



MEADOW TOWNS





Since its inception, Esquire Homes has adhered to this fundamental philosophy; building well-designed homes in beautiful communities that deliver lasting value and, provide a superior level of service to our homeowners. It is this philosophy that has led to our success and made us a builder of distinction with exceptionally developed communities throughout the GTA for over 22 years.

From a corporate perspective, Esquire's strengths are: experience, strong human resources, and momentum. Since the year 2000, Esquire Homes has built over 1,000 homes in the Greater Toronto Area. Dedicated work ethic and adherence to customer service and satisfaction have always been, and will continue to be, the pillars of Esquire's commitment to those who choose to call one of our communities home.

Esquire Homes is proud to be a member of recognized industry organizations such as BILD, HCRA, Tarion, Ontario Home Builders Association and Durham Region Home Builders Association. Esquire Homes is the proud recipient of prestigious awards, including the coveted Builder of the Year Small Volume Award for Durham Region in 2018.

Welcome to Meadow Towns

Meadow Towns by Esquire Homes features a combination of back to back towns & traditional townhomes within this enclave community in West Courtice. Our new development has a range of models which have been designed with functionality and tranquil luxury in mind. Come home to Meadow Towns your superbloom lifestyle awaits!



Siteplan



The Community

SCHOOLS

- 1 Courtice North Public School
- 2 Courtice Secondary School
- 3 Lydia Trull Public School
- 4 Dr. Emily Stowe Public School
- 5 Holy Trinity C. S. S.
- 6 St. Mother Teresa C. E. S.
- 7 Monsignor Leo Cleary
- 8 Durham College

ACTIVITIES

- 1 Clarington Public Library, Courtice Branch
- 2 Courtice Flea Market
- 3 South Courtice Arena
- 4 Sir Monty's Brewing Company
- 5 Courtice Community Complex
- 6 Rob Piontek Skatepark
- 7 Donevan Recreation Complex

HEALTHCARE

- 1 Courtice Health Centre
- 2 Courtice Pet Clinic
- 3 Lakeridge Health CEPCP Training
- 4 Clarington Animal Hospital
- 5 Grandview Bloor Animal Clinic / Cushing Mobile Veterinary Services

TRANSIT

- 1 Future Courtice GO Station Coming Soon
- 2 Oshawa GO Station
- 3 Whitby GO Station

PARKS AND TRAILS

- 1 Darlington Provincial Park
- 2 Pebblestone Golf Course
- 3 Darlington Waterfront Trail
- 4 Harmony Valley Conservation Area and Off-Leash Dog Park
- 5 D'Hillier Park
- 6 South Courtice Dog Park
- 7 Eastbourne Park
- 8 Harmony Creek Golf Centre Ltd
- 9 Florell Park
- 10 Oshawa Golf and Curling Club
- 11 Alexandra Park
- 12 Heber Down Conservation Area
- 13 Oshawa Airport Golf Club
- 14 Cedar Valley Conservation Area
- 15 Kedron Dells Golf Club
- 16 Oshawa Senior Conservation Area
- 17 Pumphouse Marsh Wildlife Reserve
- 18 Lakefront Park West
- 19 Lyndebrook Golf Course
- 20 McLaughlin Bay Trails
- 21 Bowmanville Off Leash Dog Park



Amenities map not to scale and provided for general information only and subject to change without notice. Artist concept only E. & O. E.

Block 1

BROOKE ELEV. B2 END

BROOKE ELEV. B1 REVERSED

BROOKE ELEV. B1

BROOKE ELEV. B2 END REVERSED



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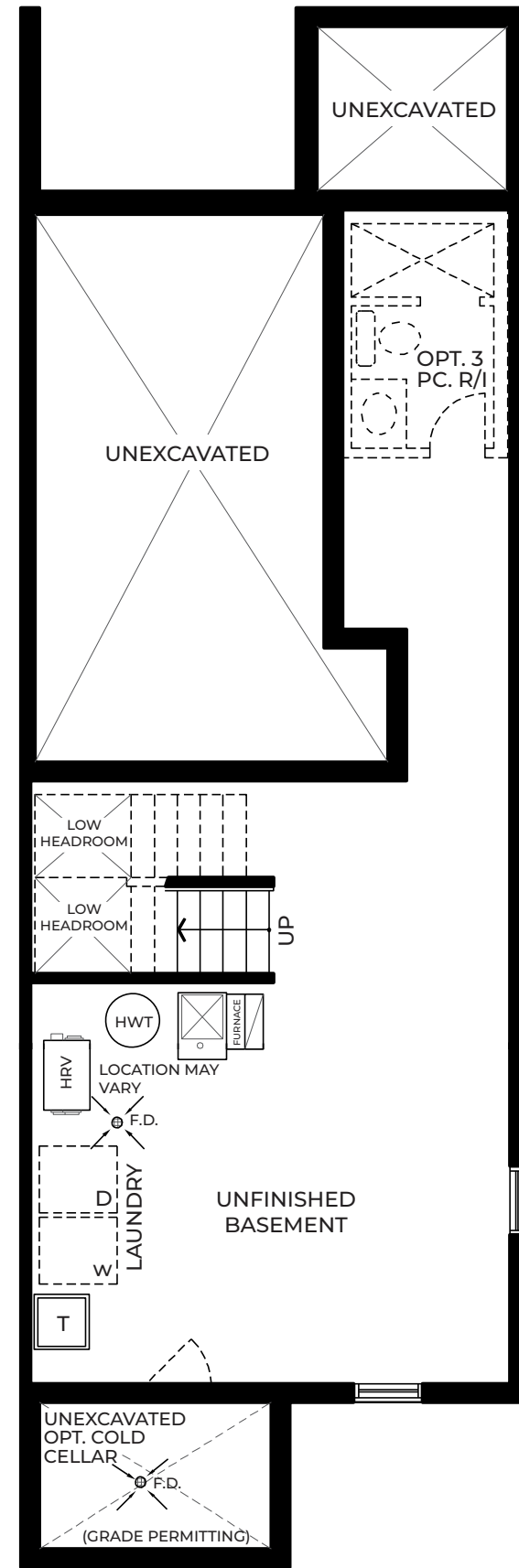
BROOKE EL. B2

END

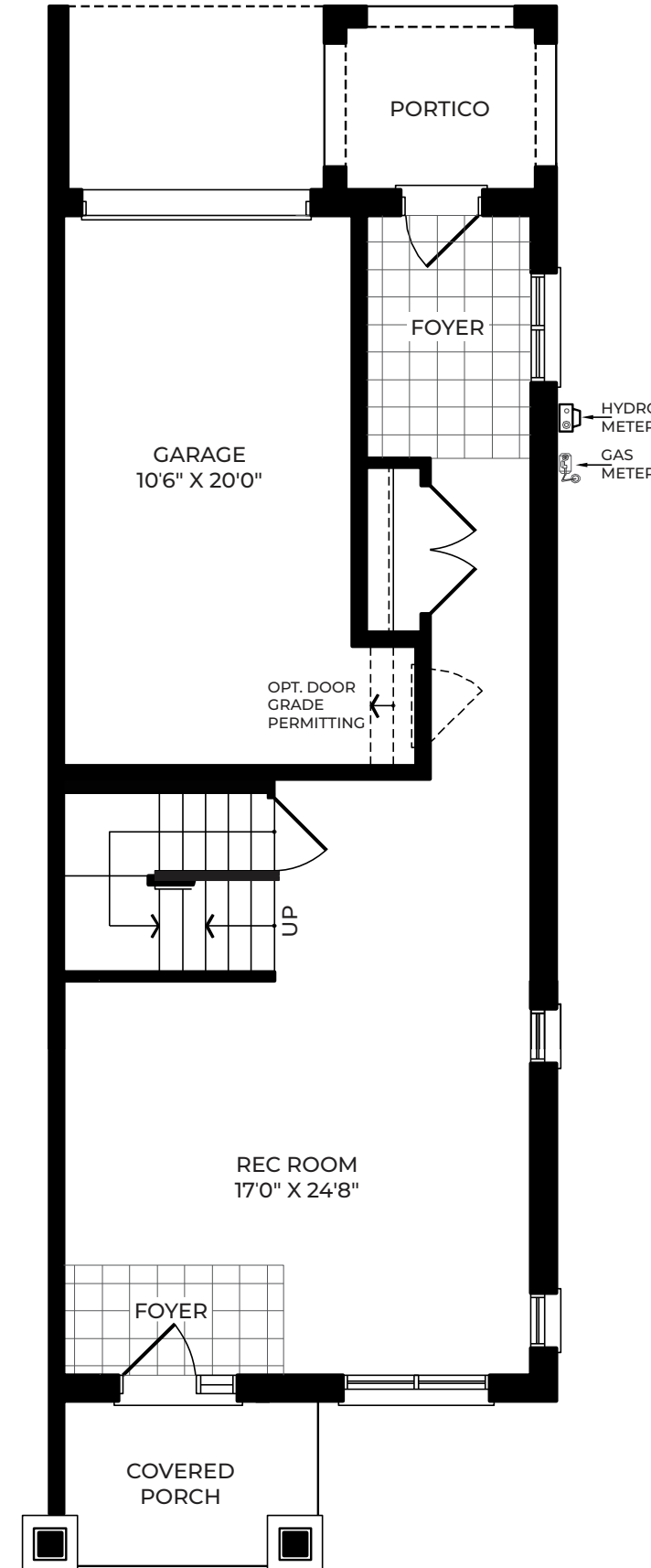
BLOCK 1 LOT 1 & 4



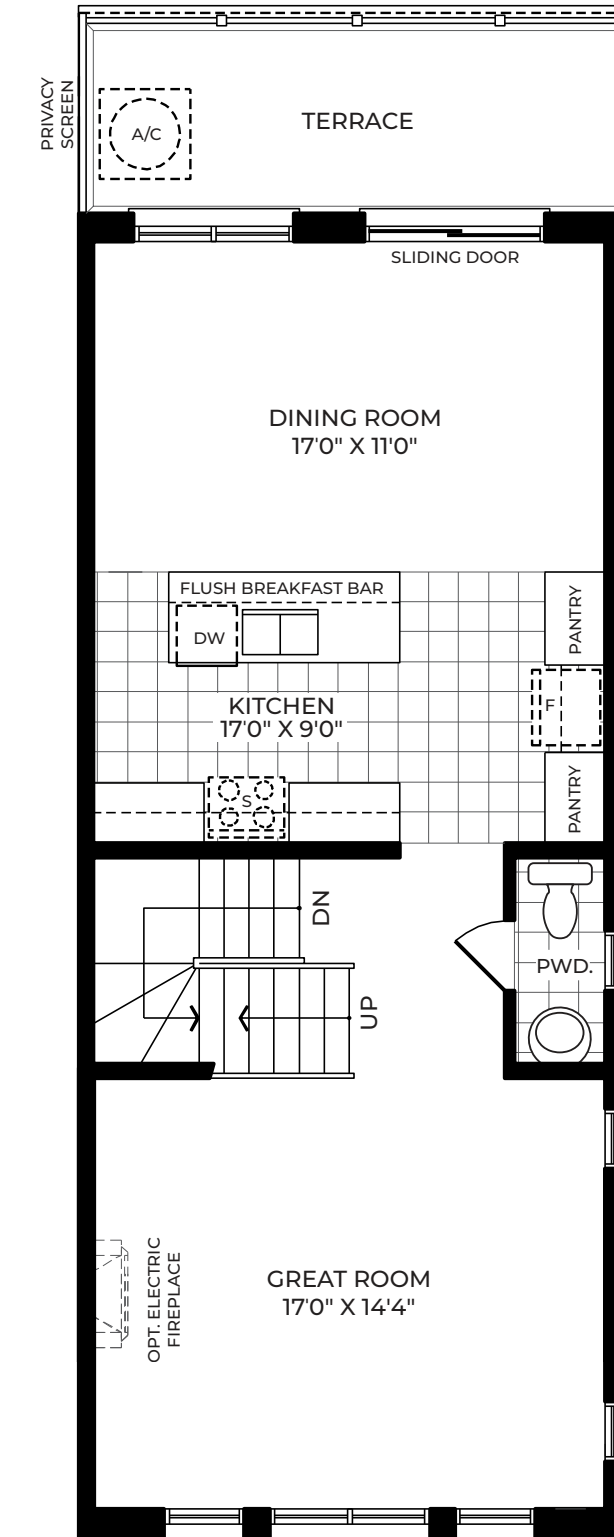
2145 SQ. FT.



