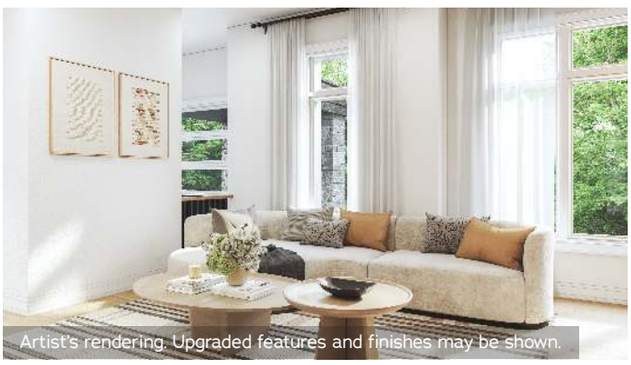
MACKENZIE PARK



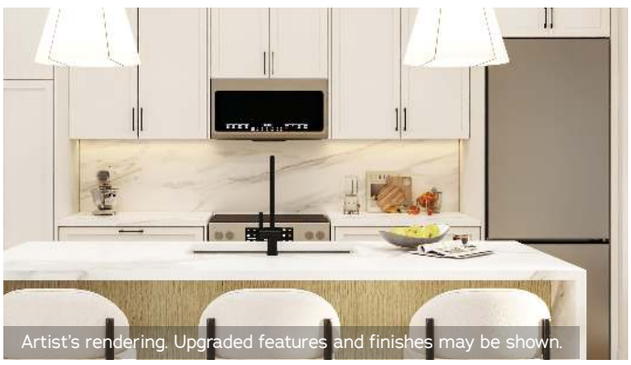
EXTERIOR FEATURES

TIMELESS APPEAL

- Architecturally controlled elevations to ensure a harmonious and integrated streetscape
- Unique custom-inspired high pitched main rooflines on all elevations
- Large front porches with decorative pillars and maintenance-free aluminum railings, where applicable, as per plan



Artist's rendering. Upgraded features and finishes may be shown.



Artist's rendering. Upgraded features and finishes may be shown.

MODERN INTERIORS

- Gracious open-concept interiors with innovative features, including cathedral, vaulted or coffered ceilings, ledges, or architectural niches, as per applicable models
- Your home reaches new heights of elegance with 10' ceilings on the main floor and 9' ceilings on all other floors. Thoughtful, open-concept design creates a bright and inviting place to call home
- One paint colour with two coats, including primer on walls
- Quality solid oak handrail with metal pickets on the staircase from ground to second floor
- Smooth ceilings throughout
- 5½" baseboards and 3½" casings for doors and windows
- Elegant raised 2-panel Carrara Smooth interior passage doors with brushed nickel lever hardware and door handles; excludes cold cellar doors

MACKENZIE PARK



THE HEART OF THE HOME

TOP OF THE LINE KITCHENS

- Gleaming Quartz surface countertops in kitchen
- Quality designed kitchen cabinets from vendor's choice of styles
- Pantries, kitchen islands, and breadfast bars as per plan





LUXURY KITCHEN FEATURES

- Undermount stainless steel sink with single lever Moen faucet
- Kitchen exhaust fan ducted to exterior
- Kitchen island to have an overhang for breakfast bar, as per plan

Specifications are subject to change without notice. Please contact our sales representation for details. E.& O.E.

MACKENZIE PARK



ELEVATED EVERYDAY LIVING

LUXURIOUS BATHROOMS

- Quality designed vanities from Vendor's choice of styles
- Vanity cabinet in powder room as per plan
- Quartz countertops on bathroom vanities
- Quality Moen fixtures throughout
- Single-lever bathroom faucets with low flow aerators
- Low flow shower heads in all showers as per plan
- Water saving toilets
- Water temperature balancing valves to all separate bathtubs and showers
- Exhaust fans in all bathrooms
- Mirrors in all bathrooms, and privacy locks on all bathroom doors





