

S T O J F R A M L R V  
R B K U O A S V N K E  
E F G N E I O J R N P  
G S G I P W P S K F L  
J L R O E O H H V R J  
**SMART TOWNES**  
E Q D V F I M E I S F  
N A U P N F O H J H E  
I R A Z A N R E U M A  
O R T B I N E K V A O  
R Q E Z U O R B I N V

# SMART TOWNES

SMART PLANNING • SMART PRICING • SMART PROJECT • SMART PINEWOOD



Another Project by Pinewood Niagara Builders - Building Niagara for over 35 Years

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# the fine print

make a smart investment ● improve your lifestyle

Pinewood Niagara Builders is proud to offer you the opportunity to custom create a new townhome/condo, known as “Smart Townes”. With the majority of the units already sold, each buyer to this point has had the opportunity to give us their opinions and “I wants”, thereby improving layouts and options in each unit, and the entire development! In many cases, we have been able to make their wishes a reality as we worked together. See why, with Smart Townes, you will be making the smartest decision of your life.

Pinewood recognizes that today’s market demands comfortable, reasonably priced homes. Our market studies have proven that a clean, energy-efficient, well maintained and safe environment at this price point is needed. However, with today’s increasing construction prices and land costs, achieving this is very difficult. And now, with the economy improving, together we can make this happen.

We are taking on the challenge because we want this opportunity to put Pinewood’s 35 years of experience to the test! We are about choices and preferences and giving you all your “I wants”, and we are SUPER confident we can make this happen for you!

The ultimate goal is a gorgeous finished product for low \$200,000’s with all your “I wants” included. We have determined our price, and as each buyer makes this purchase, a formal Purchase of Agreement will be completed, followed by your interior selections to customize your new home!

**Remember:** We only have a few units left, so please choose your unit before we sell out, and you loose your opportunity to own a great new home in the prestigious “Deerfield Estates” Subdivision.

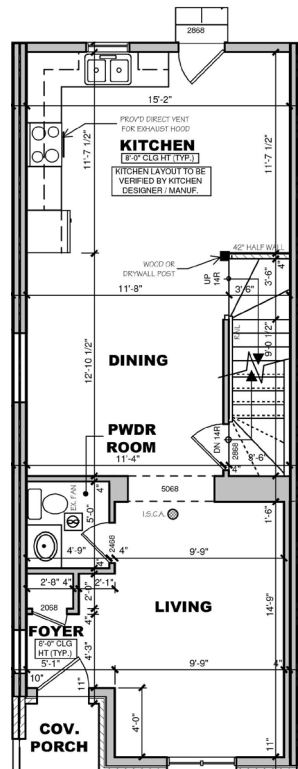
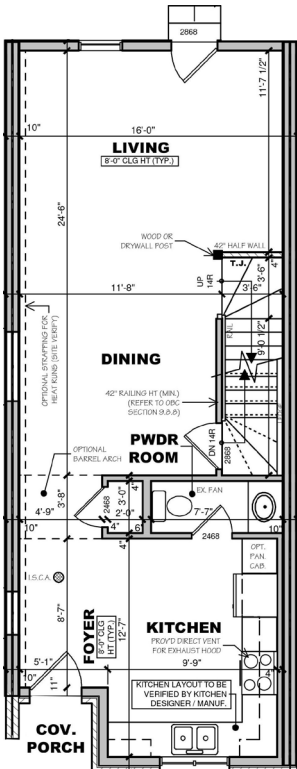
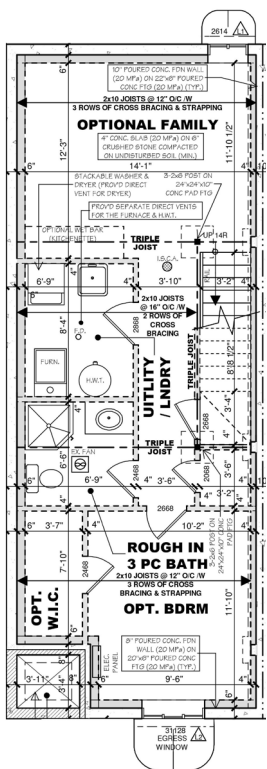
Please feel free to speak anytime to Maureen Redman at 905-329-1756 for any additional details that would help make your decision easier.