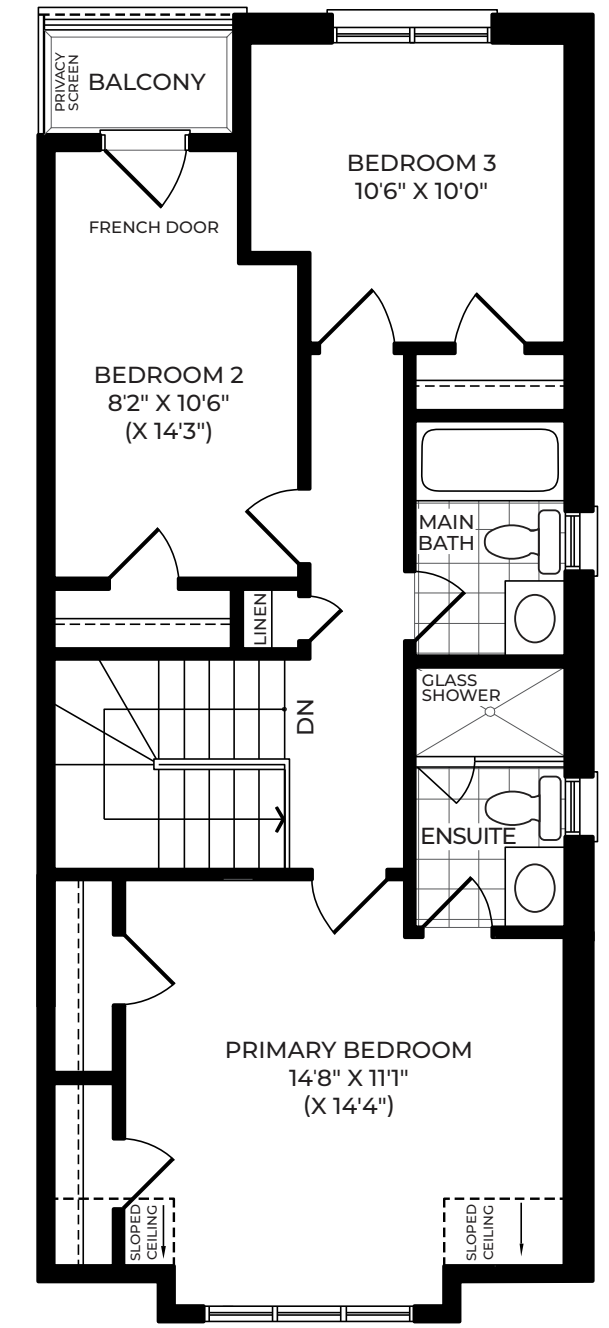
BASEMENT PLAN
ELEV. B2 END



GROUND FLOOR PLAN
ELEV. B2 END



MAIN FLOOR PLAN
ELEV. B2 END



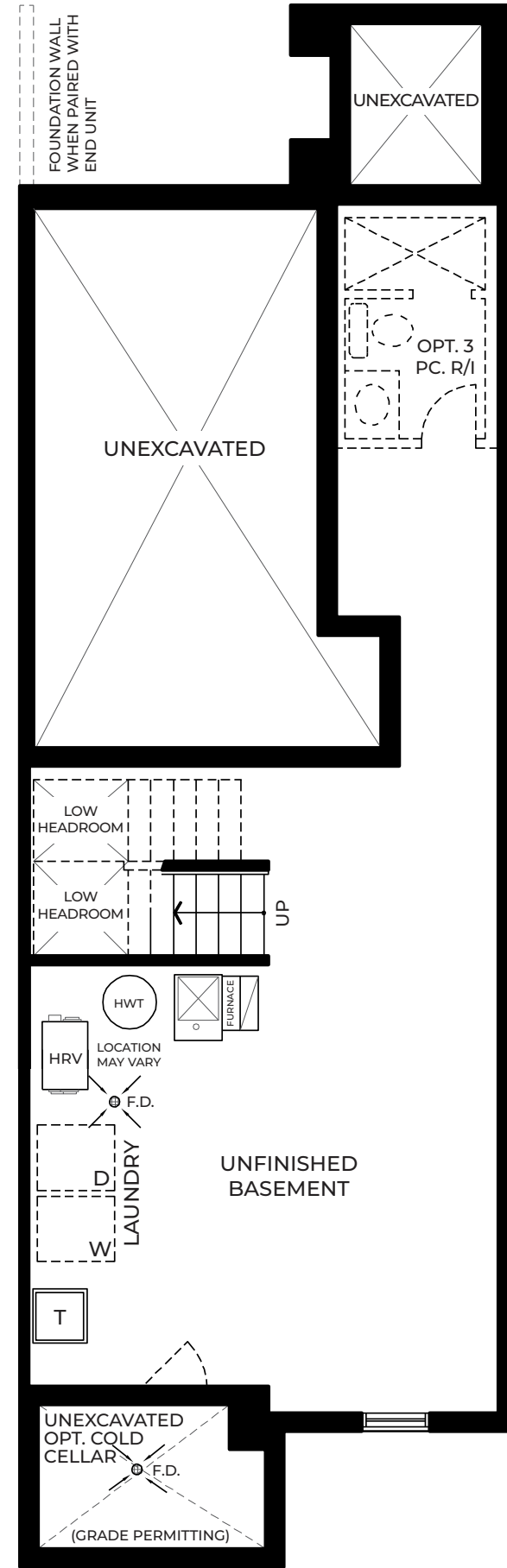
UPPER FLOOR PLAN
ELEV. B2 END

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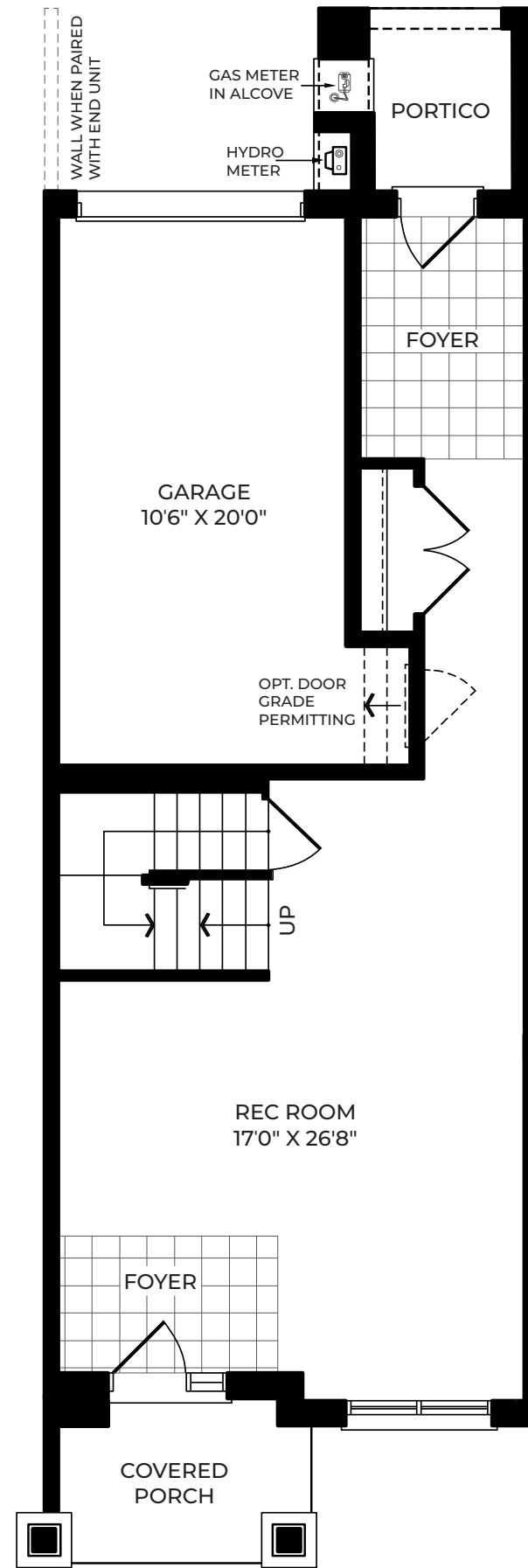
BROOKE EL. B1

