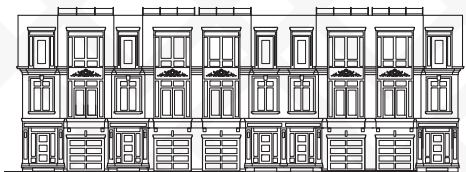


TH05

coronation



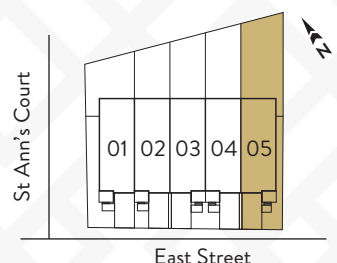
121 East

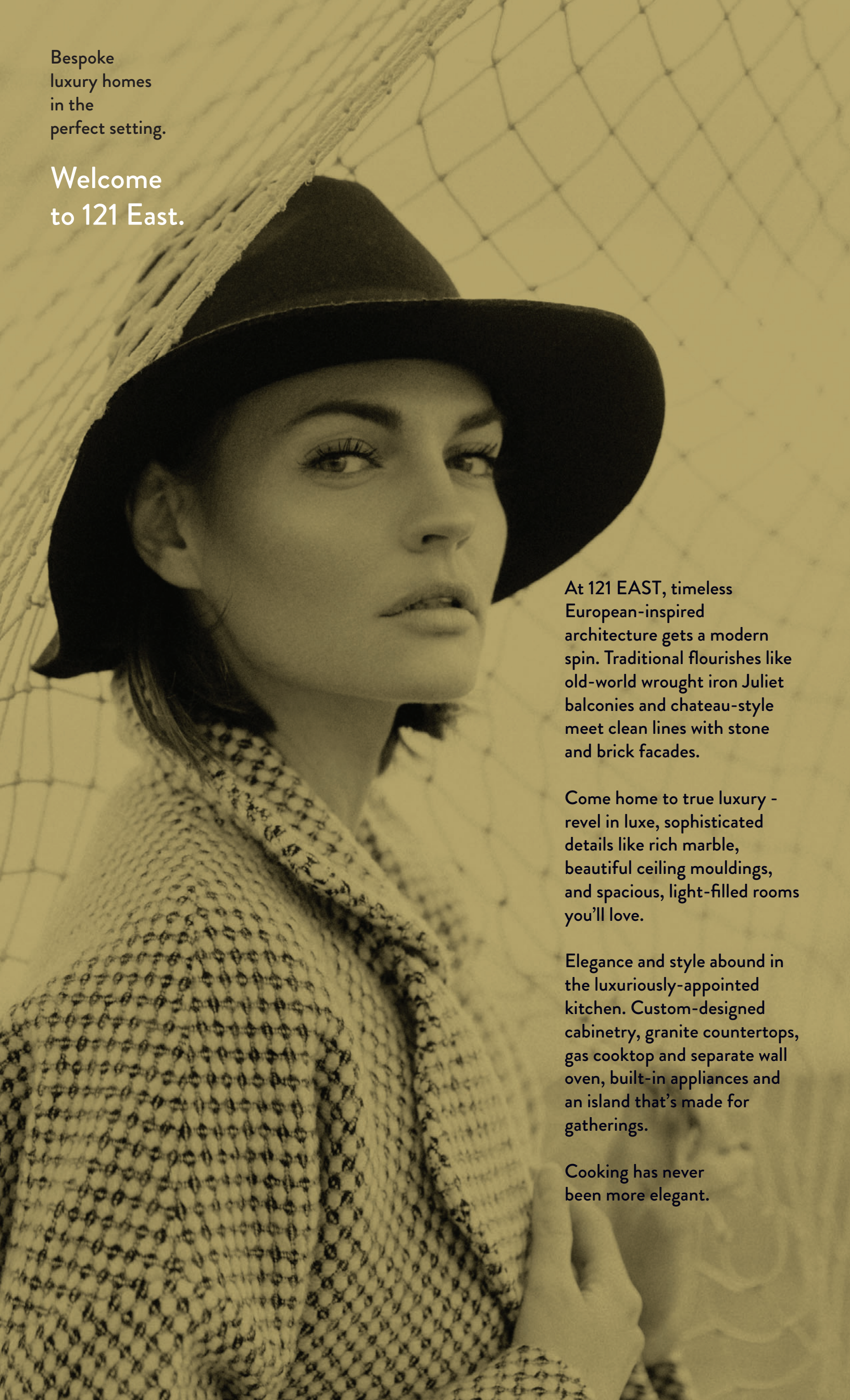
Five Classic Towns of Bronte Harbour

THREE BEDROOM
FAMILY ROOM | DEN | THEATRE ROOM
FOUR FULL BATHROOMS
PLUS TWO POWDER ROOMS

2,745 SF (plus 529 sf lower level)
plus 156 sf balcony, plus 1,047 sf backyard

121EastOakville.com





Bespoke
luxury homes
in the
perfect setting.

Welcome
to 121 East.

At 121 EAST, timeless European-inspired architecture gets a modern spin. Traditional flourishes like old-world wrought iron Juliet balconies and chateau-style meet clean lines with stone and brick facades.

Come home to true luxury - revel in luxe, sophisticated details like rich marble, beautiful ceiling mouldings, and spacious, light-filled rooms you'll love.

