

URBAN PROGRESSIVE TOWNS™



Home is where the heart is

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# Upgrade Your Life

I ♥ UPtowns

*"UPtowns - Urban Progressive Townhome". The result of a new multi townhome design for an improved townhome experience. It is a smart and stylish new home solution we are very proud of."*

 **JOHN C. VANDYK** / President and CEO of VANDYK group of companies

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All prices are estimates. Not to scale. Sizes, materials and specifications are subject to change without notice.





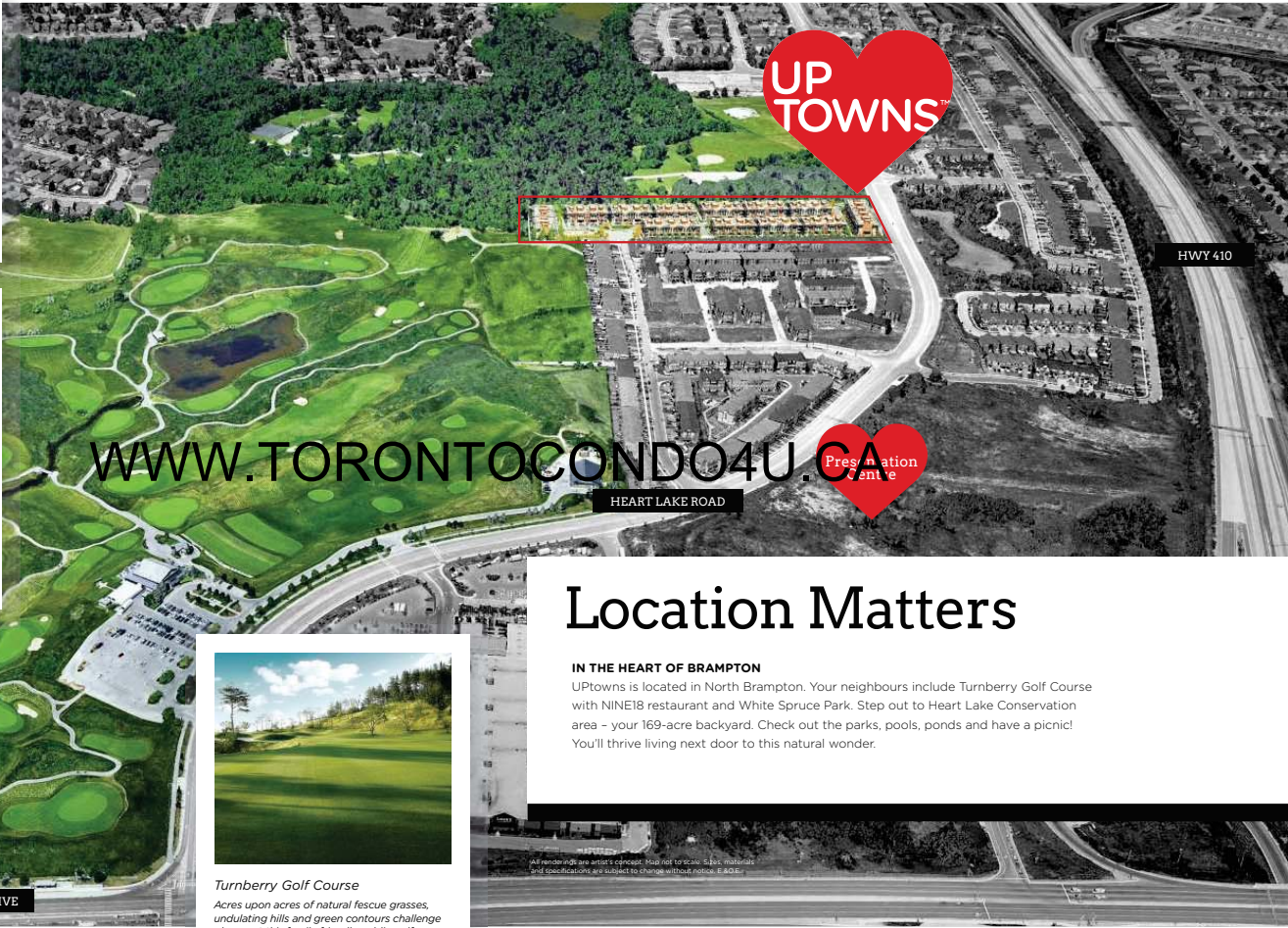
**White Spruce Park Trail**  
Majestic trees, tennis courts, groomed and un-groomed trails, picnic areas and pet friendly park make for a great backyard.



**Heart Lake Conservation Area**  
Spanning 169-acres this is Brampton's largest park! It features year-round family friendly sports, playgrounds, water features, and more...



**Turnberry Golf Course**  
Acres upon acres of natural fescue grasses, undulating hills and green contours challenge players at this family-friendly public golf course.



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# Location Matters

**IN THE HEART OF BRAMPTON**  
Uptowns is located in North Brampton. Your neighbours include Turnberry Golf Course with NINE18 restaurant and White Spruce Park. Step out to Heart Lake Conservation area - your 169-acre backyard. Check out the parks, pools, ponds and have a picnic! You'll thrive living next door to this natural wonder.

All renderings are artist's concept. Map not to scale. Sizes, materials and specifications are subject to change without notice. © 2018

# Find What You

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I ♥ UPtowns

A vibrant neighbourhood that blends together schools, shopping, food, culture, recreation and nature in a colourful community.