REVERSED

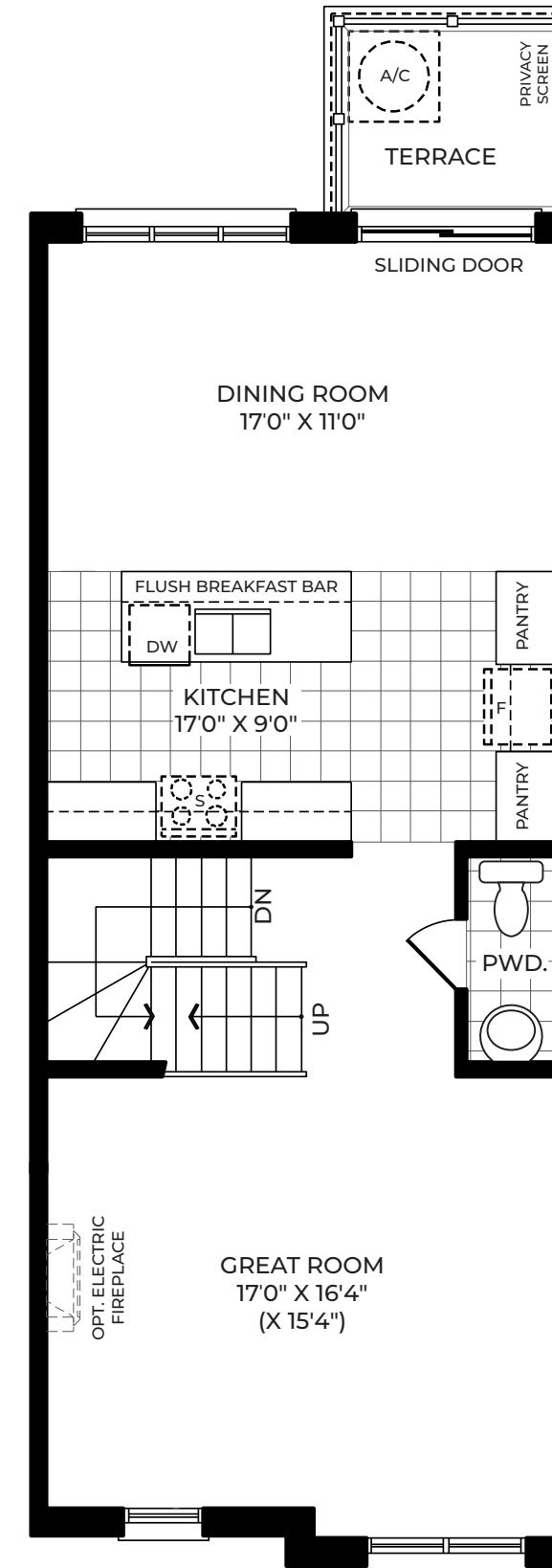
BLOCK 1 LOT 2 & 3



BASEMENT PLAN
ELEV. B1

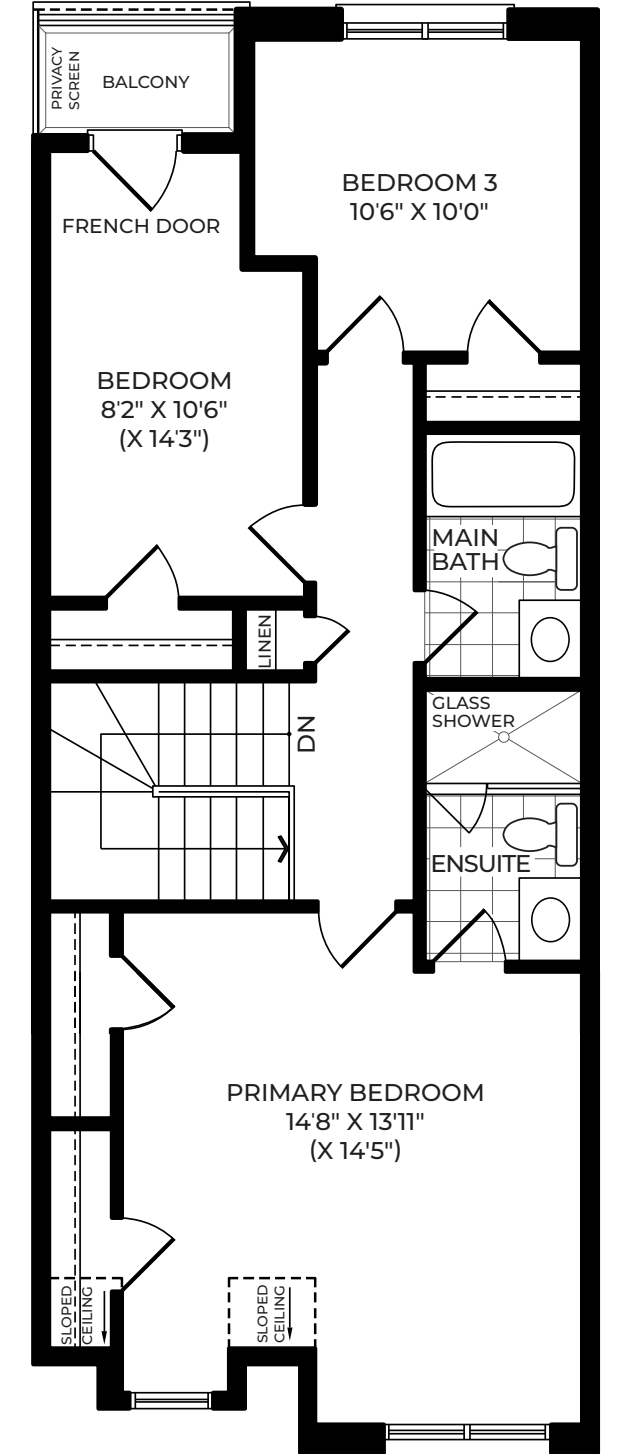


GROUND FLOOR PLAN
ELEV. B1



MAIN FLOOR PLAN
ELEV. B1

2183 SQ. FT.

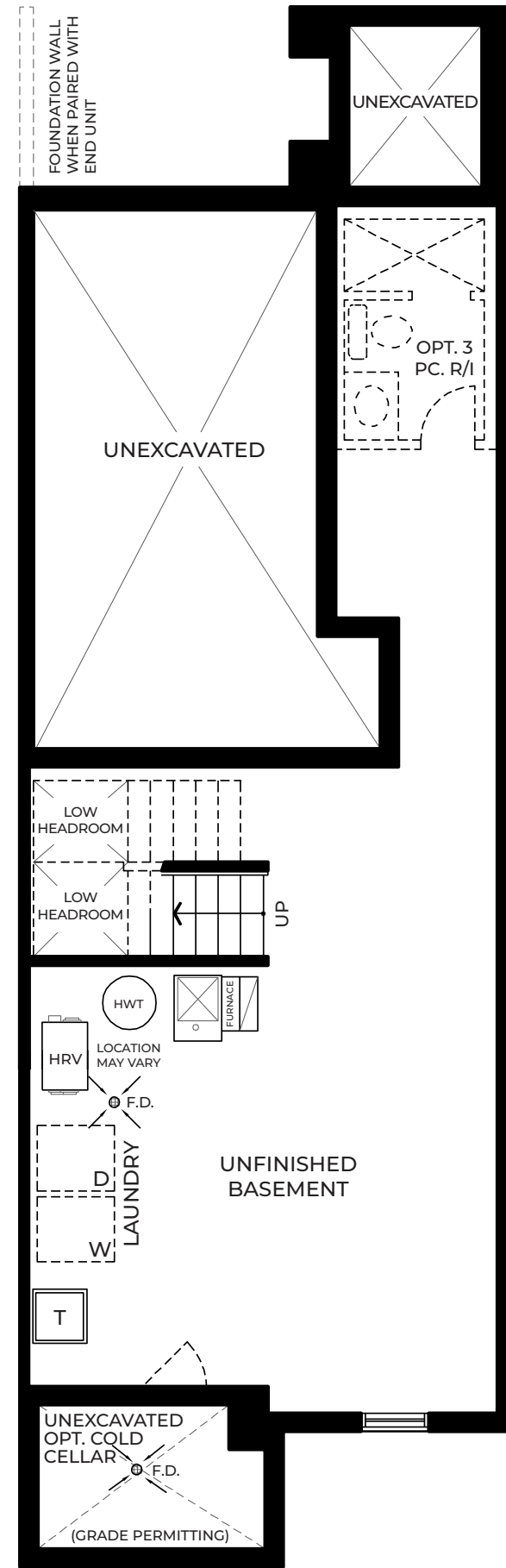


UPPER FLOOR PLAN
ELEV. B1

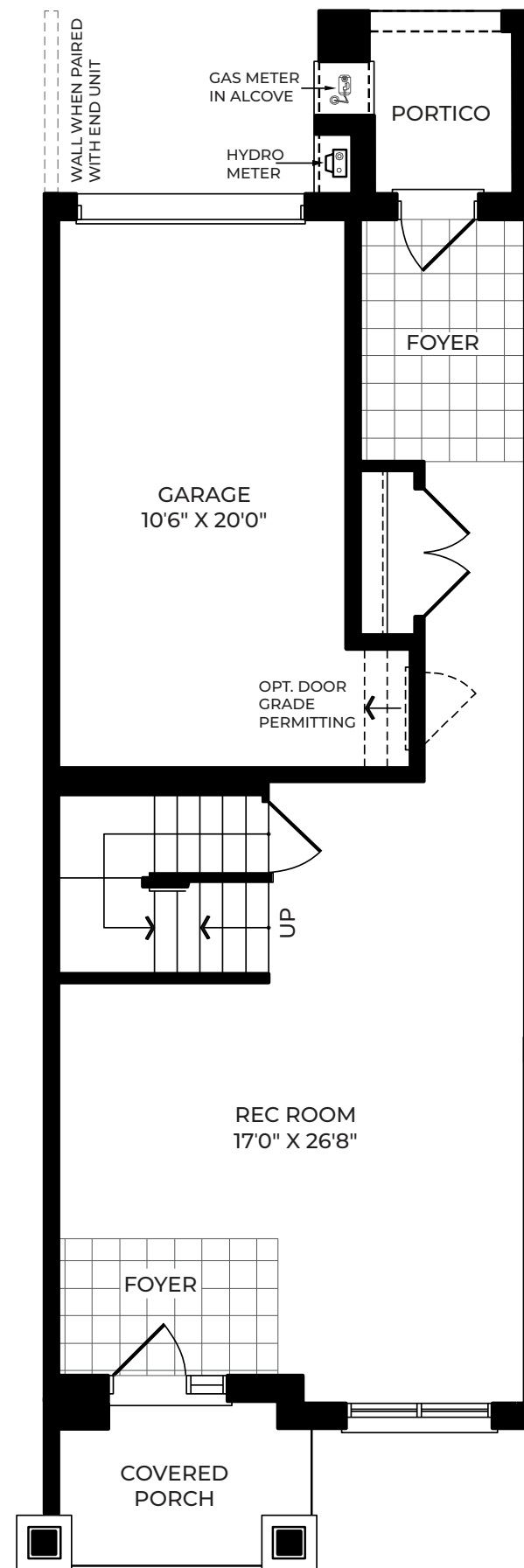
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BROOKE EL. B1