Elegance and style abound in the luxuriously-appointed kitchen. Custom-designed cabinetry, granite countertops, gas cooktop and separate wall oven, built-in appliances and an island that's made for gatherings.

Cooking has never been more elegant.

TH 05

THREE BEDROOM
FAMILY ROOM | DEN
THEATRE ROOM

FOUR FULL BATHROOMS
PLUS TWO POWDER
ROOMS

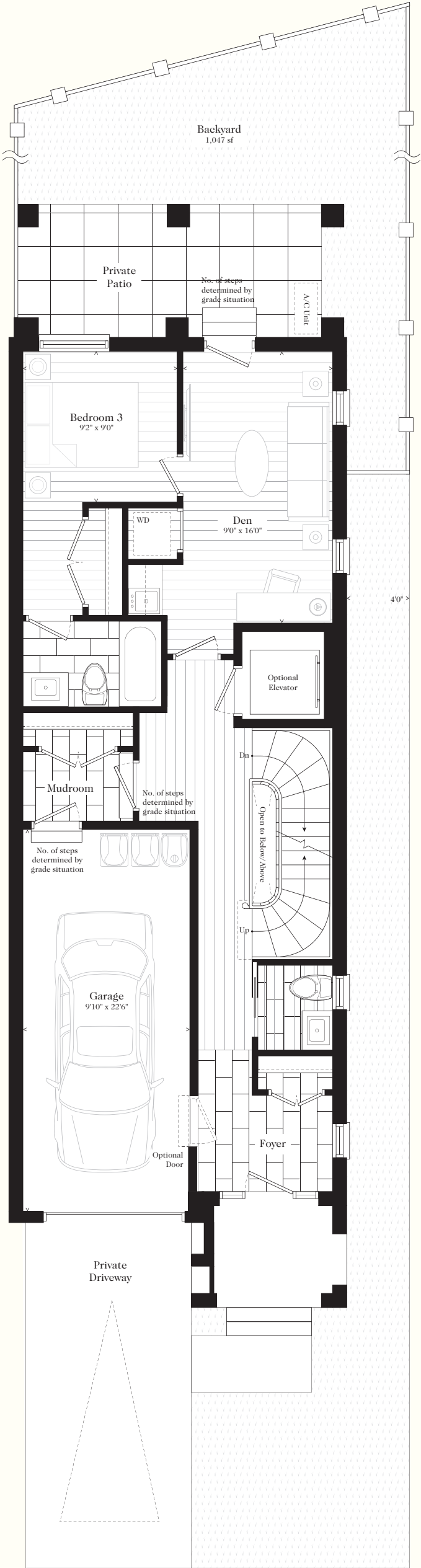
2,745 SF
(plus 529 sf lower level)
plus 156 sf balcony
plus 1,047 sf backyard

ground level

Classically elegant, an intimate foyer welcomes you home equipped with a generous coat closet. This thoughtfully designed home offers an option for a private elevator servicing all levels. Stairs open to above and below.

