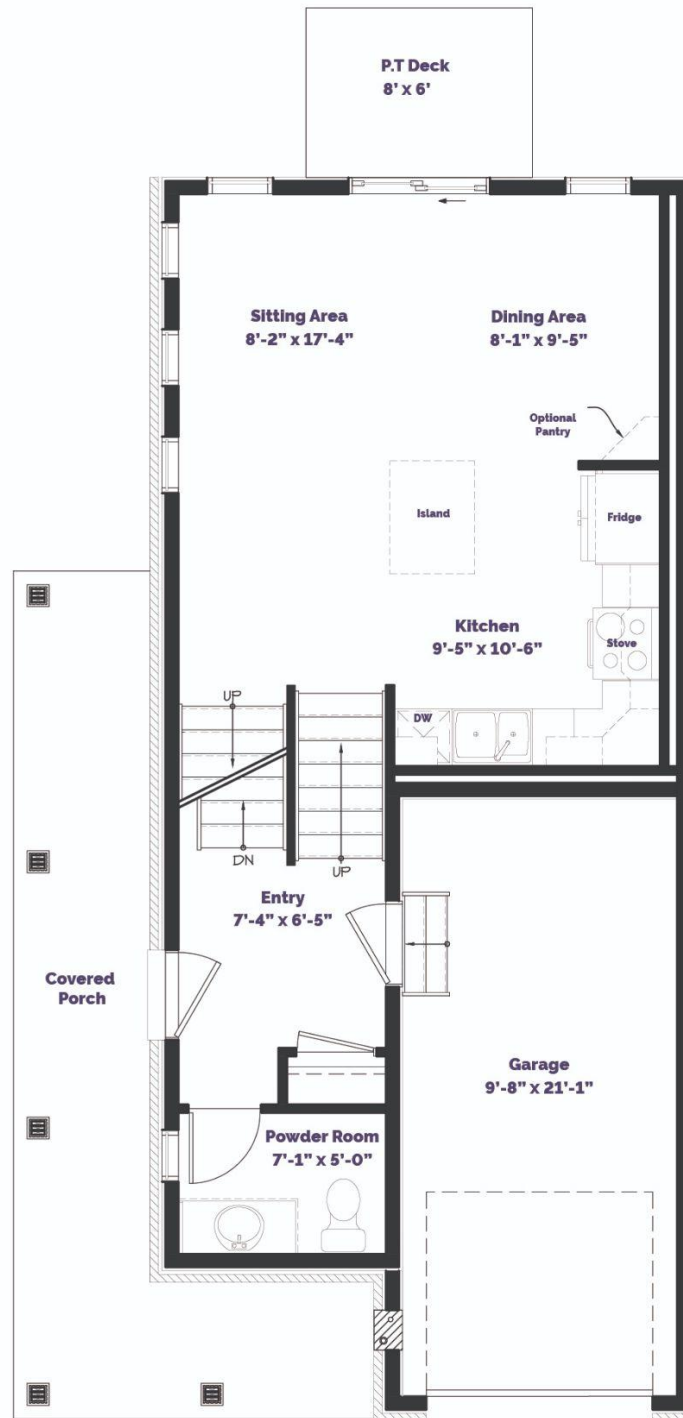
ELECTRICAL

- Park View Homes standard light fixture package with potlight upgrades available
- White decora switches