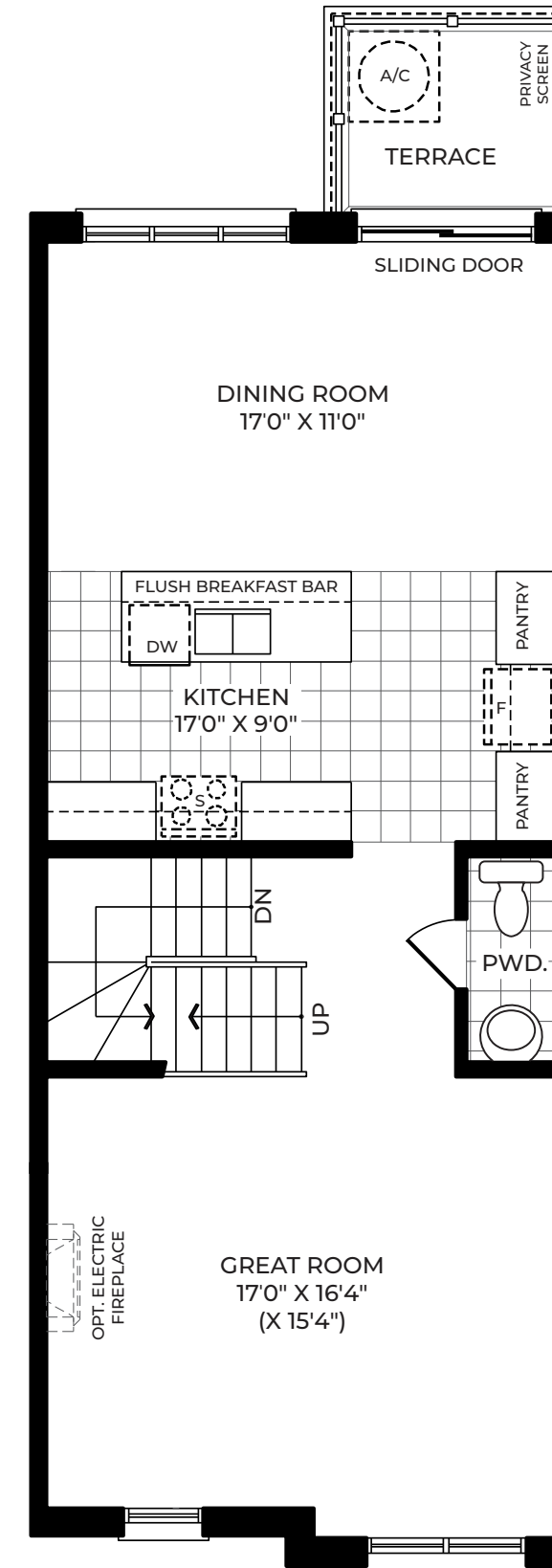
BLOCK 1 LOT 2 & 3



**BASEMENT PLAN
ELEV. B1**

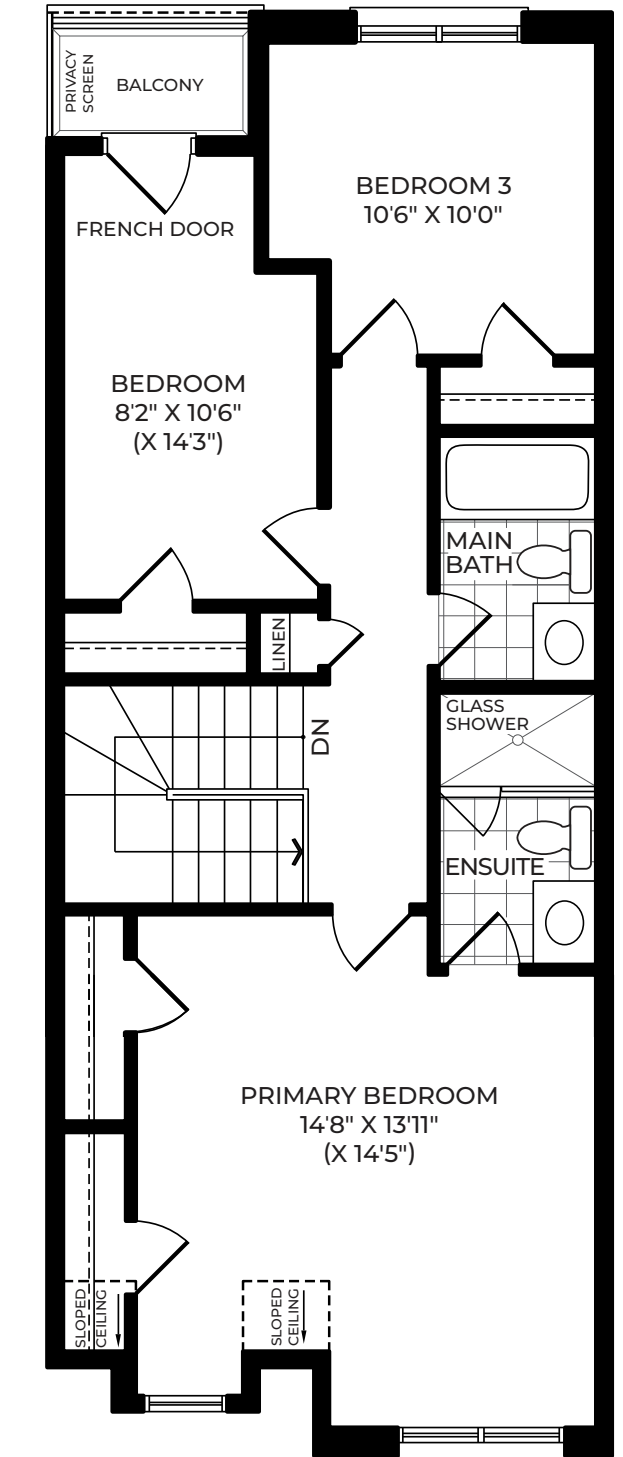


**GROUND FLOOR PLAN
ELEV. B1**



**MAIN FLOOR PLAN
ELEV. B1**

2183 SQ. FT.



**UPPER FLOOR PLAN
ELEV. B1**

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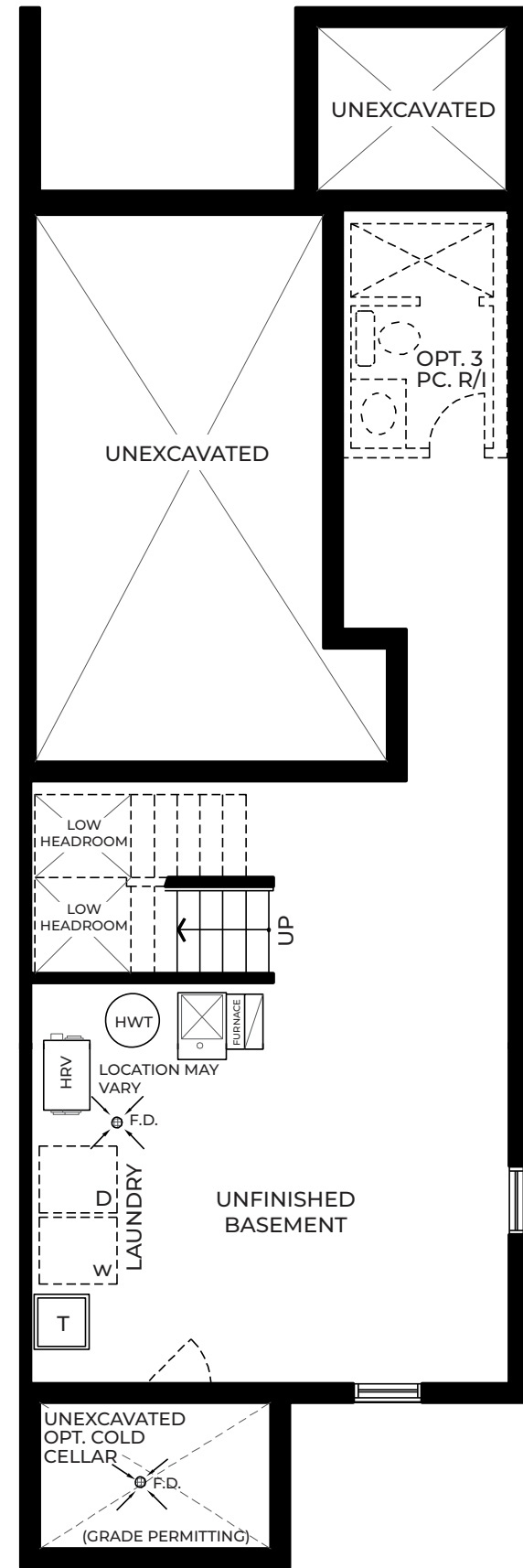
BROOKE EL. B2