**Walk to School**  
Public Schools / Early Care Childcare / Separate - Secondary Schools / Montessori Senior Public Schools

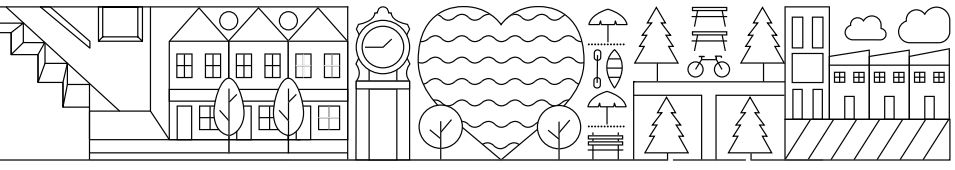
**Take Transit**  
ZUM Transit / Heart Lake Terminal / Trinity Common Terminal / GO Mount Pleasant Transit System

**Shop Your Heart Out**  
Trinity Common Mall - Brampton's largest outdoor mall features 850,000 sq.ft. of retail and restaurants, movies and more

**Downtown Connection**  
Peel Art Gallery Exhibits / Brampton City Hall Events / Rose Theatre Concerts and Plays / Gage Park Festivals / Restaurants

Brampton has everything that matters!

**Urban Adventures**  
Heart Lake Conservation Area. Hiking, Biking, Tree Top Trekking, Canoeing, Picnics







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# A COMMUNITY WITH HEART

Master-planned for you!

## LEGEND

- Elevation A  
WARM GARNET
- Elevation B  
RICH ESPRESSO
- Elevation C  
SIMPLY TAUPE
- Elevation D  
CHESTNUT BROWN
- Phase 1  
UPTOWNS RELEASE

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**ELEVATION A - WARM GARNET**

*Rich red toned brick, sophisticated stucco, big windows and classic stone elevates this timeless look.*

# Urban Sophistication

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**You'll Fall in Love with our Classic or Contemporary Good Looks**

*You can suit your style with a choice of authentic architectural materials, textures and colour palettes in our chic city blocks.*

At UPtowns, VANDYK's architectural approach delivers crisp clean lines, big bright windows and modern maintenance-free materials for an exterior that exudes urban sophistication. Blocks of colour add visual interest and variety to the community and, enduring pride of home ownership.

You'll find beautiful combinations that perfectly fit your style from rich reds, dark espresso or chic chestnut and taupe colour packages.



**ELEVATION C - SIMPLY TAUPE**

*Lighten up with a tasteful taupe speckled brick façade with polished grey tones for everlasting urban elegance.*



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# Contemporary Cool



## ELEVATION B RICH ESPRESSO

*Dark and dramatic, the modern palette of rich espresso, mineral gray stucco and chic black windows has a West Coast contemporary vibe.*



## Better From the Ground Up!

### Uptowns are Concrete Construction

There are many built-in benefits to Concrete Construction. Here's what you should know:

- PREMIUM BUILT CONSTRUCTION
- PEACE-OF-MIND FIRE PROTECTION
- ADDED COMFORT OF REDUCED TEMPERATURE FLUCTUATIONS
- ENERGY EFFICIENT
- IMPROVED SOUND ATTENUATION
- REDUCED AIRBORN POLLUTANTS
- FUTURE-PROOFED LOW MAINTENANCE

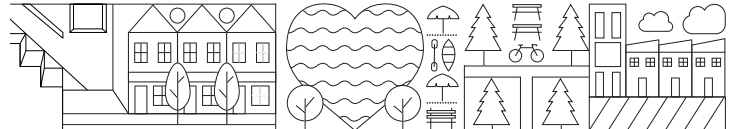


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## ELEVATION D - CHESTNUT BROWN

*Chestnut brown and Cedar Bark colour palette and abundant windows make for an appealing Canadian contemporary natural look.*

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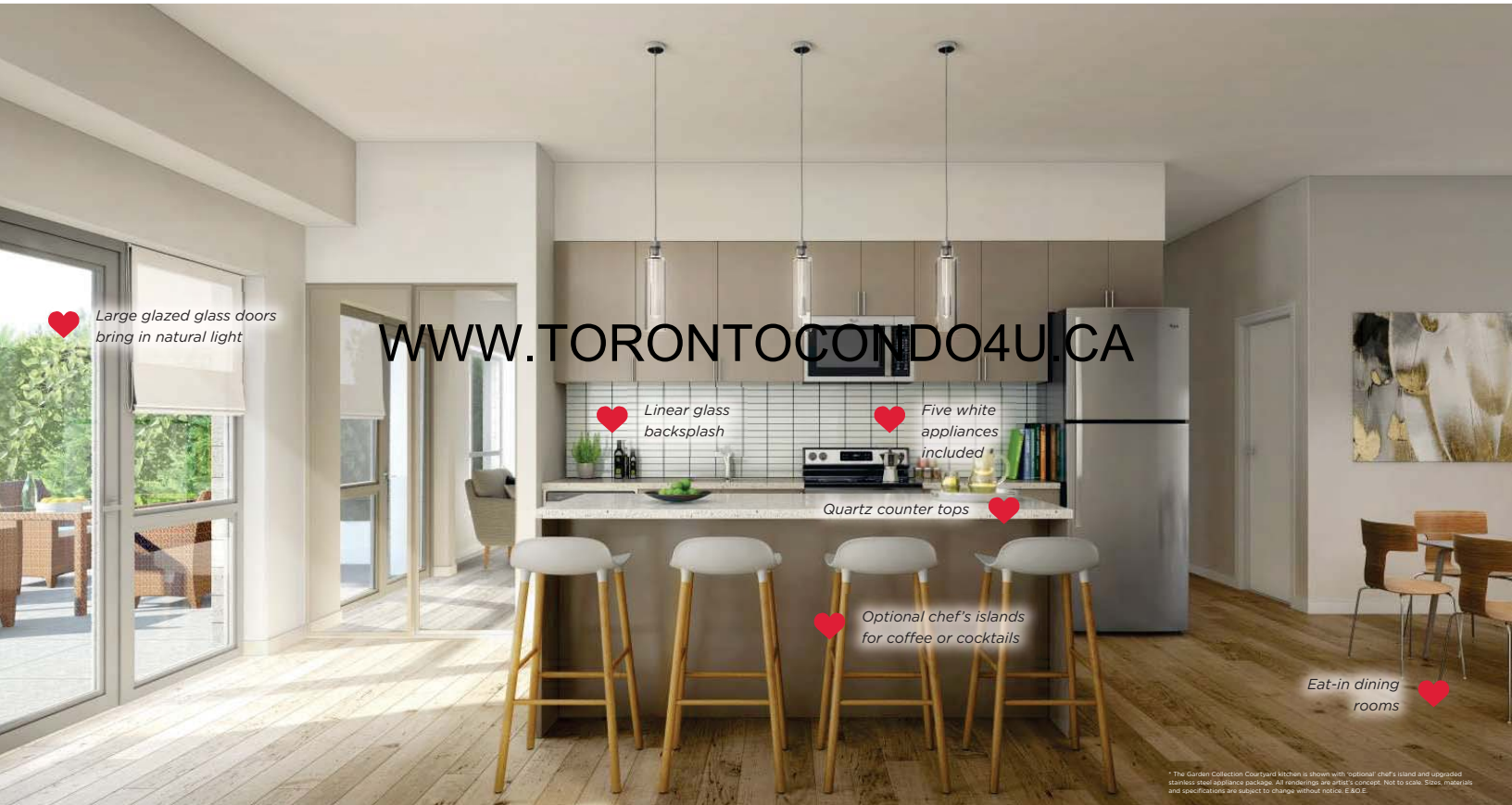