Welcome home!

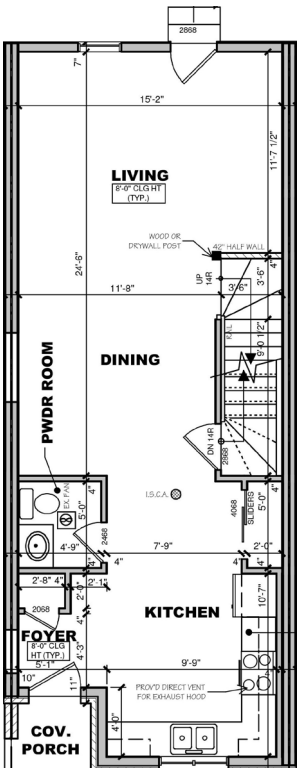
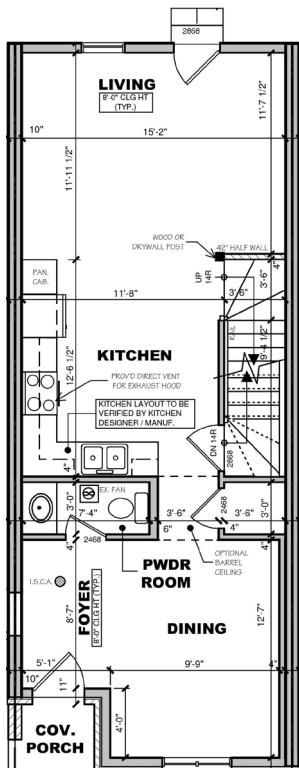


# the floor plans

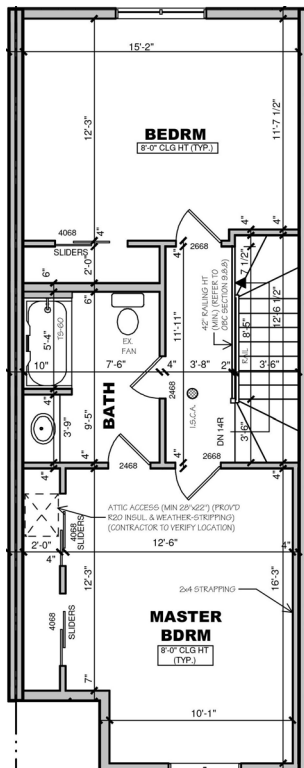
## Basement



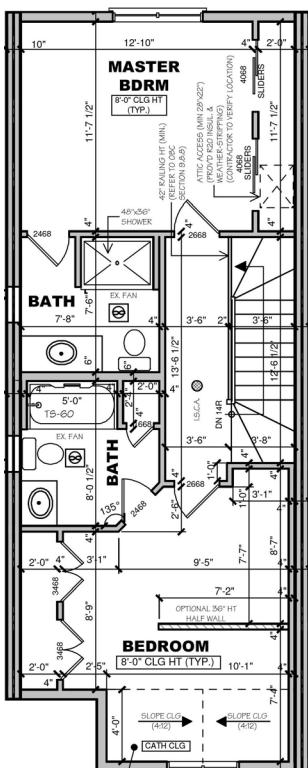
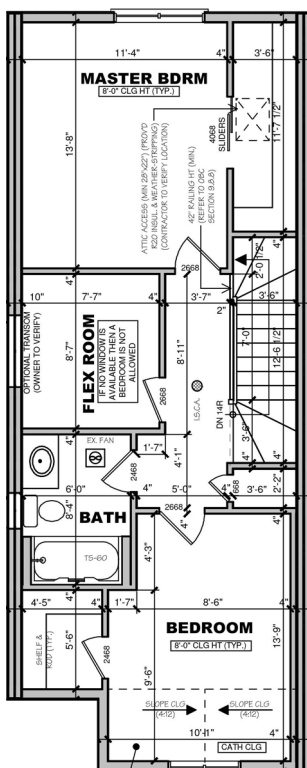
## Main Floor - Option #3