END - REVERSED

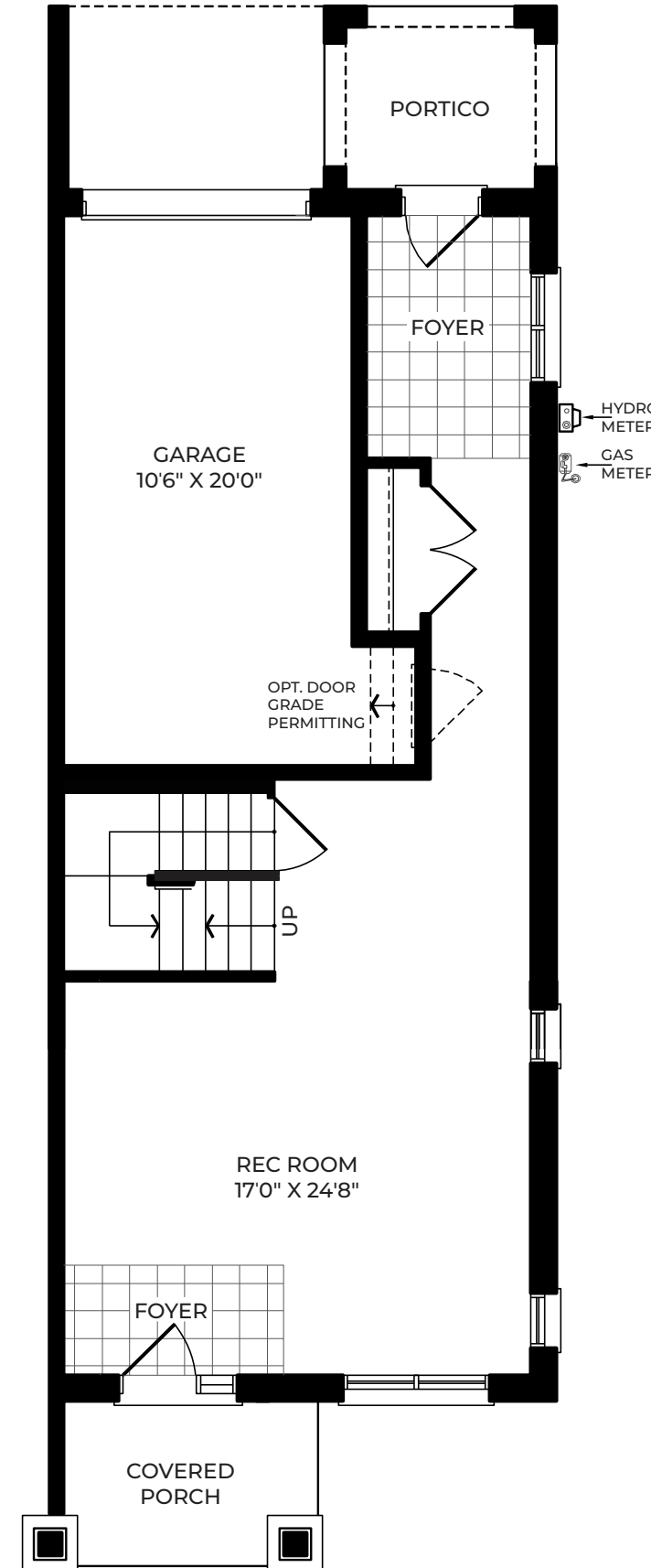
BLOCK 1 LOT 1 & 4



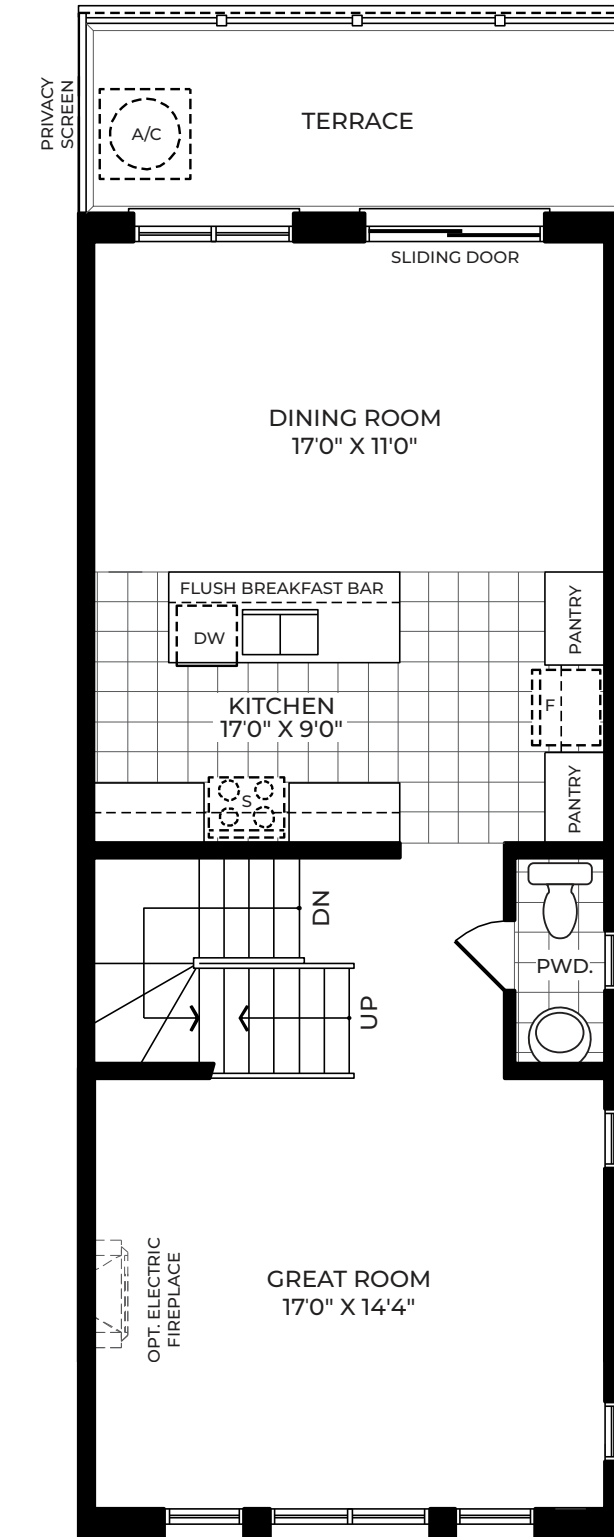
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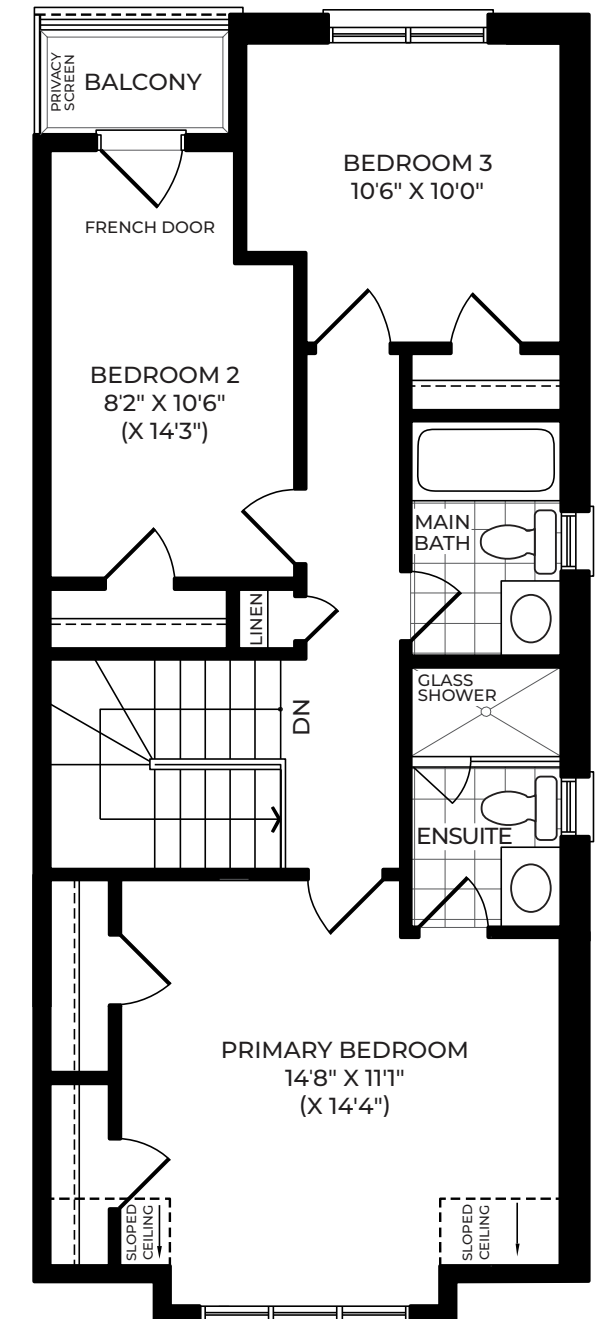
BASEMENT PLAN
ELEV. B2 END



GROUND FLOOR PLAN
ELEV. B2 END



MAIN FLOOR PLAN
ELEV. B2 END



UPPER FLOOR PLAN
ELEV. B2 END

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Block 2



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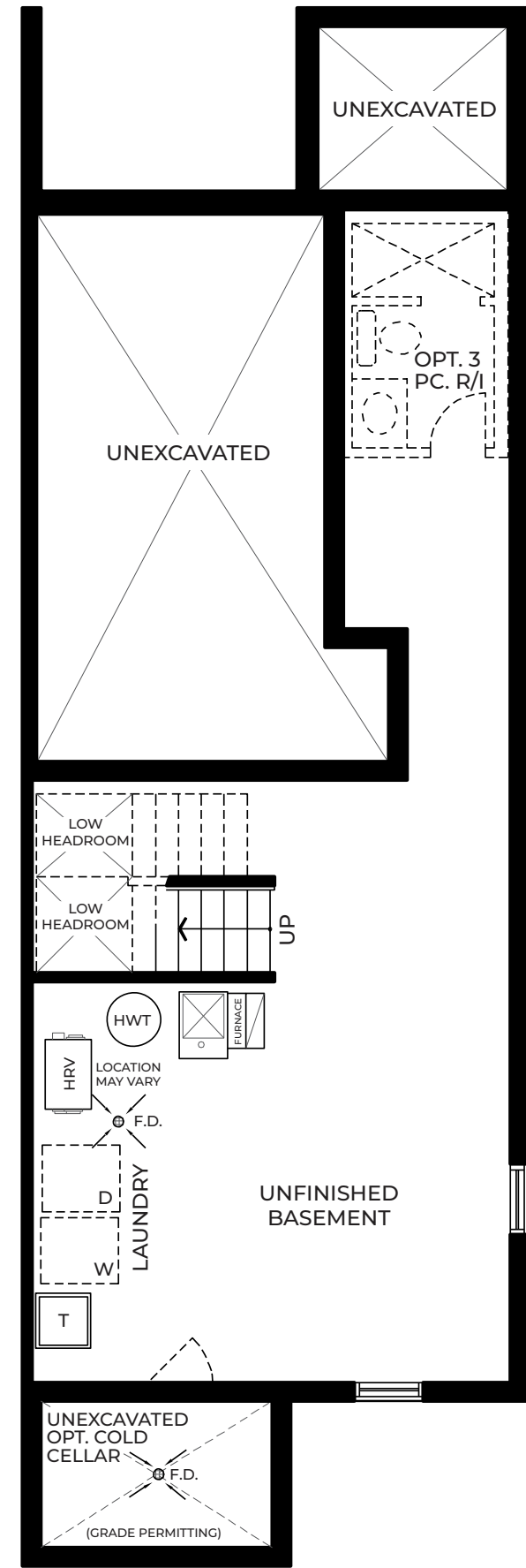
BROOKE EL. A3