# Serve Up Drinks Or Dinner In Style

I ❤️ Uptowns

## TASTE THE GOOD LIFE

Uptown's kitchens have the perfect ingredients for everyday life and entertaining. Standard kitchens feature contemporary good looks and built-in practicality for maximum design impact and minimal cleanup!



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❤️ Large glazed glass doors bring in natural light

❤️ Linear glass backsplash

❤️ Five white appliances included

Quartz counter tops

❤️ Optional chef's islands for coffee or cocktails

Eat-in dining rooms

\* The Garden Collection Clearyard kitchen is shown with optional chef's island and upgraded stainless steel appliance package. All renderings are artist's concept. Not to scale. Sizes, materials and specifications are subject to change without notice. E.&O.E.

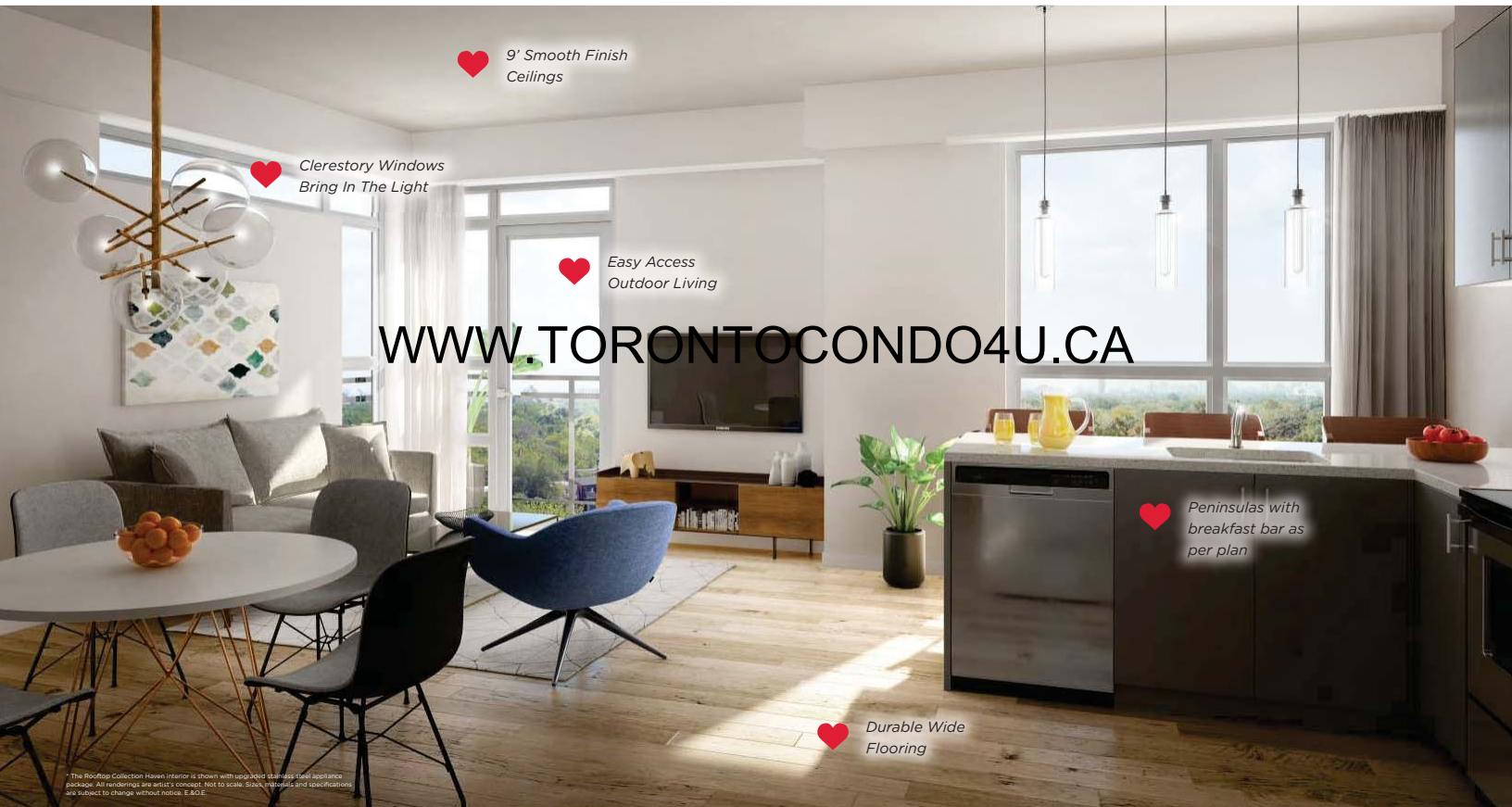


# The Future is Bright

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## SMART AND STYLISH SPACES DESIGNED WITH YOU IN MIND

You're going to love relaxing and entertaining in the open concept kitchen, living, dining and outdoor living areas in your new home.



❤️ 9' Smooth Finish  
Ceilings

❤️ Clerestory Windows  
Bring In The Light

❤️ Easy Access  
Outdoor Living

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❤️ Peninsulas with  
breakfast bar as  
per plan

❤️ Durable Wide  
Flooring

\* The RiseUp Collection Haven interior is shown with suggested designer furnishings and appliances package. All renderings are artist's concept. Not to scale. Sizes, materials and specifications are subject to change without notice. E.S.O.E.

# Shift Up From The Ordinary

I ❤️ Uptowns

## A HIGHER STANDARD OF LIVING

Relax in the views of Turnberry Golf Course, White Spruce Park and canopy of neighbourhood trees from your private rooftop terrace. You'll appreciate the practical features like the glazed rooftop door, easy maintenance patio slabs, handy hose bib and electrical outlet.



❤️ *Easy and elegant entertaining space*

❤️ *Glass balustrades for uninterrupted views*

❤️ *Grill and serve with optional BBQ connection*

❤️ *Privacy Wall*

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❤️ *Low maintenance patio slabs*