FIRST FLOOR

THE WELLINGTON WRAP-AROUND



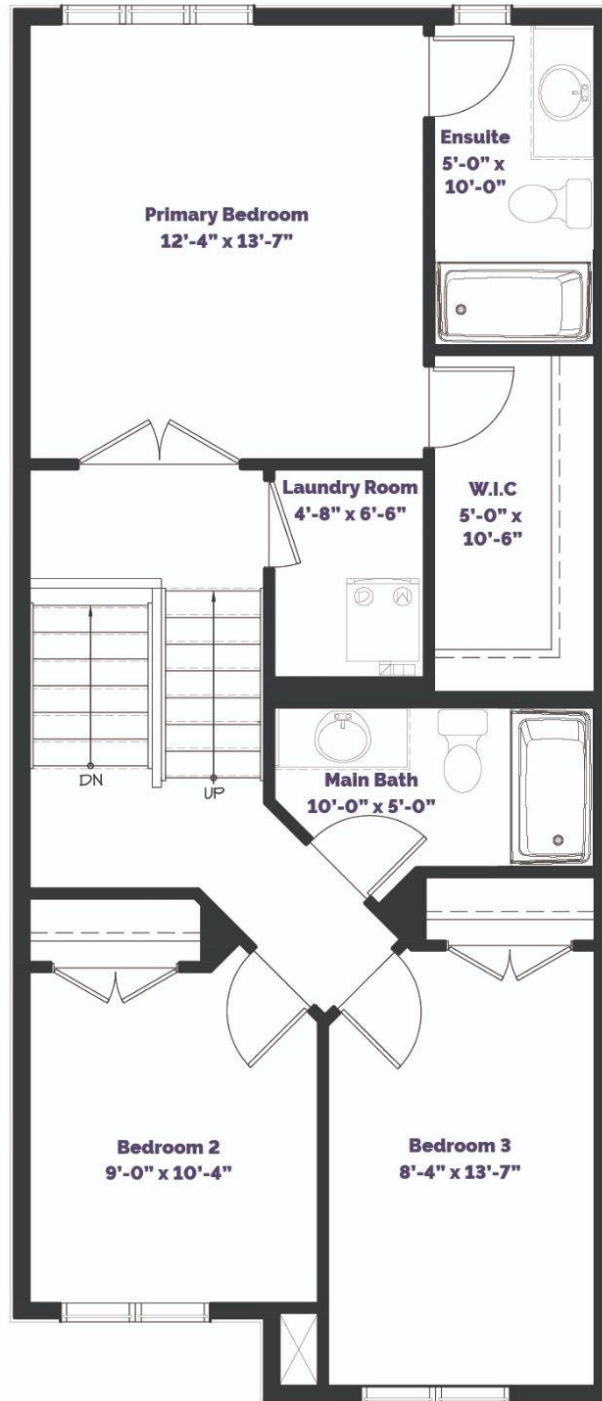
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SECOND FLOOR

THE WELLINGTON WRAP-AROUND



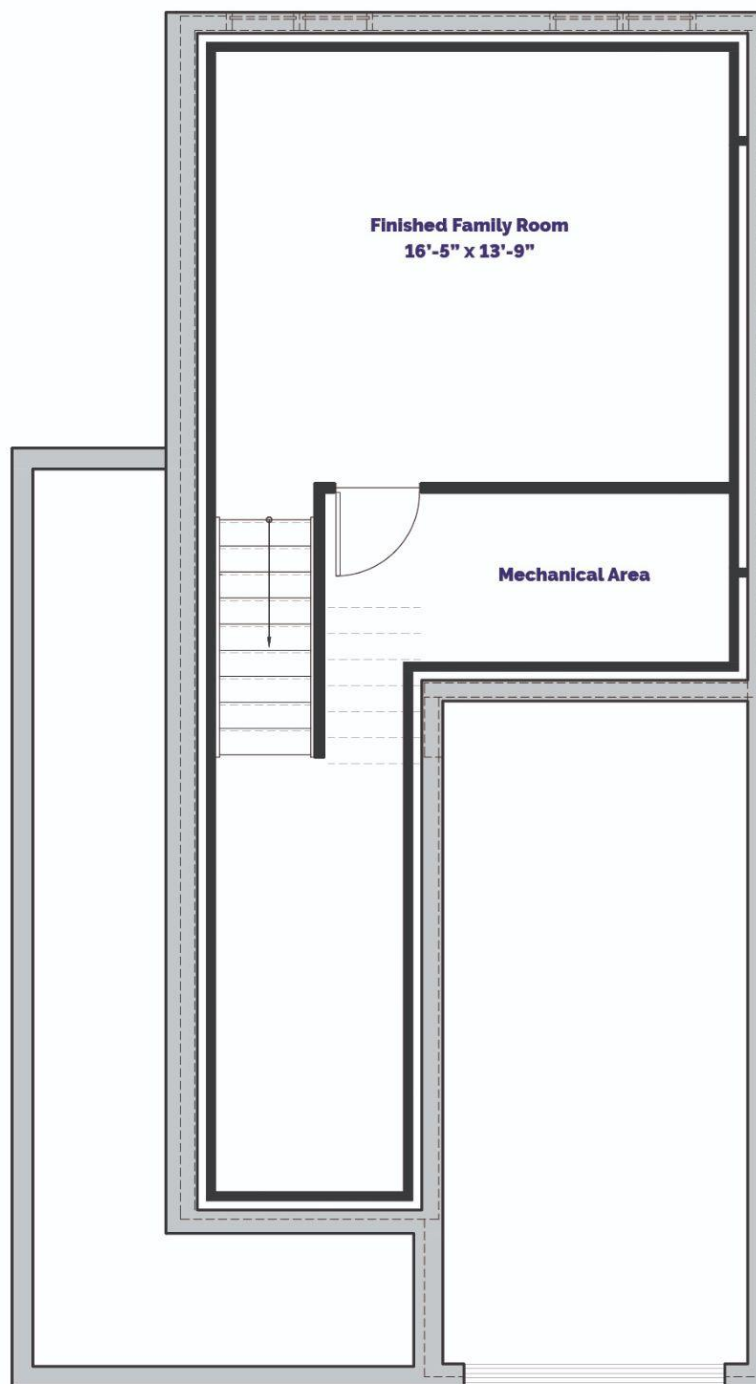
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BASEMENT

