



600 MAPLEHILL DR BURLINGTON, ON

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Spartan Collection



DiCARLO
HOMES

Gala
BURLINGTON

MOTHER NATURE'S HIDDEN GEM

GALA TOWNHOMES BY DICARLO HOMES

Welcome to the Gala Community with a French Country feel, rustic warmth & modest farmhouse design. Soon to be built 2-storey end unit townhouse by DiCarlo Homes located in South Burlington on a quiet and child friendly private enclave. The Spartan model offers 1551 sq ft, 3 bedrooms, 2+1 bathrooms, high level of craftsmanship including exterior brick, stone, stucco & professionally landscaped with great curb appeal. Main floor features 9 ft high California ceilings, Oak Staircase & Satin Nickel door hardware. Open concept kitchen, family room & breakfast area is excellent for entertaining. Choose your custom quality kitchen cabinetry from a variety of options!

Kitchen includes premium ceramic tile, double sink with pull out faucet & option to upgrade to pantry & breakfast bar. 2nd floor offers convenient & spacious laundry room. Large primary bedroom has private ensuite with glass shower door, stand alone tub, option to upgrade to double sinks & massive walk-in closet. Additional bedrooms offer fair size layouts and large windows for natural sunlight. All bedrooms include Berber carpet. *Bonus \$25,000 in Decor Dollars to be used for upgrades.* This location is walking distance to parks, trails, schools Burlington Mall & lots more! Just a few minutes highways, downtown and the lake. DiCarlo Homes has built homes for 35 years and standing behind the workmanship along with TARION New Home Warranty program.

ABOUT THE BUILDER

For nearly four decades DiCarlo Homes has been creating exceptional homes throughout Southern Ontario. DiCarlo Homes was founded by custom home builder Carlo DiCarlo and the family tradition continues today with his son and CEO John DiCarlo.

The mission at DiCarlo Homes has always been to offer quality homes, flexible designs and superior service. They have earned a reputation for standing behind their products and a commitment to customer care.

Our vision starts with selecting only certain pieces of property for Urban Lifestyle locations. Each tract of land is chosen based on its proximity to the amenities that matter to our customers.

Each of our homes is designed with our specific customer in mind. No detail is overlooked. Each plan is meticulously refined until all aspects of the design are perfect for the lifestyle of our customers.

DiCarlo Homes only hires personnel who are 100% focused on the customer and their needs. We are dedicated to constructing homes with no defects that conform to the highest standards of quality and workmanship. DiCarlo Homes are designed and built to retain their beauty, durability and resale value.

PRIOR DEVELOPMENTS

RESIDENTIAL

- The Liv Collection, Burlington, ON,
- The Vintage Collection, Smithville, ON
- Aldershot Towne Manors, Burlington, ON
- Medland Creek, Burlington, ON
- Seabreeze Estates, Stoney Creek, ON
- DiCarlo Towns, Stoney Creek, ON
- Uptown, Oakville, ON

UPCOMING DEVELOPMENTS

RESIDENTIAL

- Essence, Stoney Creek, ON



GALA TOWNHOMES FLOOR PLANS



Spartan Collection



INTERIOR UNIT
1537Sq Ft

END UNIT [1, 6, 7, 12]
1551Sq Ft

All renderings are artist's concept. Materials, sizes and specifications are subject to change without notice. All floorplans are approximate dimensions. Actual usable space may vary from the stated floor area. Exterior colours, grading, landscaping, windows, garage and entry doors may vary from the renderings. All Schedule B's attached to the legal agreement supercede these artist's renderings. E&OE