\* The Rooftop Collection Haven is shown. All renderings are artist's concepts. Not to scale. Sizes, materials and specifications are subject to change without notice. © 2018



# Next Level Thinking

## GARDEN TOWNS / URBAN TOWNS / ROOFTOP TOWNS

Vandyk's Urban Progressive Towns™ offer smarter, more attainable home ownership with the low maintenance and carefree lifestyle that goes with it. There are plenty of home styles and layout options to give you the freedom to move UP in life.



### LOVE YOUR ROOFTOP TOWN

- 2 level town living with rooftop terrace
- Choose from two or three bedroom plans

### LOVE YOUR URBAN TOWN

- Wide single storey town with balcony
- Two bedroom plans

### LOVE YOUR GARDEN TOWN

- Ground level town with private patio terrace
- One, two or three bedroom plans

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CUTAWAY REPRESENTS BLOCK 7. All renderings are artist's concept. Not to scale. Sizes, materials and specifications are subject to change without notice. E.&O.E.

# Rooftop Towns

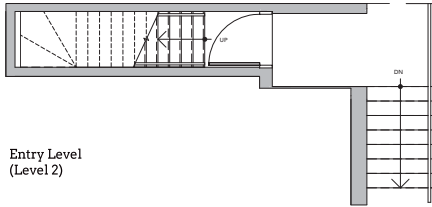
**Haven** 3 Bedroom / 1407 sq.ft.



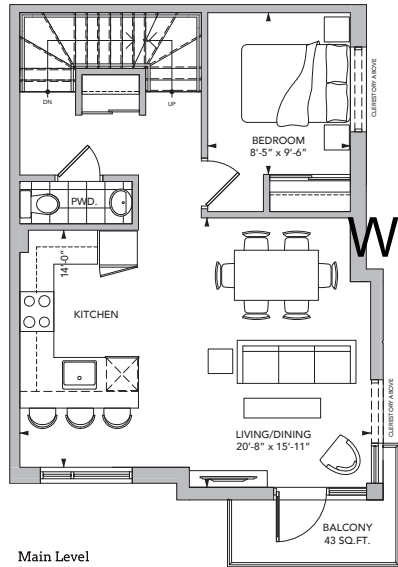
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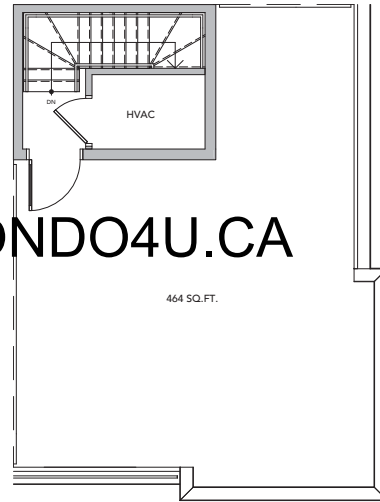
Entry Level  
(Level 2)



Main Level  
(Level 3)



Bedroom Level  
(Level 4)



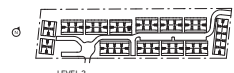
Roof Terrace Level

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HERE'S WHAT YOU'LL LOVE!

- Extend your social space with an expansive rooftop terrace
- Corner Town with open concept living area and wrap-around clerestory windows
- Outdoor living on every level, 2 balconies and a rooftop terrace
- Stunning 3 bedroom plan with 2 full baths and a powder room
- Master retreat with luxurious walk-in closet, ensuite and balcony



**Haven 3 Bedroom**  
INDOOR 1407 SQ.FT. / OUTDOOR 550 SQ.FT.



All dimensions and specifications are approximate and subject to change without notice. E.K.O.D.  
Actual usable floor space may vary from the stated floor area.  
Furniture and accessories are for marketing/display purposes only and are not included.  
All optional items are to be selected & purchased at decor selection stage.