A private driveway and garage accommodates two cars, and leads to the oversized mudroom. The ground level includes a bedroom with ensuite, spacious den with kitchenette and laundry. This entire area can be closed off and used as a fully functional nanny or grandparent suite.

The corner location allows for extra windows to let light in. A door from the den leads to a generous private patio and an oversized backyard that wraps around the corner of the home. 6 ft fencing encloses the outdoor areas, creating a perfectly intimate open-air retreat.

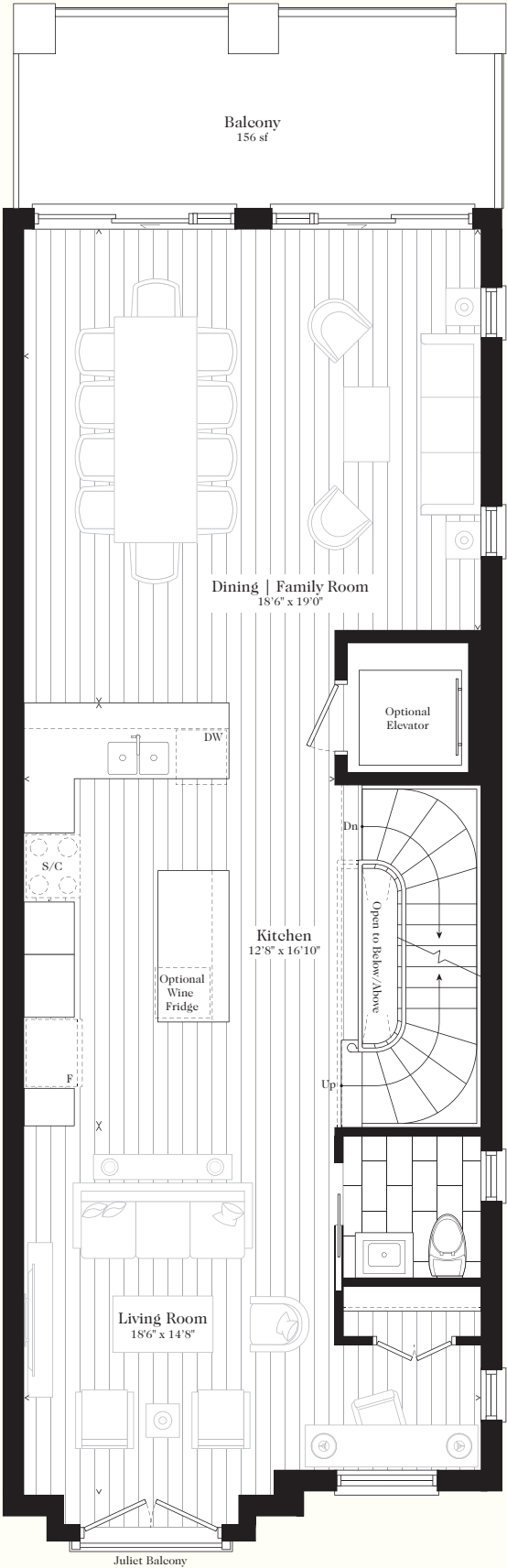


All sizes, dimensions and specifications are subject to change without notice. This plan is not to scale and is subject to architectural review and revision. In order to comply with building site conditions and municipal, structural, vendor and/or architectural requirements, actual living areas may vary from floor area stated. Floor area has been measured and may vary in accordance with Bulletin #22 published by the Tarion Warranty Corporation. Window location, size and type may vary without notice. Purchasers acknowledge that the dwelling units with terraces may contain an interior step up for access to such terraces. Furnishings are for display purposes only. Location of columns, size and type may vary without notice. E.&O.E. Nov 2019

main level

The gourmet kitchen is both beautiful and efficient. A large run of cabinets and counter space plus a large peninsula and oversized island offers plenty of room for prep and casual dining.