END

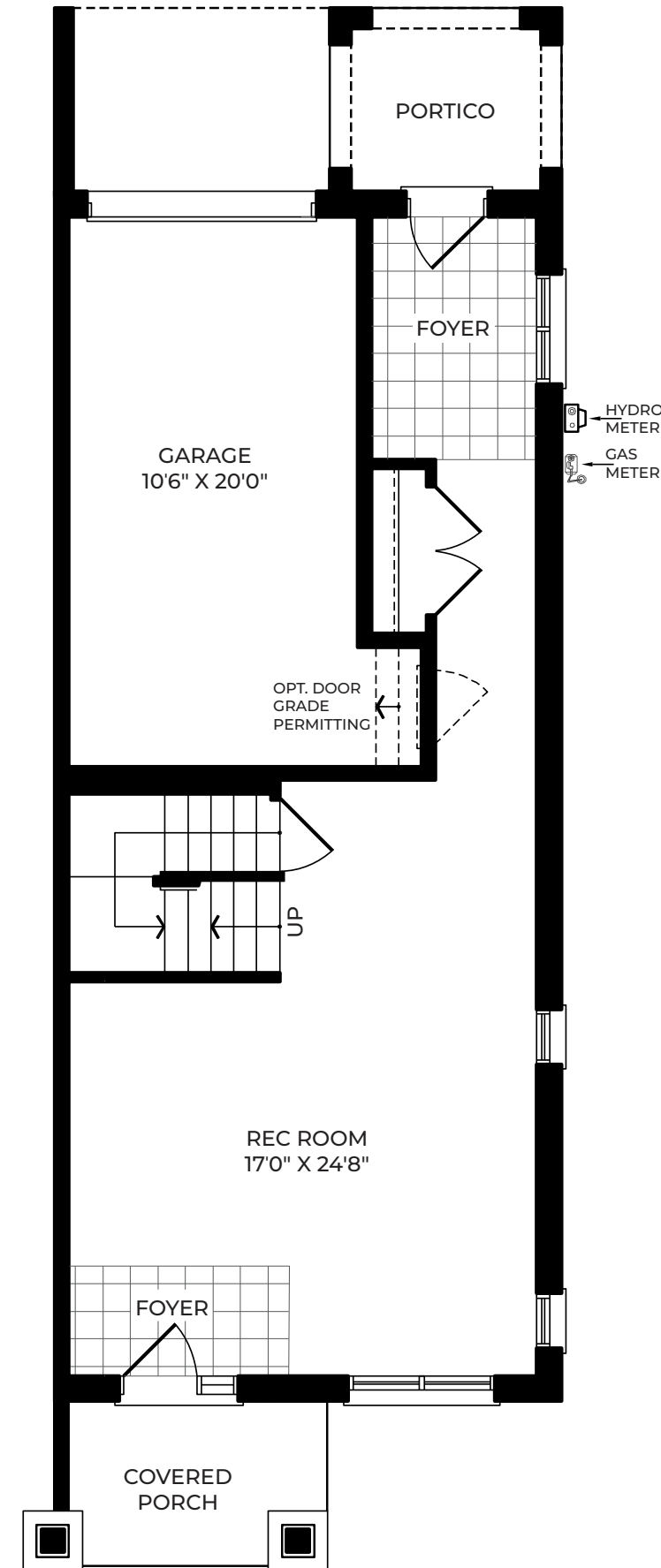
BLOCK 2 LOT 5



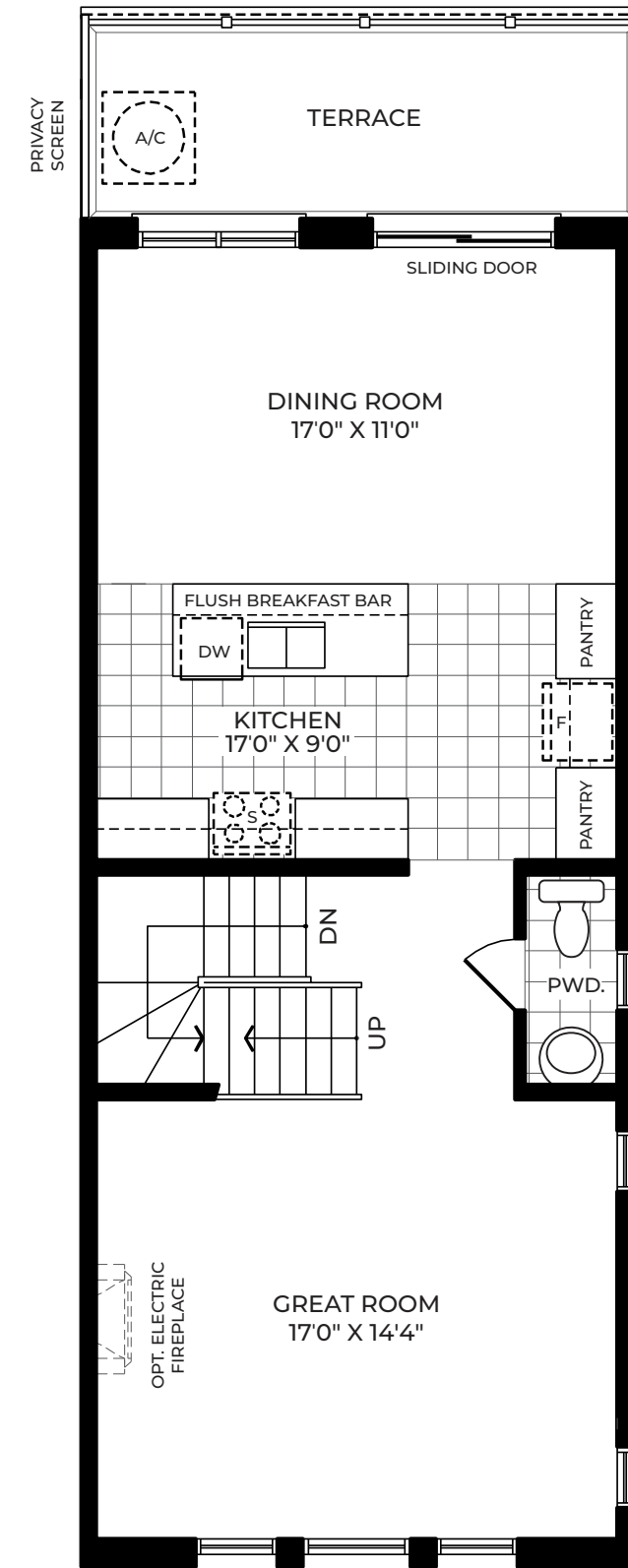
2149 SQ. FT.



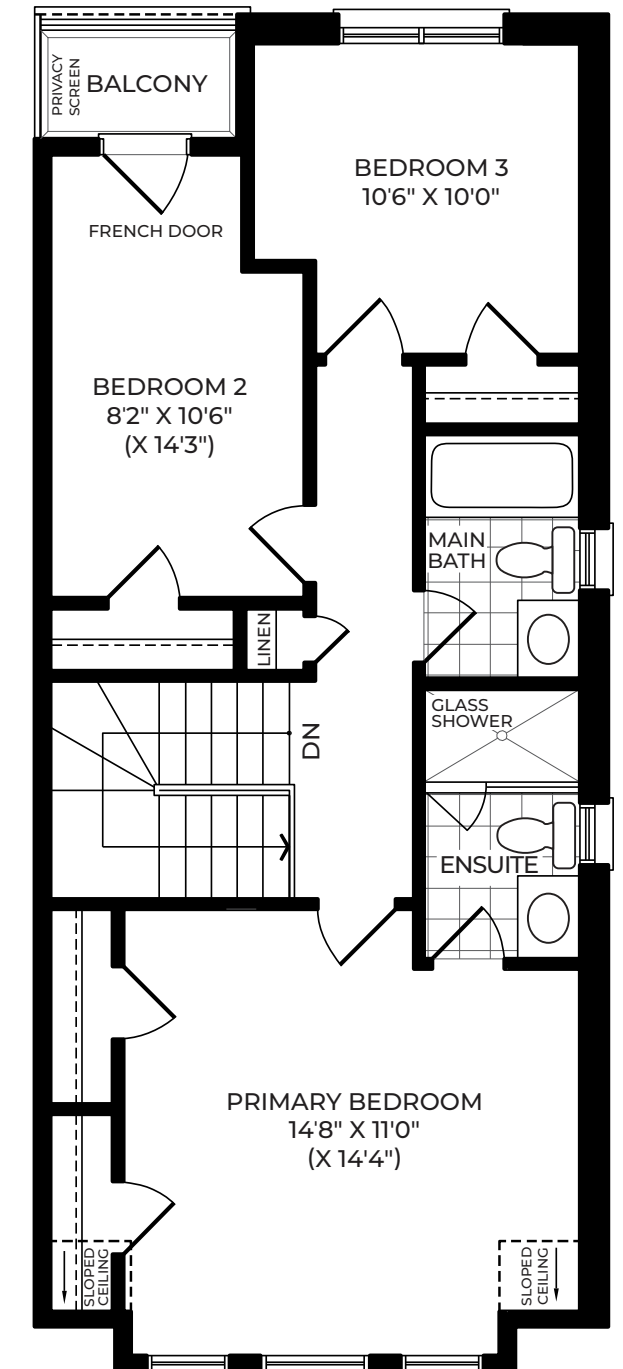
BASEMENT PLAN
ELEV. A3 END



GROUND FLOOR PLAN
ELEV. A3 END



MAIN FLOOR PLAN
ELEV. A3 END

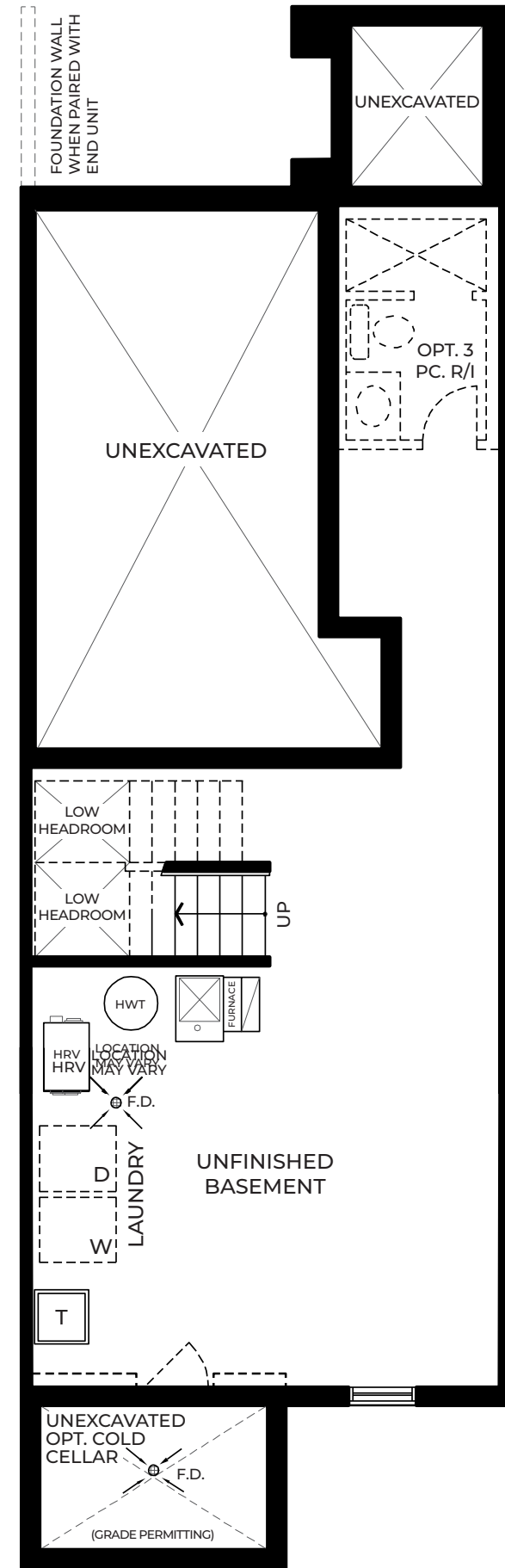


UPPER FLOOR PLAN
ELEV. A3 END

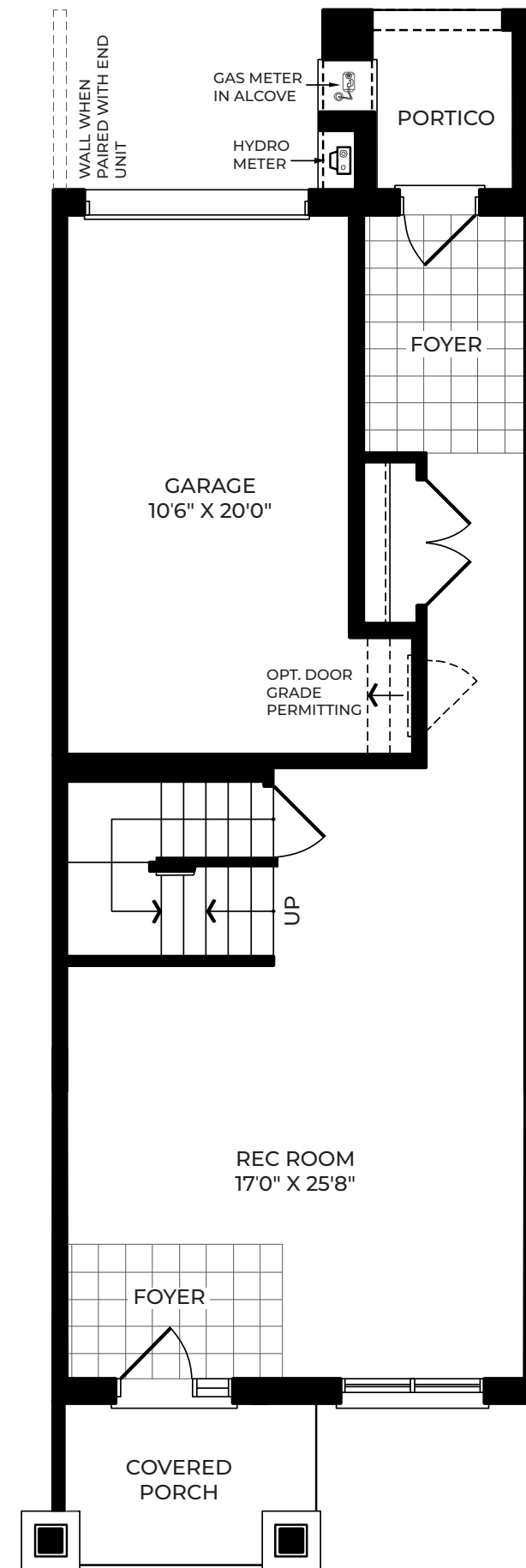
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BROOKE EL. A2