THE WELLINGTON WRAP-AROUND



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Jasper

PACKAGE

PREMIUM PACKAGE

Premium Package
\$5000 + HST

AREA

Kitchen 1, 2, 3, 5, 8
Dining Area 1, 7
Sitting Area 1
Bathrooms 2, 3, 4, 5

Bedrooms 1
Hallway 1
Stairs 6
Entrance 4



Laminate flooring



Cabinets



Cabinet handles



Tile flooring



Countertops



Carpet



Cloud Cover
Benjamin Moore

Paint



Chandelier



Pendant Light

Choose 1 of 3 designer curated packages for the interior of your townhome.

PARK-VIEW-HOMES.CA

NOTE: Products and finishes subject to change based on availability.
Colours and textures may vary across print and digital mediums in comparison to actual products and finishes.



Sophie

PACKAGE

STANDARD PACKAGE

AREA

Kitchen 1, 2, 3, 5, 8
Dining Area 1, 7
Sitting Area 1
Bathrooms 2, 3, 4, 5

Bedrooms 1
Hallway 1
Stairs 6
Entrance 4



Laminate flooring



Cabinets



Cabinet handles



Tile flooring



Countertops



Carpet



Paint



Chandelier



Pendant Light

Choose 1 of 3 designer curated packages for the interior of your townhome.

PARK-VIEW-HOMES.CA

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Bolton

PACKAGE

STANDARD PACKAGE

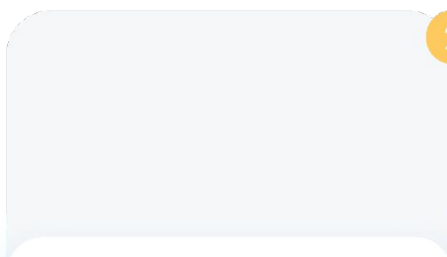
AREA

Kitchen **1, 2, 3, 5, 8**
Dining Area **1, 7**
Sitting Area **1**
Bathrooms **2, 3, 4, 5**

Bedrooms **1**
Hallway **1**
Stairs **6**
Entrance **4**



Laminate flooring



Cabinets



Cabinet handles



Tile flooring



Countertops

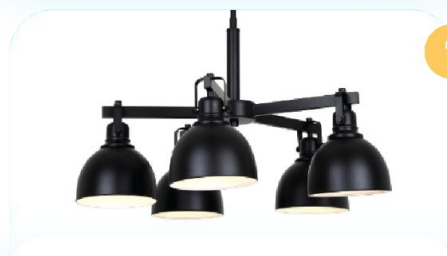


Carpet

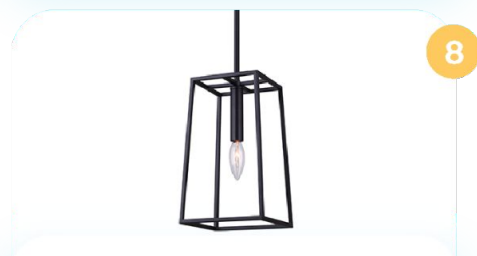


Cloud Cover
Benjamin Moore

Paint



Chandelier



Pendant Light

Choose 1 of 3 designer curated packages for the interior of your townhome.

PARK-VIEW-HOMES.CA

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INCLUDED INTERIOR *FINISHES*



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Colours and textures may vary across print and digital mediums in comparison to actual products and finishes.