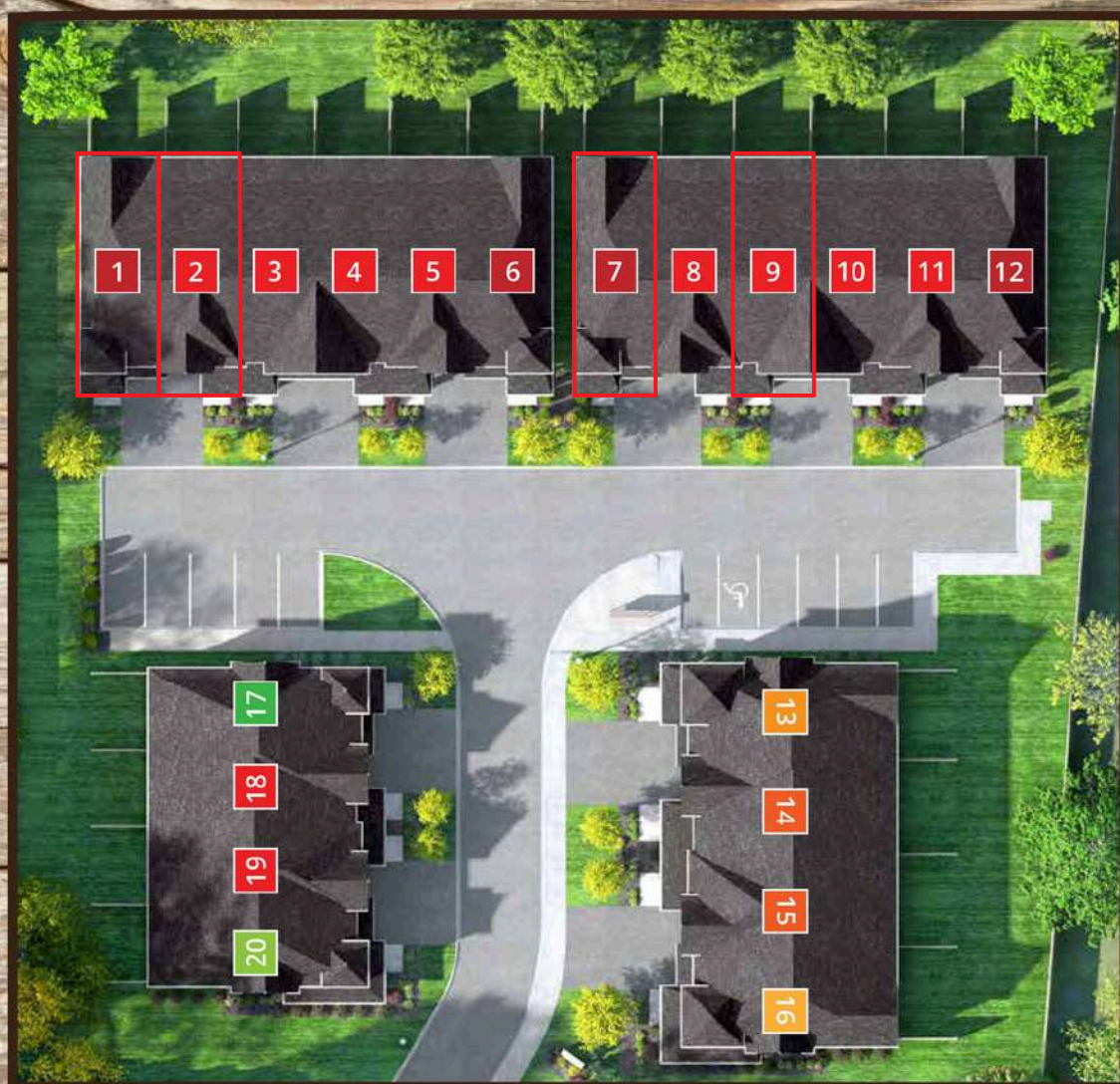
GALA TOWNHOMES

Ask any resident of Burlington and they will tell you how much they love this city's vibrant community, its variety of cultures, and one-of-a-kind private establishments. Not only do we have fantastic weather, but along with a low crime rate Burlington is the ideal place for you, whether you are looking for a place to raise your family or to retire comfortably.

Located in central Burlington, the Gala Collection is just a short walk away from many restaurants, services, and shopping areas. Step outside your front door and enjoy the nature that surrounds you with a brisk walk or leisurely bike ride through a variety of parks and trails. End up by Lake Ontario and enjoy the expansive beauty it has to offer. During half the year, be sure to take advantage of the Farmer's Market at the Burlington Mall for all your locally grown produce.

As you enter the community you are greeted by a custom entry feature surrounded by lush landscaping. The Gala Collection consists of 4 blocks of townhomes with ample additional parking for visitors. The community consists of 3 distinct exterior models.

The Gala Collection is located right in Burlington's core: a stone's throw away from the newly renovated Burlington Centre, as well as many other private establishments.