# Rooftop Towns

Oasis 2 Bedroom / 1298 sq.ft.



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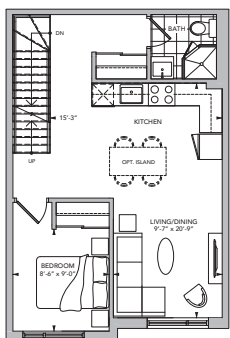




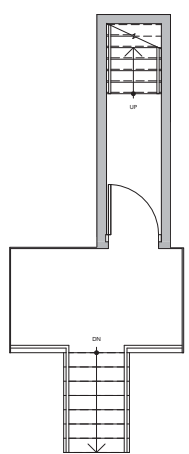


HERE'S WHAT YOU'LL LOVE!

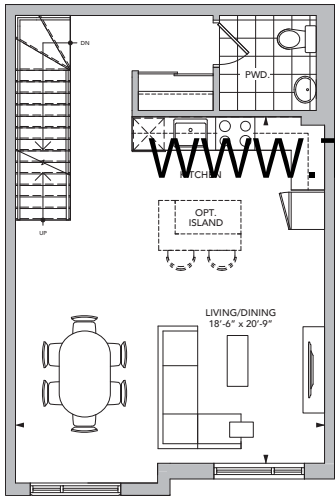
- Day or night - relax on a private rooftop terrace with sweeping views
- Spacious 2 storey Town with plenty of room to entertain and unwind
- Modern, open concept living spaces with 9' ceilings and large bright windows
- Family-friendly lifestyle layouts, 2 bedroom and 2 full baths and powder room OR optional 3 bedroom and 3 full baths
- Master retreat with spacious walk-in ensuite and balcony



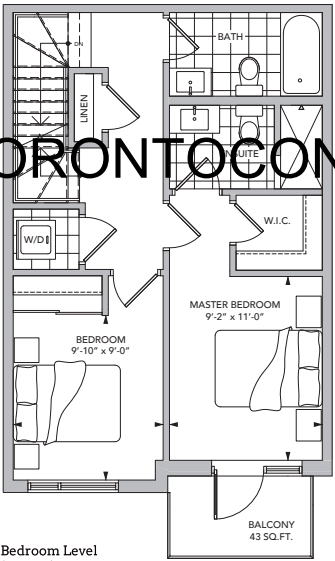
Main Level (Level 3, 3 Bedroom Option)



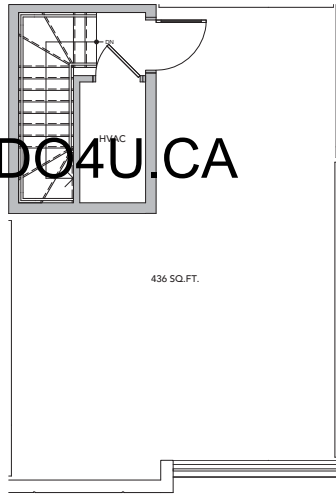
Entry Level (Level 2)



Main Level (Level 3)

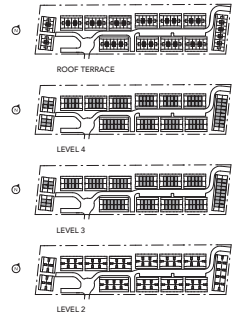
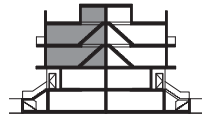


Bedroom Level (Level 4)



Roof Terrace Level

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**Oasis 2 Bedroom**  
INDOOR 1298 SQ.FT. / OUTDOOR 479 SQ.FT.



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# Urban Towns

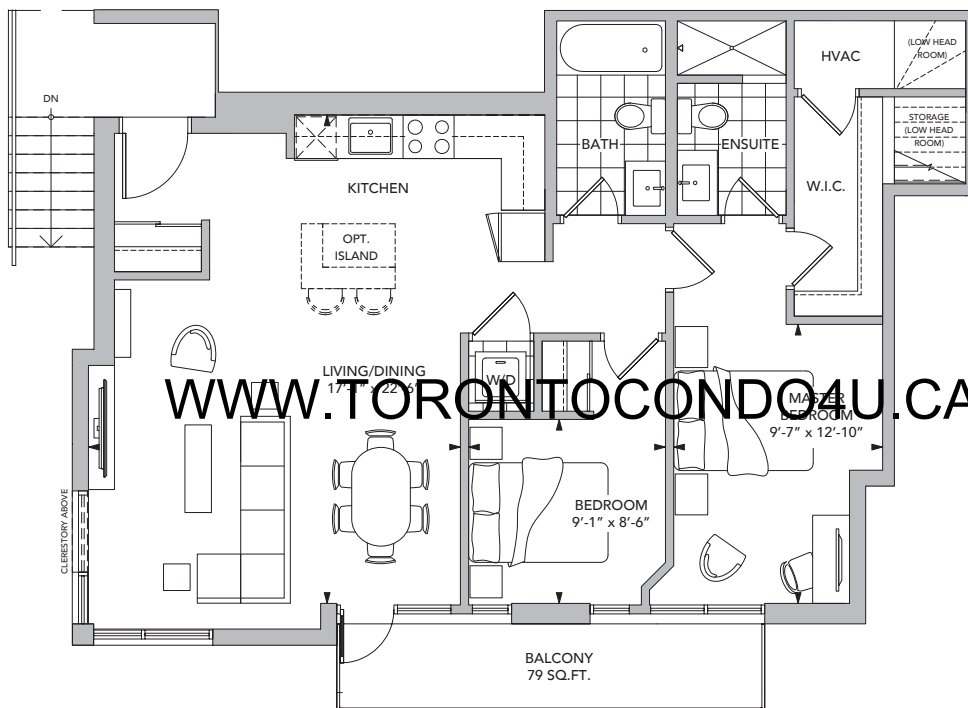
**Cosmo** 2 Bedroom / 994 sq.ft.