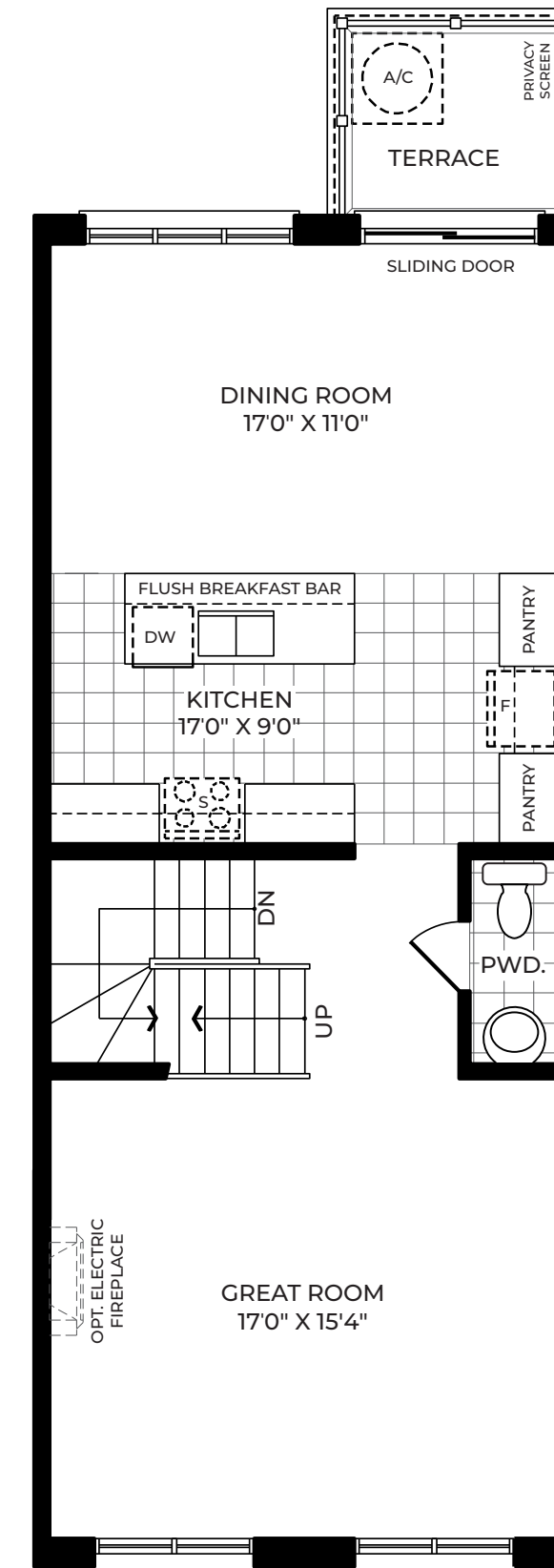
BLOCK 2 LOT 6 & 8



BASEMENT PLAN
ELEV. A2

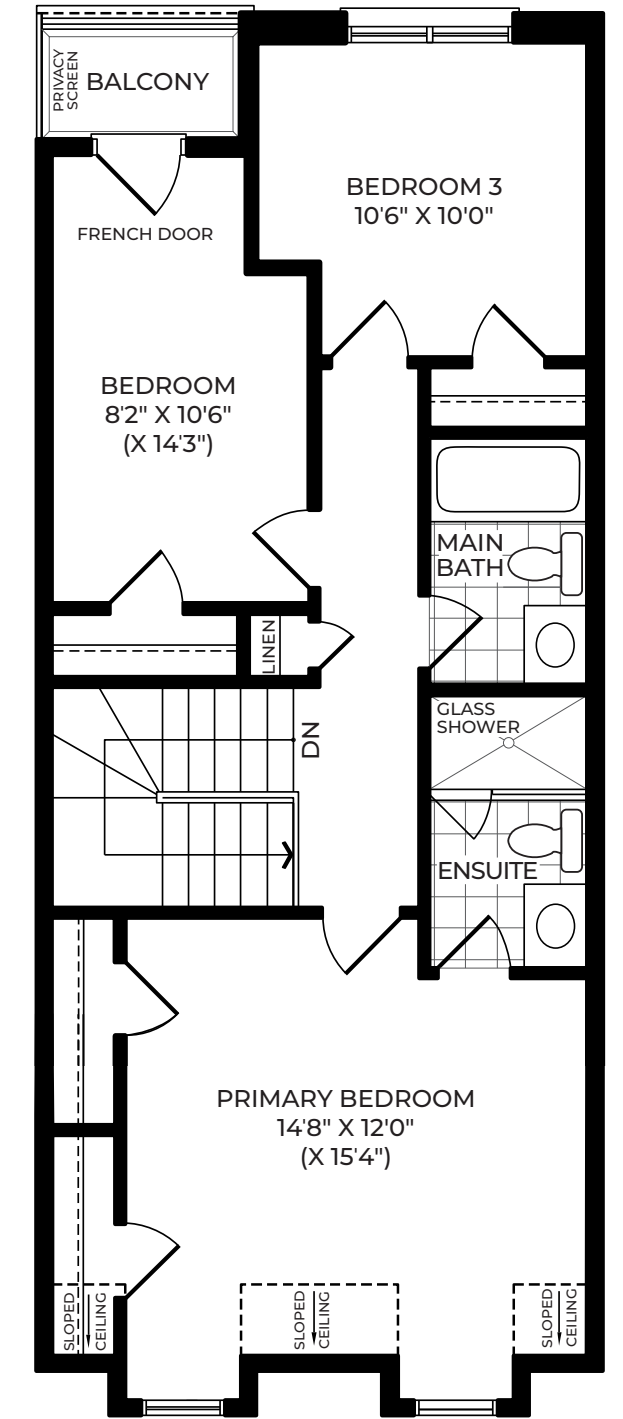


GROUND FLOOR PLAN
ELEV. A2



MAIN FLOOR PLAN
ELEV. A2

2144 SQ. FT.



UPPER FLOOR PLAN
ELEV. A2

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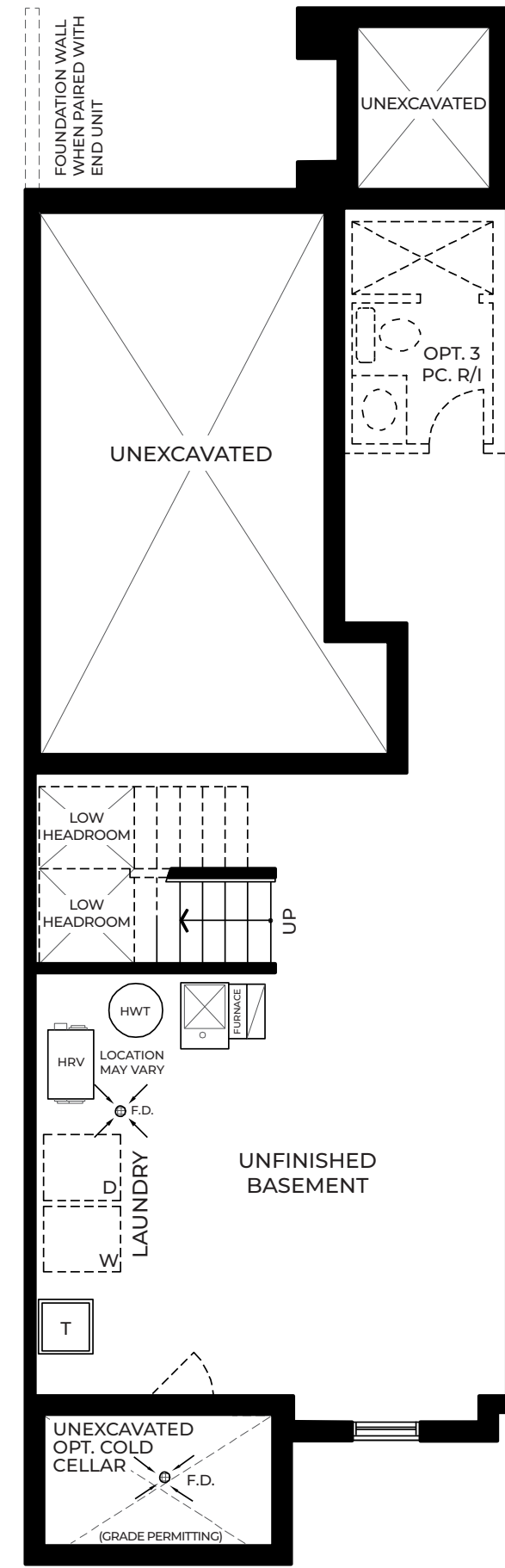
BROOKE EL. A1