INCLUDED INTERIOR

FINISHES



Toilets



Bathroom Sinks



Ensuite Walk-In Shower
model specific



Tub/showers

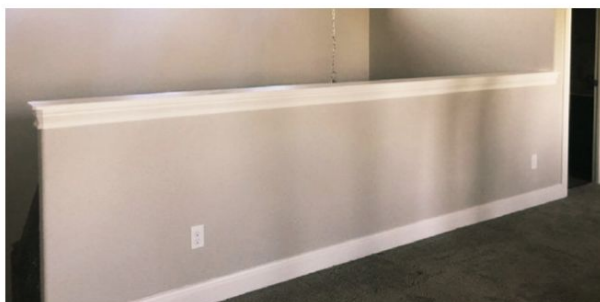


Powder Room Sink

Shower Doors
model specific

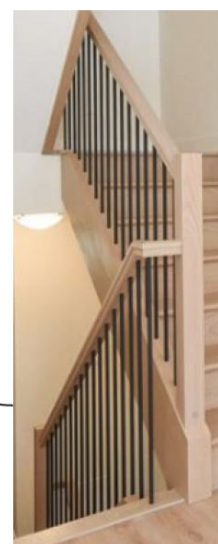


Flush Mount



Half Wall
model specific

Railings
model specific





WELLINGTON

UPGRADES

Home Construction

Item	Description	Price
Hardwood stairs - Basement to Entry floor - Basement	Upgrade from carpet to hardwood on stairs from basement to entry level.	\$2,690
Hardwood stairs - Bedrooms to Primary Bedroom - Top Level	Upgrade from carpet to hardwood on stairs from mid to top level.	\$2,290
Hardwood stairs - Entry floor to Living Area - Entrance	Upgrade from carpet to hardwood on stairs from entry to main level.	\$2,190
Hardwood stairs - Living Room to Bedrooms - Mid Level	Upgrade from carpet to hardwood on stairs from main to mid level.	\$1,890
Remote Garage Door Opener	Supply and install remote garage door opener (Belt Drive) with 1 remote and hard wired button inside the garage.	\$1,200

Electrical

Item	Description	Price
Pot Lights - 2 Bedrooms	See pot light reference plan for layout.	\$959
Pot Lights - Primary Bedroom	See pot light reference plan for layout.	\$959
Pot Lights - Dining Area	See pot light reference plan for layout. These replace the dining room chandelier.	\$479
Pot Lights - Ensuite	See pot light reference plan for layout.	\$349
Pot Lights - Entry	See pot light reference plan for layout.	\$479
Pot Lights - Family Room	See pot light reference plan for layout.	\$959
Pot Lights - Hallway	See pot light reference plan for layout.	\$479
Pot Lights - Kitchen	See pot light reference plan for layout.	\$832
Pot Lights - Main Bathroom	See pot light reference plan for layout.	\$349
Pot Lights - Sitting Area	See pot light reference plan for layout.	\$479
60amp Outlet for EV Charger	Install a 60amp serviced outlet in the garage. Ready for an EV charger.	\$3,950



WELLINGTON

UPGRADES

Heating, Ventilation, and Air Conditioning

Item	Description	Price
Gas Line for BBQ	Install a gas line to deck BBQ location. Final hook up excluded.	\$1,100

Bathroom

Item	Description	Price
Custom Tile Shower 5' in Ensuite	Upgrade from standard acrylic shower to 5' tiled shower. Includes tiled walls, glass door with chrome hardware. Tile is a 4x16" white glossy ceramic. Acrylic base.	\$7,950

Kitchen

Item	Description	Price
All Quartz Upgrade	Upgrade kitchen & island countertops, main bathroom and ensuite bathroom countertops from standard laminate to quartz as per design selection package.	\$10,900
Kitchen Quartz	Upgrade kitchen & island countertops from standard laminate to quartz as per design selection package.	\$8,900
Backsplash	Supply and install a backsplash under the upper cabinets in the kitchen. Tile as per design selection package.	\$2,200
Kitchen Pantry - Neo-angled	Add 20"w x 16"d pantry at the end of the kitchen. Finish as per design selection package.	\$2,250
Faucets Package	Upgrade from standard kitchen and bathroom faucets to upgraded Delta faucets (including bathroom shower heads and controls).	\$2,250
Valance Lights and Trim	Add valance trim and lighting under all kitchen upper cabinets.	\$1,200