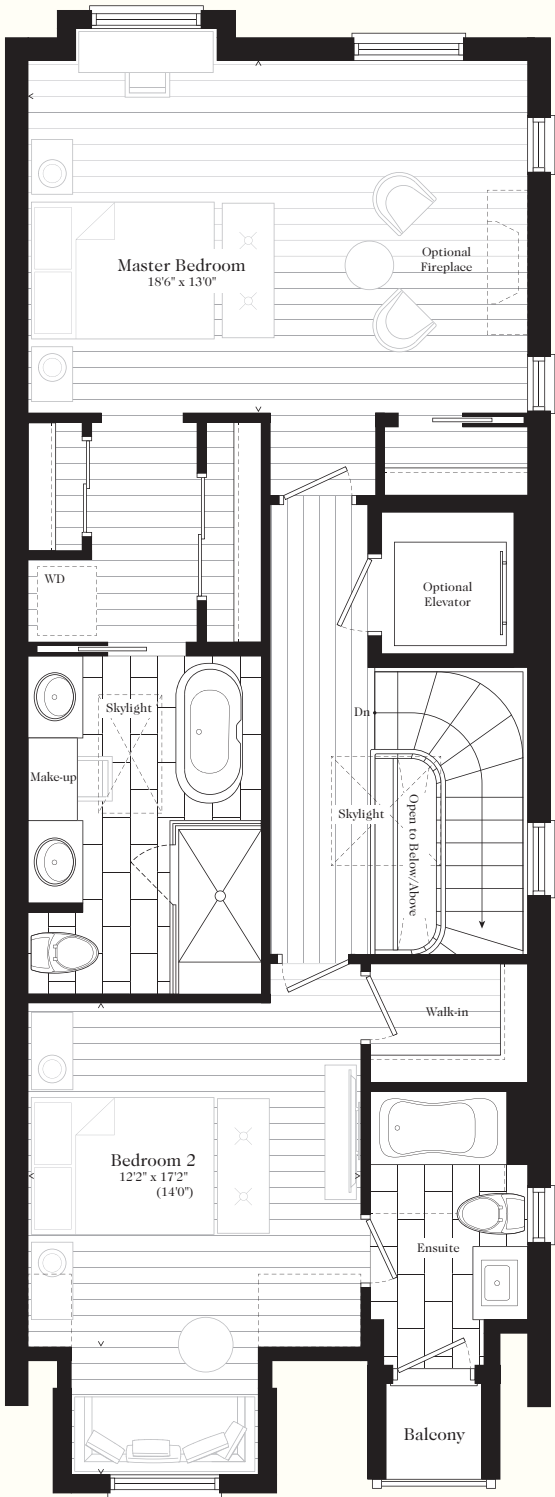
Opening to the family room and an expansive dining room, this space is ideal for entertaining. Sliding doors open to a generous balcony. A large window with a Juliet balcony lets plenty of light into the spacious and airy living room. Located nearby to the living room is a powder room.



second level

The second level features a lavish master bedroom with walk-in closet, optional laundry, optional fireplace and a luxurious ensuite with double vanity, make-up area and separate shower and tub. A skylight near the staircase lets natural light in.