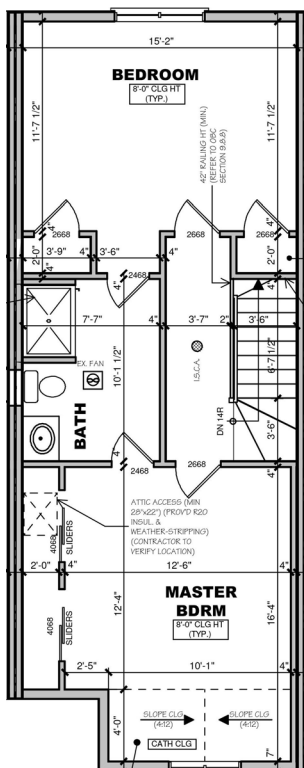
## Main Floor - Option #4



## Upper Floor - Option #2



## Upper Floor - Option #3



## Main Floor - Option #2

## Upper Floor - Option #1

## Upper Floor - Option #4

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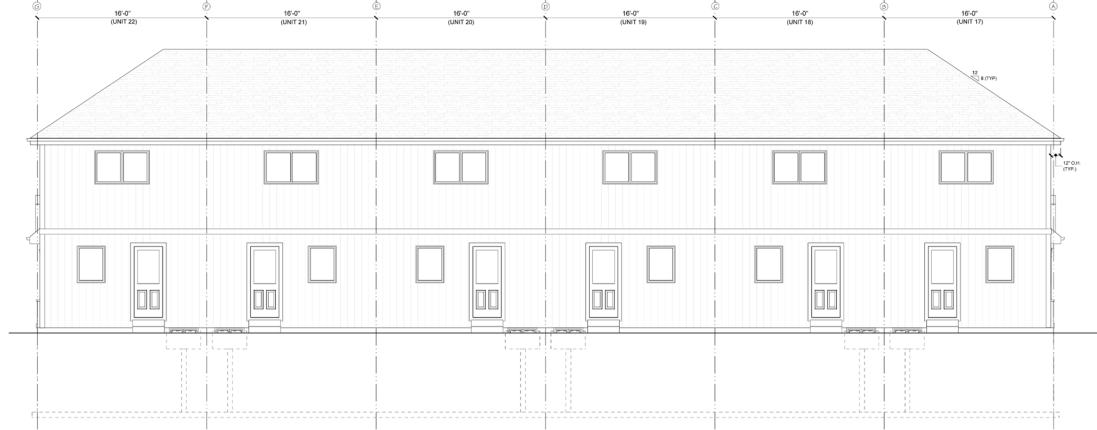
# exterior styles



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



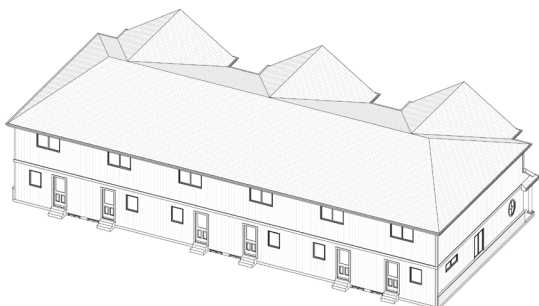
**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



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# timelines

ITEM	PROPOSED TIMEFRAME
Reservation-Holder Community Meeting	March 7, 2013
Start Services on Site	March 2013
City Hall Council Meeting	March 26, 2013
Appeal Period From Council Meeting	April 15, 2013
Construction Begins	May 2013
One-on-One Meetings for Conditional Offers	March/13 - Ongoing
Formal Agreement of Purchase and Sale	April - May 2013
Begin Selection Process with Buyers	June 2013
Move In Dates	Late Oct/13 - Jan 2014

As of August 31, 2013



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# condo fees

(Vacant Land Condominium)

As a Smart Towne Resident, you have the unique opportunity to select what services you'd like to pay for monthly. Your condo fee could be as low as \$47.29 per month. See the below charts for "Flexi-Options" to customize your monthly fees and services.

