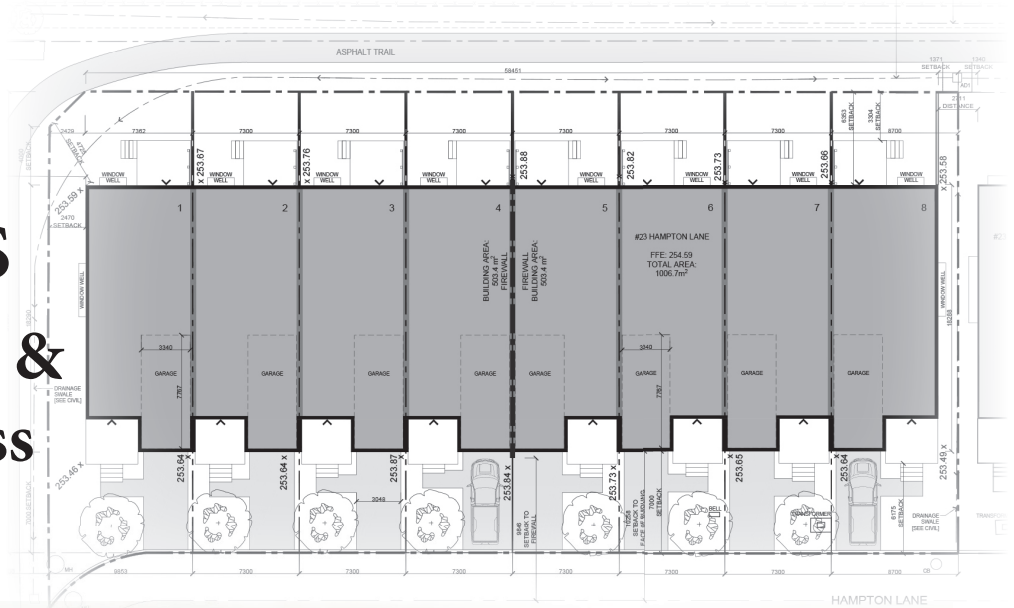


lilacs

A Craftsman Inspired Retirement Village

BUNGALOW TOWN HOMES

Standard Features & Purchasing Process



705-742-3338

lilacslakefield.com

Triple **T**
Holdings Ltd.

LILACS CONDOMINIUMS • *Affordable Luxury*

Triple T Holdings is one of the very few companies in Ontario with a 40 year history of specializing exclusively in planning, designing and delivering Condominium developments as their primary line of business.

Experience like this, combined with a “family business” approach dealing with customers has yielded tremendous results for the organization – allowing for the completion of more than 500 condominium units and registering more condominium corporations than any other organization in the City of Peterborough. Triple T has been recognized twice since 2012 by TARION – Ontario’s building warranty organization – for its exemplary customer service by being customer nominated in the top five small builders in the province.

Dealing primarily with retirees over the years, Triple T has focused its planning efforts around creating new homes where owners spend their time on activities that they enjoy rather than on maintaining their homes.

Lilacs is located in Lakefield Ontario and is adjacent to the city of Peterborough. Scenic Lakefield has a small town feel but also has all amenities that you would want. (All within walking distance of Lilacs).

Lilacs has kilometers of walking paths throughout the 25 acre holdings where you can view farm fields, pond with fountain etc.

These luxury bungalow townhome condominiums back on to a farm field and all come with the Luxury Features you have come to expect from TTT, such as hard surface counter tops (kitchen and bath), wood flooring on the main level, larger base boards and trims, 9’ Ceilings on the main floor, high end fixtures, recessed lighting, six appliances and much more. These townhomes come with a basement and a single car garage. For those looking for additional garages, please ask us about the options.

**Call us today and ask for Matt to get answers to any of your questions-
(705) 742-3338**



SOME OF THE BASICS:

- 9' Ceilings are standard for main floor, with approximately 8' ceilings in the basement.
- All windows have LOW-E and Argon gas.
- On the first floor we use casement windows. (Check with sales person for particulars of the plan you have chosen).
- Conceptual floor plans may require minor changes, for example window reductions to satisfy building department or the number of steps shown on concept plans (sales plans) are best guess at this point and there may be more or less after grading plan is done.
- The exterior of the buildings are finished with a premium James Hardie Siding. (See attached information).
- All homes have aluminum soffit and fascia with Oversized Trough and Down Spouts
- Steel exterior doors
- Garage Door (Single car size). Includes Garage Door Opener and 2 Remotes with Push Button and Key Pad.
- Garage is insulated with finished drywall. The garage is not heated. The walls are primed to give them a finished look.
- The front porch is a pressure treated wood construction with composite decking on top. The rear deck will have pressure treated decking.
- There is an Interlocking Brick walk way from the paved laneway to the front porch, usually about 4' wide up to the front porch.
- All grass and some trees are installed. We do not include any gardens. (Speak to us about how you may add one).