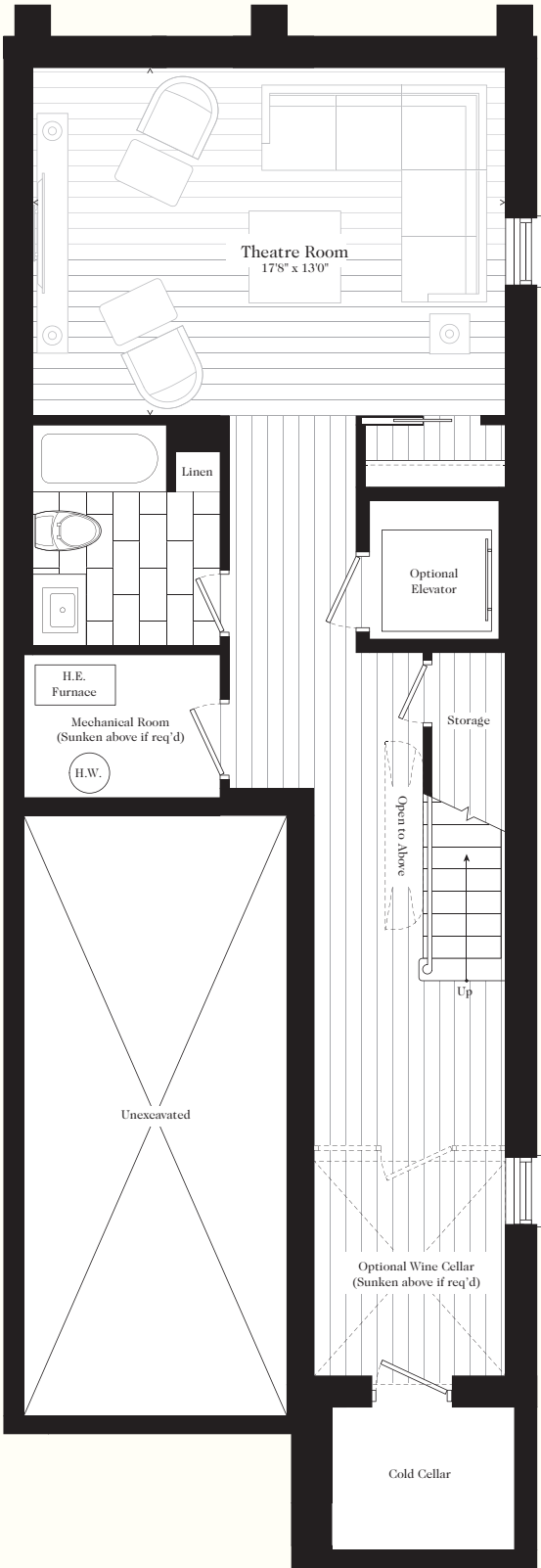
This level also includes a second generously sized bedroom equipped with walk-in closet and a spacious ensuite with direct access to a balcony.



lower level

On the lower level, the spacious theatre room with built in closet offers the ultimate place to relax and entertain. This level sees an abundance of storage areas, including a storage space under the stairs, an optional wine cellar, and cold cellar.

An oversized bathroom equipped with linen closet is also made available at this level for the discerning owner.



stunning exterior styling.



european inspired kitchens.



fusion of opulence and sophistication.



luxurious living.





spa bathrooms.



embrace the outdoors.

DISTINCTIVE FEATURES

EXTERIOR CONSTRUCTION

- ◆ Architecturally distinctive exteriors with bold clay brick and stucco, including superior mouldings, stone, arches, and other strikingly designed details and materials (*brick/stone colours architecturally controlled by builder*)
- ◆ Stunning home designs featuring convenient and elegant porticos, expansive picture windows, distinctive roof features and decorative rectangular columns
- ◆ Exterior railings on front elevations to be black aluminum (*as per elevation, and where grade permits*)
- ◆ Ornately designed accent railing†
- ◆ Poured concrete lower level floors.
- ◆ Engineered flat roofing system providing protection against extreme weather conditions
- ◆ Durable, low-maintenance, pre-finished aluminum soffits, fascia, eavestrough, downspouts and ceilings of front covered porches
- ◆ Lush and green fully sodded front and backyards
- ◆ Handsomely paved patio walkway*
- ◆ Premium maintenance free vinyl casement windows with low-E glass throughout, basement windows are sliding. Screens provided for operating windows. All windows and outside door frames to be caulked
- ◆ Convenient sliding patio doors leading to rear†
- ◆ High-security quality door hardware package including grip-set and deadbolt lock, with hinges and striker plates reinforced with extra-long screws, plus architectural pleasing exterior lights on front façade
- ◆ Garage walls completed with drywall and prime paint
- ◆ Double frame demising walls or acoustically treated stud party dividing wall between homes, *where applicable*
- ◆ Stunning rear wood decks† (*where grade permits*)
- ◆ Convenient rear gas bib connection for BBQ
- ◆ Durable sectional roll-up garage door(s), painted
- ◆ Paved driveway for convenience
- ◆ Painted exterior *where applicable*
- ◆ Municipal address plaques at front elevation, location to be determined by builder
- ◆ Concrete front door entry steps, *as per grade*