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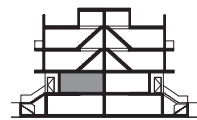


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HERE'S WHAT YOU'LL LOVE!

- Enjoy living large in an open concept 2 bedroom, 2 bath layout
- Panoramic windows wrap the living area in sunshine
- Create your dream kitchen with optional casual chef's island
- Enjoy coffee or cocktails on the balcony featuring wide transparent glass railings
- Master retreat with huge walk-in closet and ensuite



**Cosmo 2 Bedroom**  
 INDOOR 994 SQ.FT. / OUTDOOR 79 SQ.FT.



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# Urban Towns

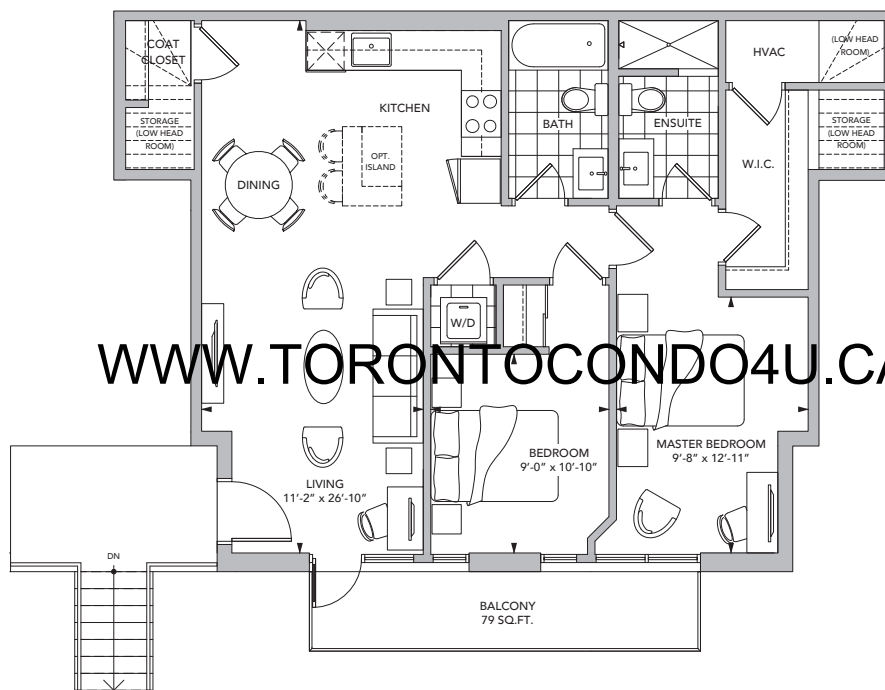
**Metro** 2 Bedroom / 932 sq.ft.



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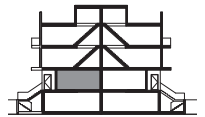


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HERE'S WHAT YOU'LL LOVE!

- Enjoy living large with an open concept 2 bedroom, 2 bath layout
- Create your dream kitchen with optional casual chef's island
- Enjoy coffee or cocktails on the balcony featuring wide transparent glass railings
- Master retreat with huge walk-in closet and private ensuite



LEVEL 2

**Metro 2 Bedroom**  
 INDOOR 932 SQ.FT. / OUTDOOR 79 SQ.FT.



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# Garden Towns



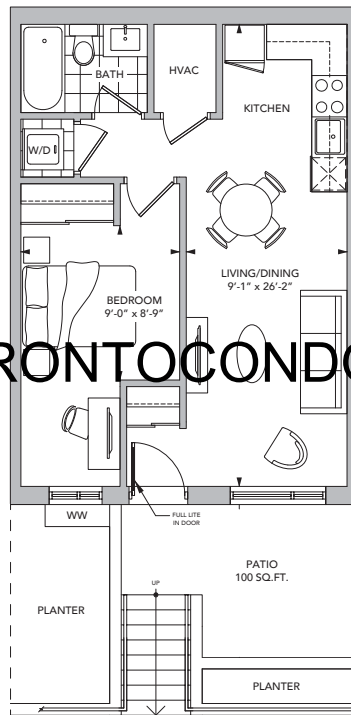
Patio 1 Bedroom / 555 sq.ft.



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HERE'S WHAT YOU'LL LOVE!

- Open concept one bedroom plan
- 9' ceiling
- No wasted space
- Ground level private patio
- Full glazed front door



**Patio 1 Bedroom**

INDOOR 555 SQ.FT. / OUTDOOR 100 SQ.FT.



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# Garden Towns



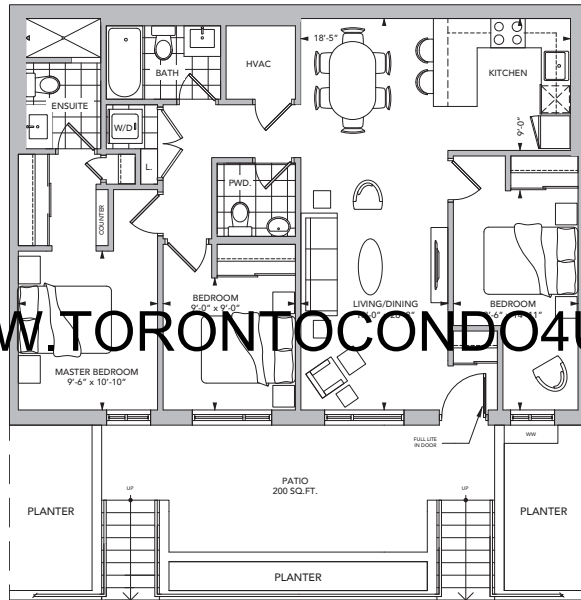
Veranda 3 Bedroom / 1111 sq.ft.