 *Spartan Collection*



 *Cortland Collection*



 *Ambrosia Collection*



SCHEDULE "D"

STANDARD SPECIFICATIONS & EXCLUSIVE FEATURES

Prices, sizes, materials and specifications are subject to change without notice. E&OE

EXCEPTIONAL EXTERIOR FINISHES

- FRENCH COUNTRY INSPIRED exteriors designed with FULL BRICK, STONE, STUCCO AND CEDAR SHAKE details (as per elevation)
- Exterior colour packages determined by DiCarlo Homes
- Decorative engraved stone address number
- Pre-finished maintenance free quality soffit, fascia, eaves-trough and downspouts
- SELF-SEALING ASPHALT SHINGLES 30 YEAR LIMITED WARRANTY
- Maintenance free, pre-finished vinyl sliding patio door with screen to rear yard as per plan
- Vinyl casement Energy Star rated low E argon filled energy efficient windows throughout
- Screens on all operating windows
- Steel, low-maintenance, roll up garage doors with transom lites, as per plan
- INSULATED FIBERGLASS front entry door with side lites and transom with grip set and deadbolt with satin nickel finish
- CONVENIENT DIRECT ACCESS TO HOME FROM GARAGE



INTERIOR FINISHES (FOCUSING ON DESIGN + DETAIL)

- Ceiling drywall is installed over FLOATING METAL RESILIENT CHANNELS on all trussed ceilings for straighter ceiling finishes
- All drywall corner beads are square metal beads with paper covering to minimize cracking
- CALIFORNIA KNOCKDOWN CEILING finishes throughout except bathrooms and finished laundry room, which are smooth
- All interiors are painted quality flat paint with purchaser's choice of two (2) wall paint colours from DiCarlo's nine (9) exclusive standard samples
- All interior doors and trim are painted with semi-gloss designer white
- All garage interior walls are drywalled and finished with first-coat rough tape
- Main stairs to be carpeted with oak railing and spindles stained with painted stringers, as per plan
- 2-3/4" OAK HANDRAILS and 1-5/16" OAK SPINDLES are re-finished in your choice of stain from DiCarlo's three (3) standard samples
- Interior trim is 2-3/4" CASING on all windows and doors and 5 1/2" BASE BOARDS throughout with "DOOR STOP" on all tiled and hardwood areas
- COLONIAL 800 SERIES 2-panel smooth interior doors
- WIRE CLOSET SHELVING throughout including linen closet(s)
- SATIN NICKEL finish interior LEVER DOOR HARDWARE throughout, privacy locks on all bathroom and MASTER BEDROOM DOORS

STURDY + STABLE STRUCTURES

- Two storey towns featuring NINE FOOT CEILINGS ON MAIN FLOOR (except at dropped ceiling areas) and eight foot ceilings on second floor.
- All sub-floors are nailed, glued and screwed to minimize floor squeaks
- All exterior walls above foundation to be 2" x 6" wall studs sheathed in water-resistant rigid exterior sheathing
- Poured concrete foundation
- Poured concrete garage floors with steel reinforcing • Exterior foundation walls are damp-proofed with a spray tar sealant and wrapped in a solid plastic drainage membrane

A CHEF'S DREAM

- CUSTOM QUALITY KITCHEN CABINETRY in a wide choice of styles and colours from Builder's standard selections
- Post-formed granite countertops from Builder's extensive standard samples
- SOFT CLOSE DRAWER SYSTEM as per plan
- Open space to accommodate for future dishwasher including plumbing and electrical rough-in
- Range exhaust fan in kitchen to be STAINLESS
- STEEL vented two speed vented to the exterior
- Heavy duty 220 volt outlet for stove
- Stainless steel double sink with single lever faucet with PULL OUT SPRAY



BATHROOMS + PLUMBING (PURPOSE PLUS PANACHE)