CONDO FEE COSTS	COST	COST PER UNIT
Administrative	\$100.00	
Bank Charges	\$50.00	
Insurance	\$1300.00	
Management	\$8815.00	
Professional Fees	\$2300.00	
Maintenance and Repair	\$380.00	
Reserve Contribution	\$9000.00	
<b>TOTAL MONTHLY FEE</b>		<b>\$47.29</b>

Recommendation from Pinewood Niagara Builders is to assess the costs below and as a "Smart Townes" Community, determine if the members within the community wish to participate in maintenance of the property, while subsidizing their individual condo fees.

OPTIONS (FLEXI-OPTIONS)	COST	COST PER UNIT
Snow Plowing		
Parking Lot Only	\$6000.00	\$13.16
Parking Lot and Common Sidewalk	\$8280.00	\$18.16
Parking Lot, Common Sidewalk and Walkways	\$10,080.00	\$22.10

OPTIONS (FLEXI-OPTIONS)	COST	COST PER UNIT
Landscaping and Snow Removal on all Areas	\$14,400.00	\$31.58

All Prices and Costs are as of July 29, 2013 based on cost estimate from Shabri Properties Ltd. (Property Management)



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# standard features

Central Air Conditioning - Guardian by Luxaire	Cabinetry from Builder's Samples
External Sprinkler Systems	Flooring from Builder's Samples
Innovative Molok Garbage System and Recycling	GFI Electrical Outlets in Bathrooms
Professionally-Designed Landscape Plan	Vanity Mirrors in Bathrooms
Board and Batten Vertical Siding with Capping Detail	Circuit Breaker-Type Electrical Panel with Electric Service
6" Heavy-Duty Front Window Sills	Copper Wiring Throughout
Header & Perimeter Soldier Coarse Brick Bands around Front Windows	Smoke Detectors
Winder Stairs to 2nd and Lower Level	Carbon Monoxide Detectors
Luxaire High-Efficiency Gas Furnace	Pre-Wired for Telephone and Cable
Caiman Interior Door Style	Hot Water Tank Rental Unit
Mirolin Bath Fixtures	Textured Ceilings
Acrylic 1-piece Shower and Tub Units by Mirolin (no doors)	Ceramic Tile and Carpet Throughout
Moen Single-Lever Faucets Throughout	Closets Finished with Shelf and Rod
Basement Egress Front Window (47" x 32")	Individual Gas Meters for all Units
Furring or Boxing Utility Runs to 2nd Floor	Door Chime at Front Door
Flexi-Condo Fee Structure*	Double Stainless Steel Sink in Kitchen
Cogeco Incentive	Roughed-in 3-piece Bath in Basement
Moving Cost Reduction	Exhaust Fans in all Bathrooms Vented to Exterior
Storage Discounts	All White Bathroom Fixtures
Appliance Package Allowance or Discount	Pre-Set Lighting Layout
Painted Open Railing at Staircase	Casement Window at Main Level Rear Window
5/8" OSB Sub-Floor	Casement Window at 2nd Floor Front Window

## WARRANTY

Builder's Complete 1-Year Warranty
2-Year Warranty on Mechanical and Water Penetration
7-Year Warranty on Structural Defects