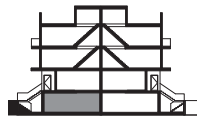
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- HERE'S WHAT YOU'LL LOVE!
- Family-friendly 3 bedroom plan
  - Wide patio with privacy landscaped planters
  - Hotel-inspired master suite with large walk-through closet and counter area
  - 2 full baths and powder room
  - 9' ceilings and large windows



LEVEL 1

**Veranda** 3 Bedroom  
INDOOR 1111 SQ.FT. / OUTDOOR 200 SQ.FT.



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# Garden Towns



**Courtyard** 3 Bedroom / 1173 sq.ft.

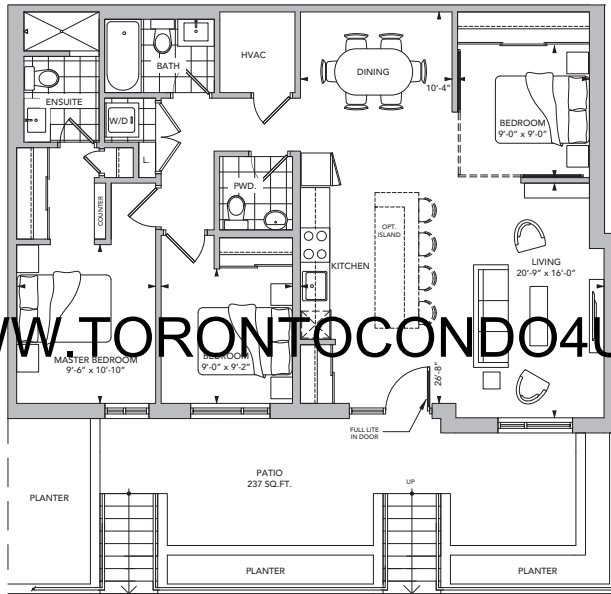


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HERE'S WHAT YOU'LL LOVE!

- Large 3 bedroom layout with 2 full baths and powder room
- Gourmet kitchen with optional chef's island
- Wide patio with landscaped privacy planters
- Hotel-inspired master suite with large walk-through closet and counter area
- 9' ceilings and big windows for bright and airy interior



LEVEL 1

**Courtyard** 3 Bedroom  
 INDOOR 1173 SQ.FT. / OUTDOOR 237 SQ.FT.



All dimensions and specifications are approximate and subject to change without notice. E.K.O.E.  
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 All optional items are to be selected & purchased at decor selection stage.

## Features & Finishes

# THE CONCRETE FACTS!

Here are a few of the built-in benefits of Concrete Construction

#### PREMIUM BUILT CONSTRUCTION

Concrete is a resilient, solid and durable construction technology known in the industry as a "premium-built" product.

#### PEACE-OF-MIND PROTECTION

Concrete is fire resistant.

#### ADDED COMFORT

Thermal concrete walls and floors slow the passage of heat moving through, reducing temperature fluctuations and adding to your overall comfort.

#### ENERGY EFFICIENT

Stable temperatures reduce seasonal heating and air conditioning needs.

#### SOUND ATTENUATION

Concrete acoustically insulates between suites.

#### BREATHE EASIER

Concrete construction acts as a barrier helping prevent the entry of pollens, dust, and other airborne pollutants and microorganisms.

#### LOW MAINTENANCE

Concrete is a good investment - Insurance companies, property maintenance and homeowners favour Concrete Construction due to its easy maintenance, long term efficiency and overall durability.

#### FUTURE PROOF

Your real estate investment will be solid today and your investment will continue to pay off!

**THE BENEFITS OF CONCRETE REALLY ADD UP!**

# VANDYK DESIGN ADVANTAGES



Features and finishes that really add-up!





# Urban Style for Inspired Living!

UPTowns is a master-planned community of Urban Towns.

VANDYK's Uptowns have been masterfully planned to provide a high quality living experience inside and out. Nestled in the family-friendly neighbourhood of Heart Lake, the community has been designed around the many natural attributes of its area. UPTowns offer carefree contemporary urban living in a naturally accessible community.

## COMMUNITY FEATURES

- 1 and 2 Bedroom Towns include one parking space
- 3 Bedroom Towns include 2 parking spaces
- Two community entrances create a convenient access for residents and guests
- Streetscapes are pedestrian friendly with enhanced curb appeal
- Easy access and secure underground parking protects vehicles and storage. Available for residents and guests
- Secure storage locker per suite
- Bicycle storage facility
- Landscape throughout common areas
- Garden Town Suites will feature planters with coordinated plantings and seasonal maintenance
- Landscaped Tot Lot and sitting area

## WELL CRAFTED EXTERIOR FINISHES

Contemporary architecture with clean lines, quality, low maintenance materials for a modern, timeless and well-crafted appearance.