FRAMING

- ◆ 2" x 6" Exterior wall construction with R-22 insulation, R-60 in attic, R-20 continuous on lower level walls exceeding Ontario Building Code. Expanding foam insulation to be R-31 to all garage ceilings with finished areas above
- ◆ Continuous vapour barrier and draft-proof electrical boxes on all exterior walls for increased air tightness and energy conservation
- ◆ High-quality roof trusses
- ◆ To minimize noise and movement, all subfloors are 5/8" plywood tongue and groove. Glued, screwed, and sanded prior to finishing
- ◆ Structural steel beams and posts
- ◆ Sub-floors constructed using engineered floor joist system

INTERIOR

- ◆ Elegant archways and half walls are trimmed in wood with a painted finish
- ◆ All interior wood doors, trim and woodwork is primed and painted classic white
- ◆ Colonial 3" (*with backband*) casing, doors and archways in all finished areas. Primed and painted
- ◆ Colonial 5 ¼" baseboards throughout finished area. All to be primed and painted
- ◆ Elegant two-panel smooth finished doors throughout†. All to be painted
- ◆ Superior elite lever type hardware in a brushed nickel finish with matching hinges. Privacy locksets in all bathrooms for convenience
- ◆ Quality durable latex paint on interior walls (*choice of 3 colours*)*
- ◆ Choice of 3 walls to be wallpapered from builder's standard samples (*1 wall in master, dining and powder room*)
- ◆ Ground level ceiling height: 9ft. Door and arch openings: 7ft. Main level ceiling height 10ft, with 8ft door openings. Second level ceiling heights: 9ft with 7ft doors. Lower level ceilings: 8ft.
- ◆ Smooth ceilings on all levels
- ◆ Stunning applied moulding on dining room ceiling, and choice of 2 other rooms
- ◆ Elegant drop ceiling above kitchen island with decorative treatments
- ◆ Cold cellar complete with weather-stripped steel insulated door†
- ◆ Elegant oak staircase with oak veneer stringers and oak nosing from ground level to main level and main level to second level
- ◆ Elegant 1 ¾" oak pickets with 3" solid oak handrail on stairwells to finished areas†
- ◆ Laundry room to have complete base cabinet with laundry tub† (*where size permits*), with extended upper cabinets in white finish, marble countertop
- ◆ Private in-home 2-person elevator leading to all levels, optional

FLOORING

- ◆ Quality 12" x 24" porcelain floor tiles in the front and rear foyer, kitchen, laundry room, and all bathrooms*
- ◆ Exquisite pre-finished 5" x ¾" oak hardwood flooring throughout family room, living room, dining room, main hall and upper hall*
- ◆ Choice of hardwood or berber carpet with underpad in all bedrooms*

KITCHEN

- ◆ Custom designed Italian kitchen cabinets with wide choice of styles and finishes*
- ◆ Extended-height upper cabinets†
- ◆ Premium granite countertops
- ◆ Double under mount stainless steel sinks with chrome single lever pullout spray†
- ◆ Rough-in electrical and plumbing for dishwasher
- ◆ Kitchen to include 1st upgrade backsplash above kitchen countertop*
- ◆ Integrated 6" exhaust fan vented to exterior
- ◆ Heavy-duty wiring and outlet for stove and electrical outlet for refrigerator†