KITCHEN & BATHROOM FEATURES

- For your pre-designed kitchen you will receive the benefit of the soft closing doors and drawers along with stone tops and a double stainless steel undermount sink. (Please note all colors have been pre ordered and we do not offer any options or changes).
- All bathroom vanities will also be pre-designed, they have an undermount sink that is oval in shape. (Please note all colors have been pre ordered and we do not offer any options or changes).
- The standard brass goods for the home are made by Moen. See samples provided by TTT. (all in chrome)
- We use Kohler Toilets (Comfort Height) complete with soft closing seats, see sample provided by TTT.
- On every plan the main floor ensuite bathroom will have an acrylic shower with glass doors. The basement has a one piece acrylic tub shower.

FLOORING

- Hardwood and Ceramic Flooring on the main floor are standard.
- We use carpeting on the stairs to the basement as well as the finished areas and vinyl cushion flooring in the downstairs bathroom.

INTERIOR TRIM PACKAGE

- Lever Style interior handles with matching hinges.
- Oak hand rail going down the stairs.
- Series 800 interior doors
- Standard casing and baseboard, see TTT sample.
- Casing has mitred corners

ELECTRICAL AND MECHANICAL

- Electrical plan completed to ESA code standards and way more
- Lights in all closets, Garage unfinished areas
- Exterior lights at Garage front (1), Front Door(1) and Rear (1)
- Copper Interior Wiring, Smoke /CO2 Detectors, 200 Amp breaker panel
- GFI protected receptacles – front and rear.
- LED Pot lights included (See plan)
- Under cabinet lights provided by TTT in kitchen
- Light fixtures in bedrooms and Dining area and Bathrooms, closets will be supplied by TTT
- We supply 5 Television Outlets (cat 5) locations pre determined
- No changes are made or offered for the electrical.

HEAT/AC

- Air Exchanger with Digital Reading and 20 minute timer buttons in bath / kitchen areas
- Central Air
- Digital Thermostat
- Owned hot water tanks (approximately 50 Gallon) .

CONSTRUCTION OF HOMES/INSULATION

- 2 x 6 Exterior Framed walls with R 20 as well as Code Board
- 2 x4 Interior Framed walls
- Bedrooms and Bathrooms insulated for sound and comfort
- Exterior is covered with James Hardy Siding

FRONT PORCHES

- Our home plans have a small covered porch at the front of the house.
- The ceiling of the porch will be aluminized,
- The flooring will be made of a composite wood decking.
- Aluminum railings will be supplied where required (usually not required.)

OTHER

- Low VOC Paint (prime + 2)
- Sod/ Trees Installed
- All Driveways/Roadway Asphalt complete
- One Row of shelving included in each closet, at TTT discretion (space Age Shelving)
- Appliance Package – Includes 6 stainless steel appliances – Please see literature (pre purchased, no option for changes)
- Non Freeze Hose Bibs – Front and Back
- Natural Gas Stub to Rear of Deck area for BBQ (when possible)
- Garage door is 7' tall
- Decks at rear can be skirted in for extra cost (priced on application)

BEFORE YOU BUY...

- Select the townhome lot of your choice
- Review standard features for your new home (in this document)
- Make a reservation for your preferred lot (Cheque for \$3,000) (This will hold the spot for 24 hours so there is time to review all relevant information, then a decision will be made to purchase or not. Either way we return the reservation (\$3,000) in full.
- If you decide to purchase, TTT will issue an agreement of purchase and sale to your lawyer for review (you as well if you request). They will have a 72 Hours to review document and advise you the customer of their findings.
- If you want to make a purchase at this point the agreement needs to be signed by the purchaser and a deposit cheque will be given in the amount of \$20,000 (Made out to LLF LAWYERS IN TRUST)