- CUSTOM QUALITY CABINETRY in a wide choice of styles and colours from Builder's standard selections
 - Post-formed laminate countertops from Builder's extensive standard samples
 - SOFT CLOSE DRAWER SYSTEM in main and ensuite baths as per plan
 - Spacious tub with tile walls in main bath
 - STAND ALONE TUBS in all ensuites
 - Showers complete with acrylic base and tile walls to have clear glass with CHROME SHOWER DOOR
 - All showers have safety-minded pressure balanced faucets
 - PREMIUM CHINA SINKS used in all full bathroom vanities with single lever washer-less taps
 - All bathroom fixtures throughout to be white
 - Single lever faucets (with exception of laundry) and pressure balanced shower controls
 - Water saver, ELONGATED TOILETS with insulated tanks
 - Powder rooms feature a pedestal sink (per plan) • Mirrors above vanities or pedestal sink
 - Ceramic accessories in all baths supplied but not installed
 - Laundry as per plan
 - Where a laundry tub is not provided, there will be an in-wall housing unit that allows for hot and cold water supply and waste disposal outlet for future washer
 - Two exterior hose bibs (one in garage and one on exterior) with separate basement shut off valves
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HEATING + COOLING (COMFORTABLE + EFFICIENT ENVIRONMENT)

- Heating is distributed through high efficiency furnaces
- Rental water heaters are high efficiency direct vent water heaters (some homes require power venting)
- At the Vendor's option, an HRV (Heat Recovery Ventilation unit) may be either included in the purchase price or supplied on a rental basis through an HRV supplier. In the event that the HRV unit is supplied on a rental basis, the Purchaser acknowledges and agrees to be assume and be bound by the standard terms and conditions of the rental HRV unit supplier and the market rent offered by the supplier as at the time of closing
- Homes are equipped with exhaust fans in all bathrooms and laundry rooms (as required)
- There is a power exhaust override switch by the main floor thermostat to allow for humidity control
- Kitchen hood fans are vented to the exterior
- Digital thermostat

ELECTRICAL (PLUG + PLAY WITH PEACE OF MIND)

- Each home comes equipped with 2 telephone outlets
- Each home comes equipped with 3 cable and 2 data outlets
- Electrical receptacle with integrated USB PORT IN KITCHEN
- Homes are equipped with roughed-in system for central vacuum setup to basement
- All bedroom receptacles are non-arcing type for maximum safety
- Electrical ceiling outlet is provided for future garage door opener
- WHITE DÉCOR SWITCHES throughout the home
- Ceiling fixtures throughout
- Two outside weather proof electrical outlets installed, one at the rear and one in the front porch where applicable. Garages receive duplex outlet
- HOLIDAY RECEPTACLE installed in soffit
- Ceiling mounted porch light
- Interconnected Smoke detectors, one on each floor and one in each bedroom for your family's added protection
- Interconnected carbon monoxide detectors, one on each floor
- All electrical receptacles in kitchen counter area are on dedicated circuits
- Heavy duty wiring and receptacle for stove and dryer
- Breaker panel and service installed as per O.B.C.
- Quality door chime installed

COSMETIC FLOORING (FUNCTIONALITY + STYLE)

- Premium quality ceramic tile on all foyer, kitchen, breakfast area, finished laundry and bathroom floors from DiCarlo's standard selection
- Ceramic is also featured on separate shower walls, main bath walls, as per plan
- Ceramic floors are installed over a latex/concrete base that is reinforced in metal lathe for maximum strength
- Quality plush BROADLOOM OR BERBER, in purchaser's choice from DiCarlo's over 20 designer colour samples, with 1" CHIP FOAM underpad

LANDSCAPING (BEAUTIFUL FIRST IMPRESSION)

- Community to be PROFESSIONALLY LANDSCAPED with EXTENSIVE PLANTINGS AROUND PORCHES with street trees on boulevards, along with ELEGANT MAIN ENTRY FEATURE
- Wood privacy fence in rear between units
- Slab walkways to the front steps designated by grade

SERVICE + WARRANTIES

We've got you covered! We guarantee the workmanship and materials of your new home for one full year.

- Full two years coverage defects in work or materials in the electrical, plumbing, heat delivery distribution system and water penetration through the building envelope.
- Seven years against major structural defects

These guarantees are backed by the TARION New Home Warranty program.

THE DICARLO DESIGN DÉCOR DIFFERENCE

When you visit our Design Centre you will see a world of possibilities to help you personalize your home to suit your taste and lifestyle needs. Our in-house designer will guide you through the outstanding DiCarlo quality features and finishes. With your imagination and our design experience – your DiCarlo dream home will become a reality.





#1

INDEPENDENT
BROKERAGE

30+

OFFICES

350+

REALTORS

100%

CANADIAN



BE REVOLUTIONARY.



TEAMRENE.CA | 289.937.1107

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REVEL.
REALTY INC., BROKERAGE