BATHROOMS

- ◆ Luxurious upgraded Italian bathroom cabinetry with marble countertops*
- ◆ Porcelain wall tile on bathtub enclosures
- ◆ All showers to receive tiled walls including ceilings†
- ◆ Exhaust fans in all washrooms, vented to exterior†
- ◆ Recessed light in all shower stalls
- ◆ Premium plumbing fixtures in all bathrooms (*excluding laundry room*)
- ◆ 42" tall mirrors above all bathroom vanities† (*width will vary*)
- ◆ White sinks, toilets and tubs throughout
- ◆ Master ensuite tub with mounted faucets†
- ◆ Shut-off valves to all bathroom sinks and toilets
- ◆ Chrome single-lever, pressure-balanced, temperature-controlled shower faucets for comfort and safety
- ◆ Privacy locks on all bathroom doors

ELECTRICAL

- ◆ Interior light fixtures in all rooms, hallways and walk-in closets†
- ◆ Coach lights on front elevations including light at rear door(s) *as per elevation*
- ◆ All bathrooms have electrical receptacles with a ground fault interpreter (GFI)
- ◆ 100-amp circuit breaker panel to utility authority standards
- ◆ Convenient ceiling plug in garage for future garage door opener†
- ◆ Weather-proof electrical receptacle in the rear yard and front porch
- ◆ Inter-connected smoke detectors with strobe lighting on each level including basement
- ◆ Electric door chime
- ◆ Carbon Monoxide detector(s)
- ◆ The purchaser acknowledges that the hot water tank will be installed on a lease-to-lease basis by a supplier to be designated by the vendor
- ◆ Copper wiring throughout
- ◆ Heavy duty cable and outlets for range, vented to outside
- ◆ White decora switches and receptacles throughout
- ◆ 20 pot lights on ground and main levels
- ◆ One 120-volt receptacle for future gas stove in kitchen
- ◆ Rough-in pre-wiring for TV at 3 locations and internet at 2 locations
- ◆ Rough-in wiring for telephone at 2 locations

HEATING

- ◆ Direct vent gas-fired high-efficiency forced air furnace installed with EMC motor
- ◆ Heat Recovery Ventilation Unit (HRV) system
- ◆ Ducting sized for air conditioning
- ◆ 6" exhaust fans in kitchen, bathrooms and laundry room to be vented to exterior
- ◆ Quality digital thermostat
- ◆ Outside venting for dryer
- ◆ Natural gas fireplace with wooden mantle and marble surround†

PLUMBING

- ◆ Flexible water pipe solution using PEX pipe to minimize noise
- ◆ All sink basins and plumbing fixtures to include shut-off valves
- ◆ Exterior water taps have inside shut-off valves, located at the rear of house and in the garage
- ◆ Rough-in 3 piece in lower level for future bathroom (*location pre-determined and may vary*)
- ◆ Durable laundry tub in laundry

PEACE OF MIND: ROUGH-IN SECURITY AND CENTRAL VAC

- ◆ Rough-in central vac to all levels
- ◆ Rough-in security at front door, rear door, door to garage and first floor windows
- ◆ Rough-in security keypads at front door
- ◆ Rough-in for front-door surveillance camera
- ◆ Rough-in for motion sensors on main floor

WARRANTY

Backed by the "Tarion" Ontario New Home Warranty Program for a period of one year after closing.

Complete Customer Service Program for a period of one year after closing. "Tarion" Ontario New Home Coverage includes 7 years major structural defects; 2-years – plumbing, heating and electrical system and building envelope; 1 year- all other items.

DISCLAIMER

- * All choices of colours and styles are to be made from vendors samples
- † As per plan. The purchaser acknowledges that the floor plan may be reversed



TFS CAPITAL

All renderings are an artist's impression.