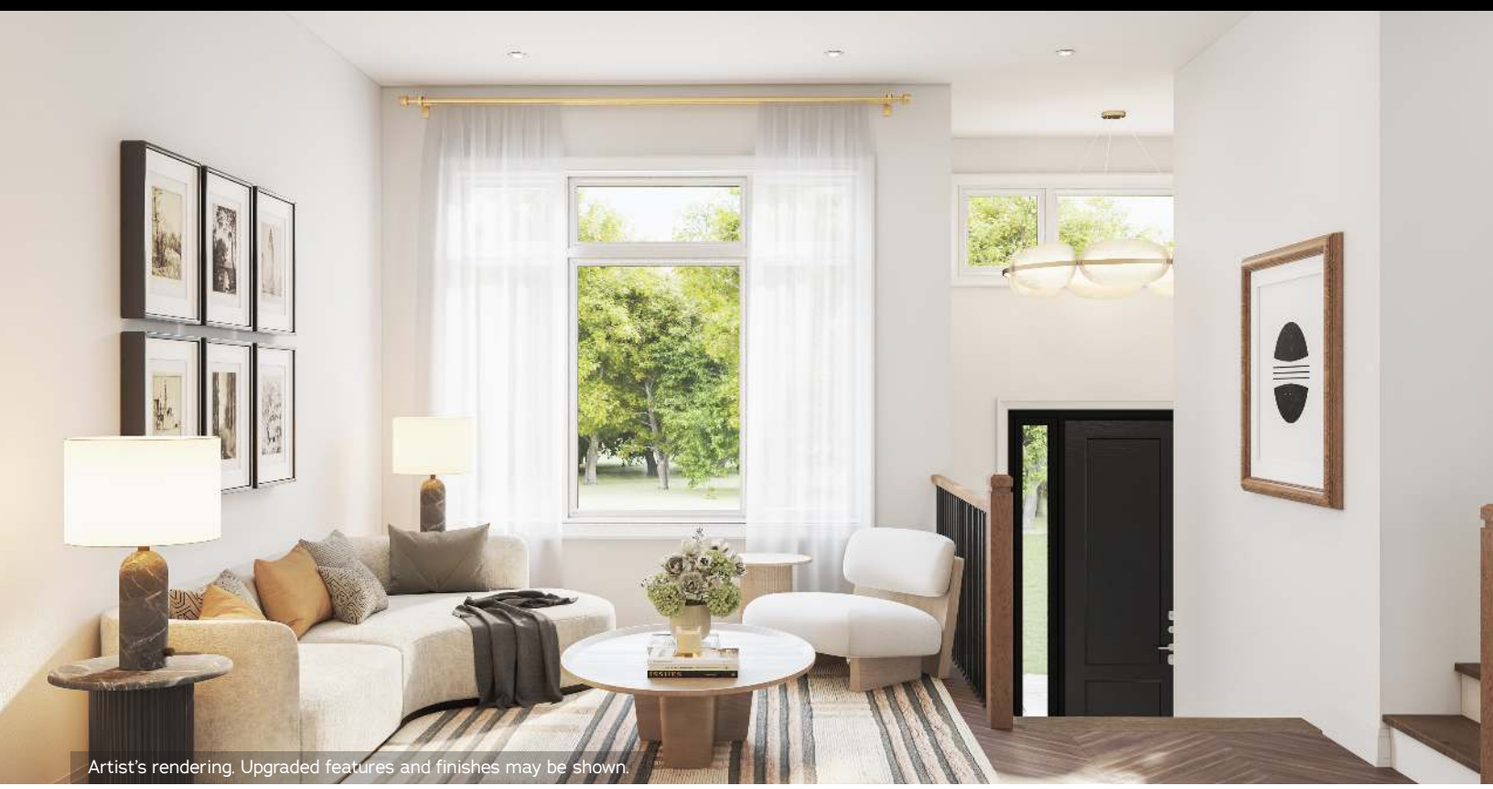
HIGH-END FLOORING

- Floor tile from Vendor's standard samples to foyer, powder room, all bathrooms, and laundry room (if applicable) as per plan
- Premium laminate flooring throughout finished areas (except for tiled areas)
- All subfloor sheathing is glued and screwed to engineered floor joists, with joints sanded before finished flooring is installed

LAUNDRY

- Exterior dryer vent provided
- Heavy-duty electrical outlet for dryer and standard electrical outlet for washing machine

MACKENZIE PARK



Artist's rendering. Upgraded features and finishes may be shown.

SMART, COMFORTABLE & CONNECTED

ENERGY & ELECTRICAL

- Carbon Monoxide detector(s) on second floor, and one smoke detector on every floor
- Electrical outlet(s) in garage ceilings for future garage door opener(s)
- 200 Amp circuit breaker panel with copper wiring throughout
- White Duplex electrical switches and receptacles
- Electrical light fixtures are installed throughout including ceiling light fixtures in all bedrooms, family room, and dining room as per plan
- Switch controlled ceiling light receptacles in living room
- Electrical Duplex receptacles protected by Ground Fault Interruptor in all bathrooms and kitchens
- Direct vent natural gas furnace with electronic ignition
- Gas Fired hot water system on a rental basis (as per plan). Location to be determined based on mechanical requirements