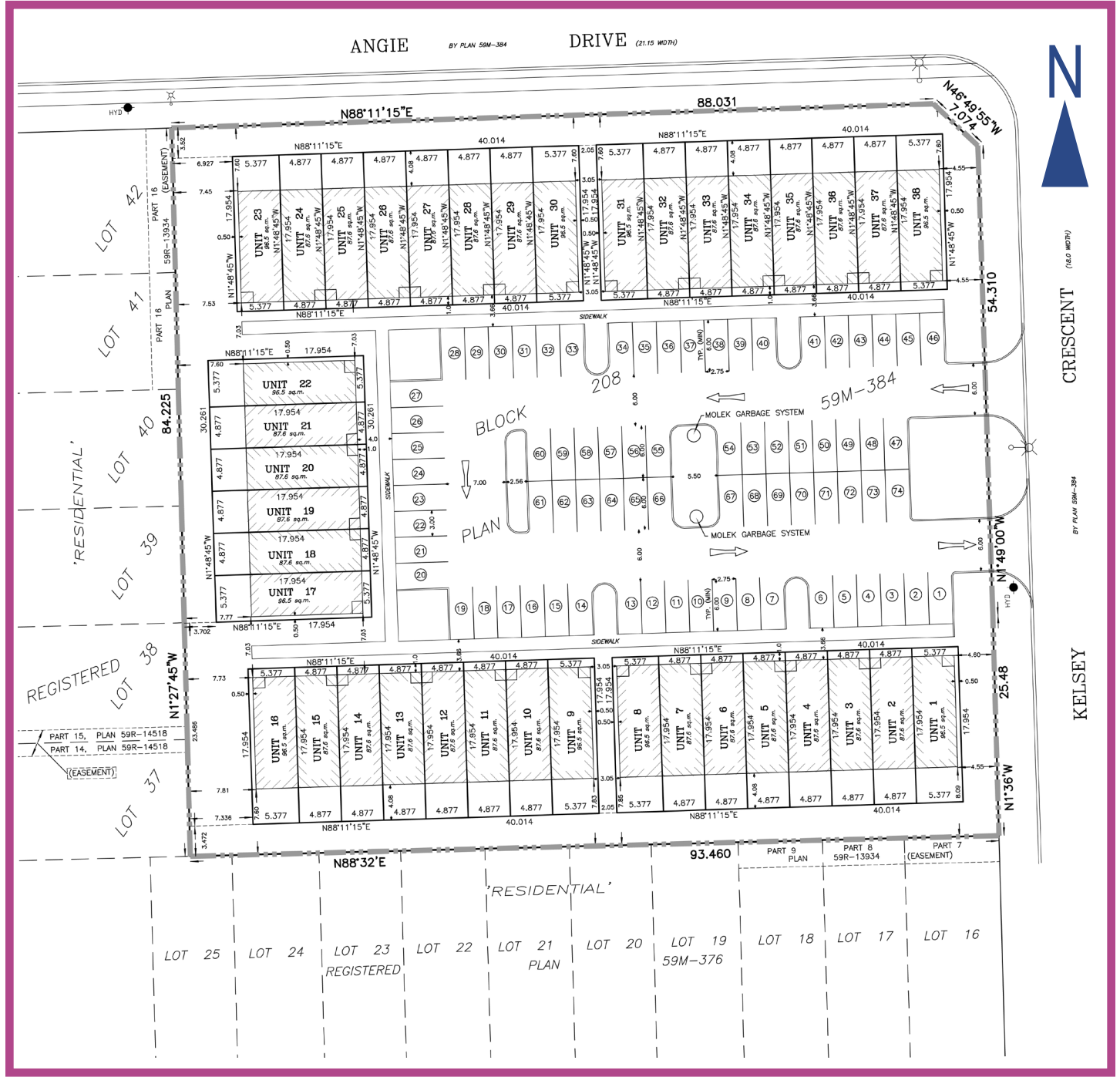
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# SMART TOWNES

## the site plan



All renderings, all dimensions, specifications and features are approximate and subject to change without notice.