- Premium Full Building CONCRETE Construction for improved durability, safety and comfort
- Architectural balance of brick, stucco, and siding materials for elevations as per plan
- Architecturally controlled exterior colour package for cohesive community appearance
- Flat Roof System.
- Concrete slab pavers at Rooftop Terraces and Garden Patios as per plan
- Maintenance free soffits (where applicable)
- Fascia colour co-ordinated with elevations
- Insulated Metal Front Entry Doors for Urban and Rooftop Towns
- Full glazed panel entry doors for Garden Towns
- Exterior Building Lighting at suite entry door and rooftop patio doors
- Front Door Grip set with Satin Nickel finish for comfort and appearance
- Energy efficient, Low E Argon filled double-glazed windows
- Screens on all operating windows (where applicable)
- Aluminum railings with glass inserts to balconies
- Maintenance free aluminum railings with vertical linear pickets to Garden Towns

## CONTEMPORARY LIFESTYLE INTERIORS

Modern, open-concept floor plans unfold for day-to-day life and relaxed entertaining

- Principal rooms are 9' high ceilings on all levels (1-4) with smooth flat white ceilings<sup>1</sup>
- Bathrooms and Rooftop patio level will have ceilings approx. 8' high
- 4" baseboards with 2" casing throughout painted in white
- Lever-style door hardware and hinges on interior doors in satin nickel
- 2 panel swing doors painted white throughout, as per applicable plan
- Closets to be slider or swing style, as per plan
- All interior walls are sheetrock in all rooms
- All interior paint is in one colour to be selected from Vendor's three standard samples

## FLOORING AND STAIRCASES

- Stairs feature paint grade rail and stringers with carpet to treads and risers
- Wood grain vinyl plank flooring from vendors standard samples in hallways, kitchens and living areas
- One colour 40-oz. broadloom carpet with underpad in bedrooms, as per applicable plan
- All baths feature 13" x 13" porcelain floor tile to be selected from vendors standard samples
- Three designer coordinated and selected colour palettes to choose from
- Laundry room to have 12" x 12" white ceramic tile

## OPEN CONCEPT KITCHENS

Open concept layouts with designer inspired colour palettes make for stylish spaces.

- Contemporary kitchen upper and base cabinets from a variety of Vendor's standard samples
- Cabinet doors feature modern handle hardware.
- Solid surface Quartz counters with polished edge from vendors standard samples
- Single bowl under mount stainless steel sink with single lever chrome faucet.
- Over the range exhaust fan hood and microwave
- Modern 2" x 6" linear glass tile backsplash
- Appliances - Fridge, Stove, Dishwasher, Over the Range Hood and Microwave plus washer and dryer all finished in white

## FAMILY-FRIENDLY BATHROOMS

- Full width mirror over vanity. Size varies according to model type
- Contemporary vanity with recessed kick plate
- White solid surface integrated sink and vanity top
- Single lever chrome faucets
- White plumbing fixtures
- Pressure balance system on all shower fixtures to maintain temperature
- Main bath features acrylic tub with full height 3" x 6" ceramic wall tile surround and a curtain rod. Ceramic wall tile to be chosen from Vendor's standard samples
- Master ensuite features stand-up shower with acrylic base, full height 3" x 6" ceramic wall tile, selected from Vendor's standard samples
- Powder room includes a powder cabinet, pedestal sink, toilet, bidet, bidet sprayer, glass shower pan, (spec. for towel bar, toilet paper holder)
- Exhaust fan in each bathroom vented to outside

## PRACTICAL LAUNDRY

- Laundry area features stacked washer/dryer in white as per plan.

## ELECTRICAL & LIGHTING

- 100 amp electrical panel
- Electric door chime at front entry door
- Ceiling mounted light fixture in entry/foyer, kitchen, living, all bedrooms, walk-in closets and hallways as per applicable plan
- Vanity wall lighting in all bathrooms
- Vapour-proof pot light in all stand-up shower stalls
- White decora light switches and electrical plugs throughout interior
- Carbon monoxide detector(s) as per Ontario Building Code
- Two (2) cable TV and two (2) telephone rough-ins per plan

## HEATING & AIR CONDITIONING

- Individually controlled forced air gas heating and air conditioning system
- Energy Recovery Ventilator (ERV)
- Rental Hot water tank or on demand hot water system
- Individual metering of utilities (water, electricity and gas)

## OUTDOOR LIVING

Each UPTown comes with outdoor living spaces for your enjoyment. All suites feature balconies, patios or terraces as per applicable plan

- ROOFTOP TERRACES (for Rooftop Towns), BALCONIES (Urban Towns) PATIOS (for Garden Towns) as per plan<sup>2</sup>
- Hose bib in HVAC Room for Rooftop Towns
- All outdoor exclusive use living spaces include one (1) GFII Electrical outlet per suite.

## TARIION/VANDYK guarantees

- VANDYK guarantees the workmanship and materials of your new home for one (1) full year
- A full two (2) years coverage on workmanship and materials of electrical, plumbing, heat delivery and distribution systems and water penetration through the building envelope and a full seven (7) years coverage on major structural components
- Coverage is backed by the Taron Warranty Corporation in accordance with the Taron

## CONSTRUCTION PERFORMANCE GUIDELINES

<sup>1</sup> Dropped and lower ceiling and bulkheads may occur to accommodate heating, ventilation and cooling systems, electrical and mechanical systems or to satisfy the requirements of the Ontario Building Code. All ceiling heights are approximate.

<sup>2</sup> Rooftops & Garden Patios may require an interior step to access the outdoor space

Features may vary depending on model type. All finishes and fixtures are as per Vendor's standard samples. Notwithstanding anything contained in this Schedule A, there is no warranty or representation, collateral, agreement or condition contained herein on the part of the Vendor as to any matter with respect to features and finishes.

The purchaser acknowledges that only the items listed in this Schedule are included in the Purchase Price and that the model suite furnishings and upgraded appliances, decor and upgrades, artist renderings, scale models, improvements, mirrors, built-in cabinetry, window coverings, track and rail coverings, light fixtures and design treatments including wallpaper, hardwood and tile displays in suite, and furniture layouts shown, labeled, and/or outlined on marketing material are not included in the purchase price unless specified in this schedule.

All dimensions if any are approximate. The purchaser acknowledges that there shall be no reduction on the price or credit of any standard features listed herein which is omitted at the purchaser's request.

All specifications are subject to change without notice E&O.E.

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