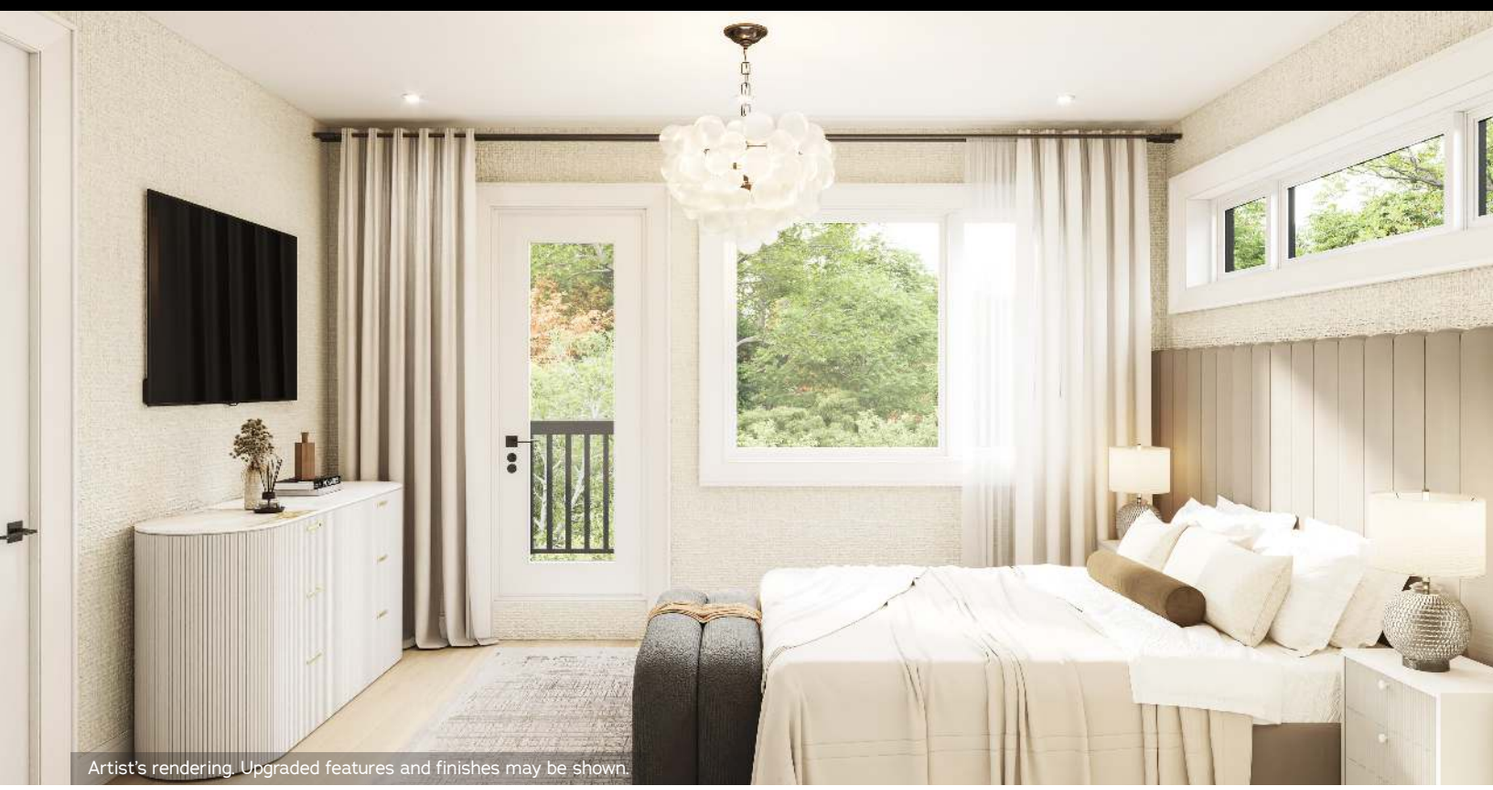
BRIGHTSTONE SMART TECHNOLOGY



- ☑ **1 Smart Video Doorbell.**
- ☑ **1 Smart Door Lock.**
- ☑ **1 Smart Light Switch.**
- ☑ **1 Smart Thermostat.**
- ☑ **1 Smart Automation Touchscreen.**
- ☑ **CAT 5 Rough-Ins in 3 Locations.**
- ☑ **TV/Data CAT 6 Rough-Ins in 2 Locations.**
- ☑ **Central Vacuum Rough-In.** *(Available as an option)*

☑ **A Private Design Consultation with the Smart Home Technician**

MACKENZIE PARK


Artist's rendering. Upgraded features and finishes may be shown.

QUALITY YOU CAN COUNT ON

WARRANTY & PURCHASER INFORMATION

- Athabasca Residence Corp. Warranty in accordance with TARION
- Homes are protected under the TARION Warranty Corporation with seven years of coverage against major structural defects. The TARION enrollment fee is to be paid by the purchaser by way of adjustment on closing. The TARION program offers a one-year comprehensive warranty for surface defects and a two-year warranty for plumbing, heating, electrical systems and building envelope
- All purchasers' choices are from Vendor's standard samples only if applicable
- House to be finished in a good professional and workmanlike manner
- Variations from Vendor's samples may occur in finishing materials, kitchen and vanity cabinetry, floor and wall finishes due to normal production process, dye lot variations, availability or site conditions
- Vendor will not allow the purchaser to do any work and/or supply any material to finish dwelling or enter the premises before closing date
- House types and streetscapes subject to final Architectural approval of the City of Oshawa or developer's Architectural Control Architects and final siting, and approvals of the Vendor's Architect
- Exterior elevations will be similar to the renderings shown, but not necessarily identical
- Actual floor space may vary from stated floor area. Location of furnace, tankless hot water system, structural posts and beams are to be determined by architect and may not be located as shown on the brochure and purchasers shall be deemed to accept same
- Room dimensions and window configuration may vary with final construction drawings. All dimensions are approximate
- Prices, terms, materials, specifications and conditions are subject to change without notice

Specifications are subject to change without notice. Please contact our sales representation for details. E.& O.E.