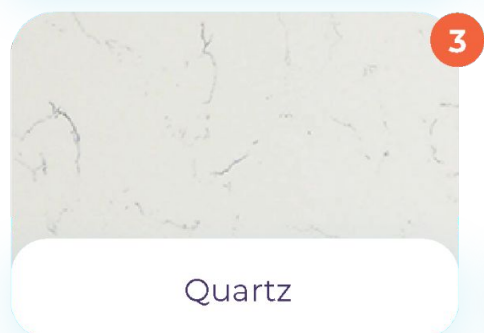
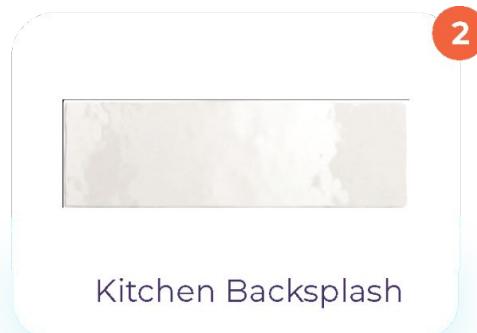
Jasper

PACKAGE

UPGRADE SAMPLES

UPGRADE PACKAGE

Faucets Package	1
Backsplash	2
Quartz Packages	3
Custom Tile Shower	4



These are the finishes for the Jasper design package upgrades.



Sophie

PACKAGE

UPGRADE SAMPLES

UPGRADE PACKAGE

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Kitchen Faucet



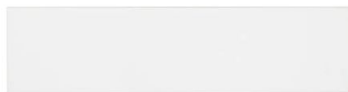
Bathroom Faucet



Kitchen Backsplash



Quartz



4"x16" Ceramic Tile



Shower Head/Controls

These are the finishes for the Sophie design package upgrades.



Bolton

PACKAGE

UPGRADE SAMPLES

UPGRADE PACKAGE

Faucets Package	1
Backsplash	2
Quartz Packages	3
Custom Tile Shower	4



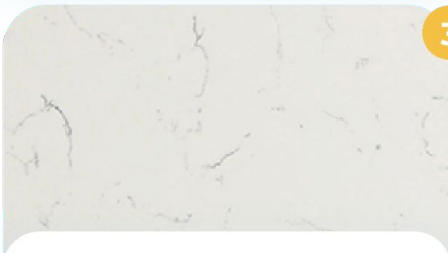
Kitchen Faucet



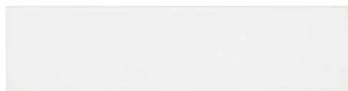
Bathroom Faucet



Kitchen Backsplash



Quartz



4"x16" Ceramic Tile



Shower Head/Controls

These are the finishes for the Bolton design package upgrades.



POT LIGHT LAYOUT

THE WELLINGTON WRAP-AROUND

- Finished Family Room
- Sitting Area
- Kitchen
- Entry
- Dining Area





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 **park view homes**

ENERGY STAR® CERTIFIED NEW HOMES

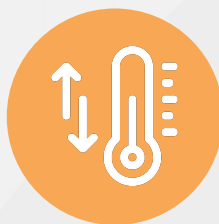
When rigorous ENERGY STAR requirements are applied to new home construction, the result is a home built better from the ground up, delivering better durability, comfort, and reduced utility and maintenance costs. This makes an ENERGY STAR certified home the simple choice for energy efficiency.

THE BENEFITS



REDUCED LEAKS AND DRAFTS

Comprehensive air sealing quality-installed insulation and high performance windows and doors minimize warm and cold spots.



MORE CONSISTENT TEMPERATURES

A high efficiency heating and cooling system, designed and installed for optimal performance, ensures better comfort in every room, all year.



BETTER DURABILITY

A comprehensive water management system, including flashing moisture barriers, and heavy-duty membranes protects roofs, walls, and foundations from moisture damage.



IMPROVED INDOOR AIR

A fresh-air system provides a controlled amount of outdoor air. Combined with a high performance filter, this improves indoor air quality and reduces dust, pollen, and other allergens.



PEACE OF MIND

Trained and certified professionals perform independent inspections and testing, so you can sleep well knowing things were done right.



Scan to learn more about
Energy Star homes.

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