REVERSED

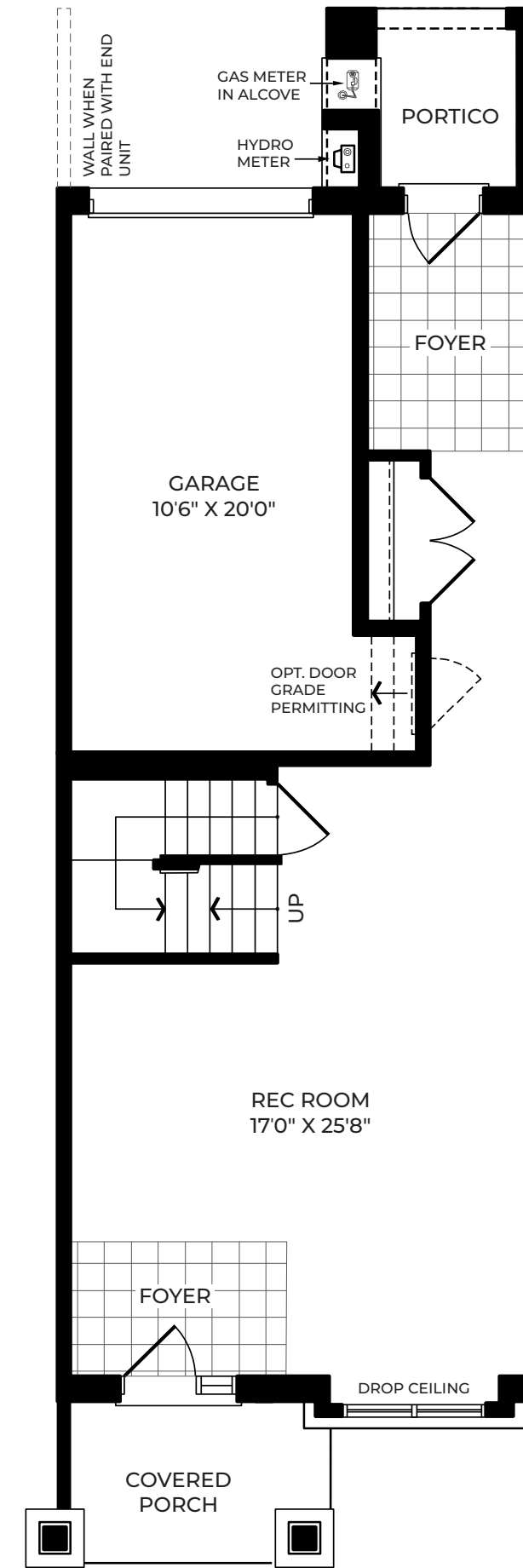
BLOCK 2 LOT 7



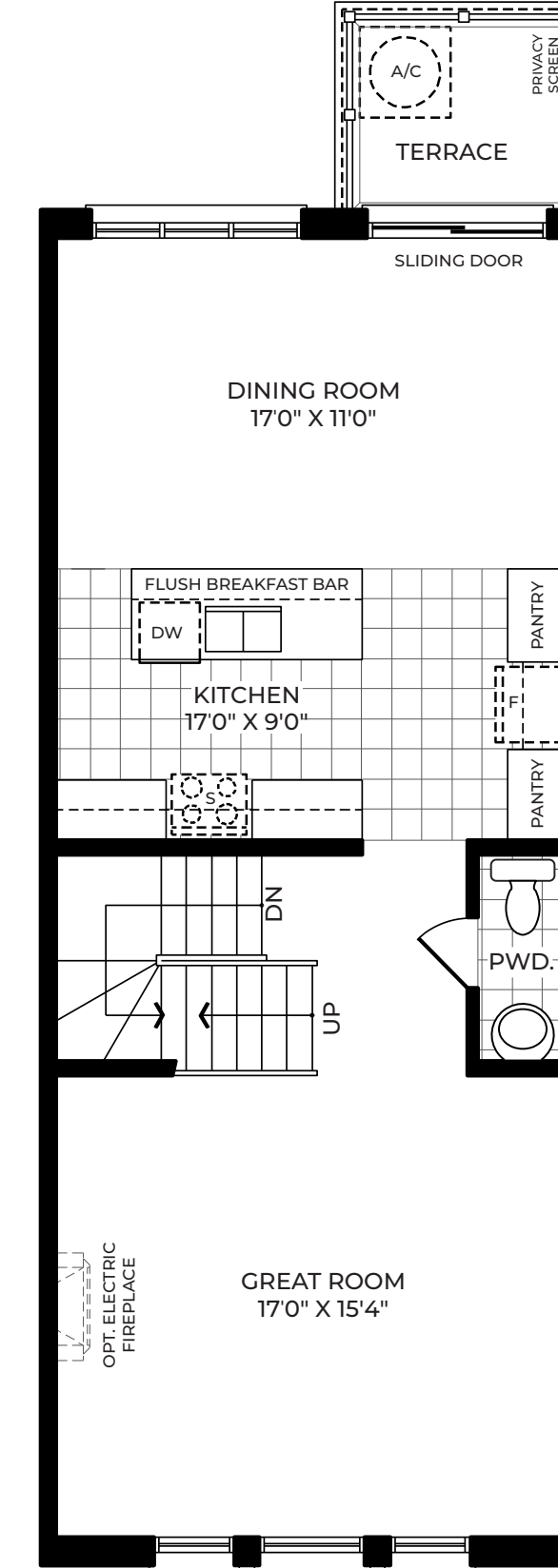
2171 SQ. FT.



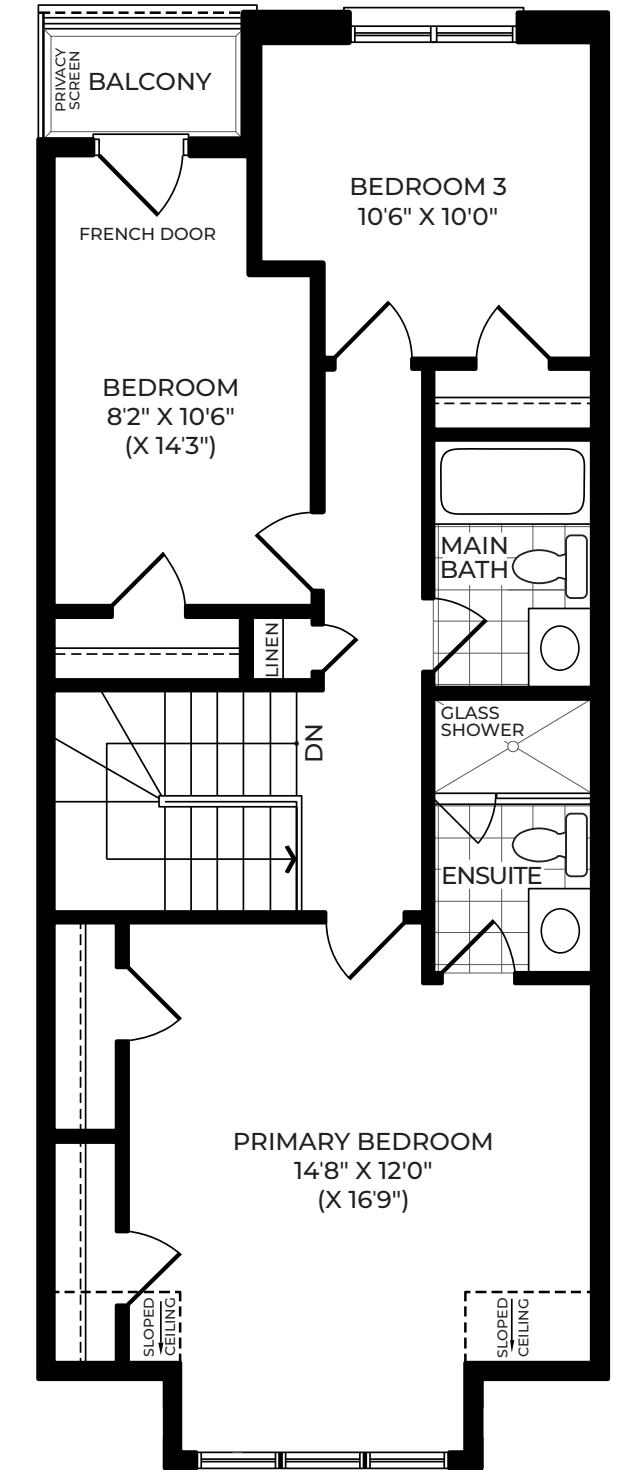
BASEMENT PLAN
ELEV. A1



GROUND FLOOR PLAN
ELEV. A1



MAIN FLOOR PLAN
ELEV. A1

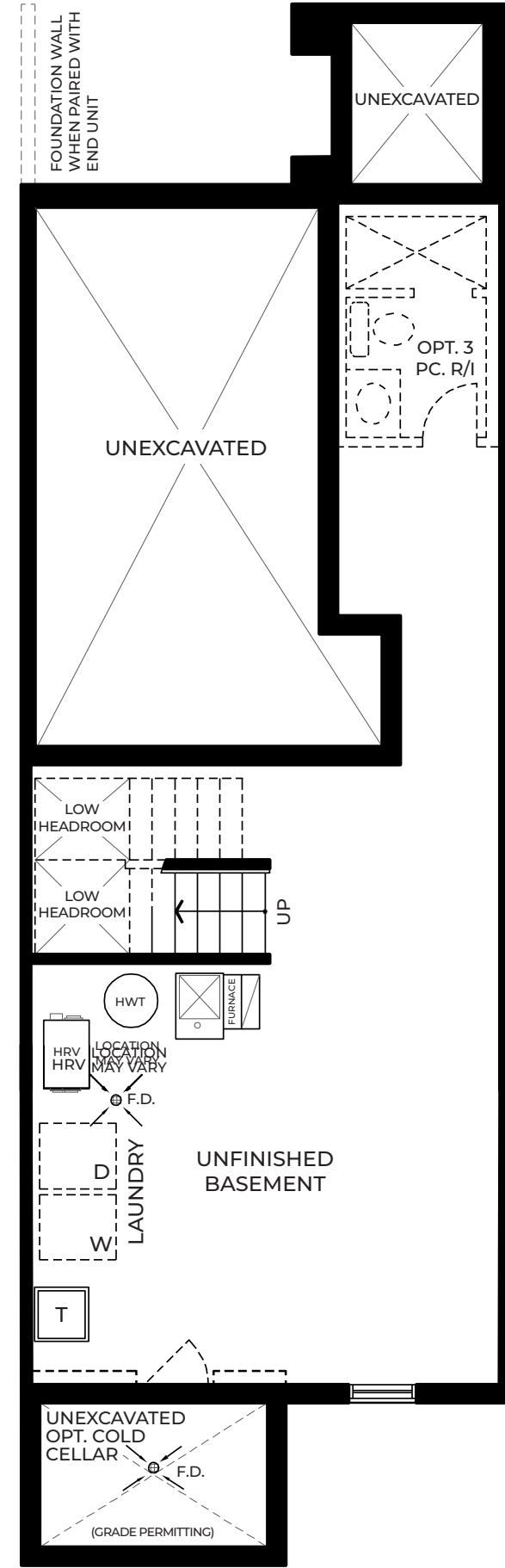


UPPER FLOOR PLAN
ELEV. A1

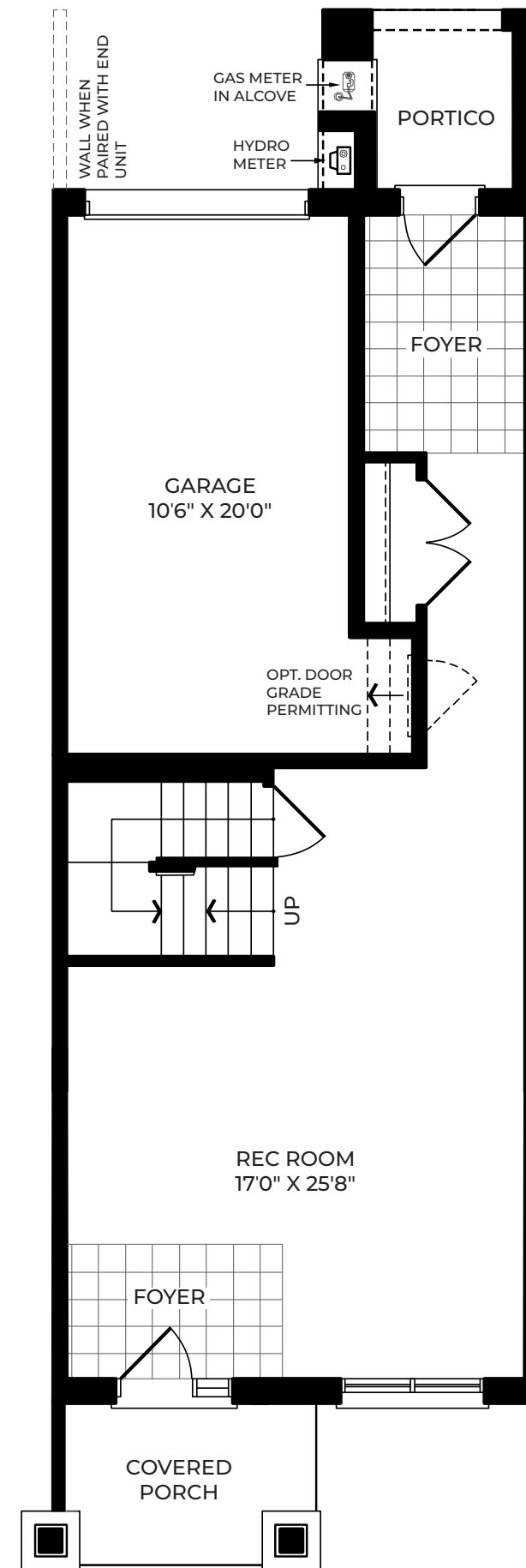
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BROOKE EL. A2

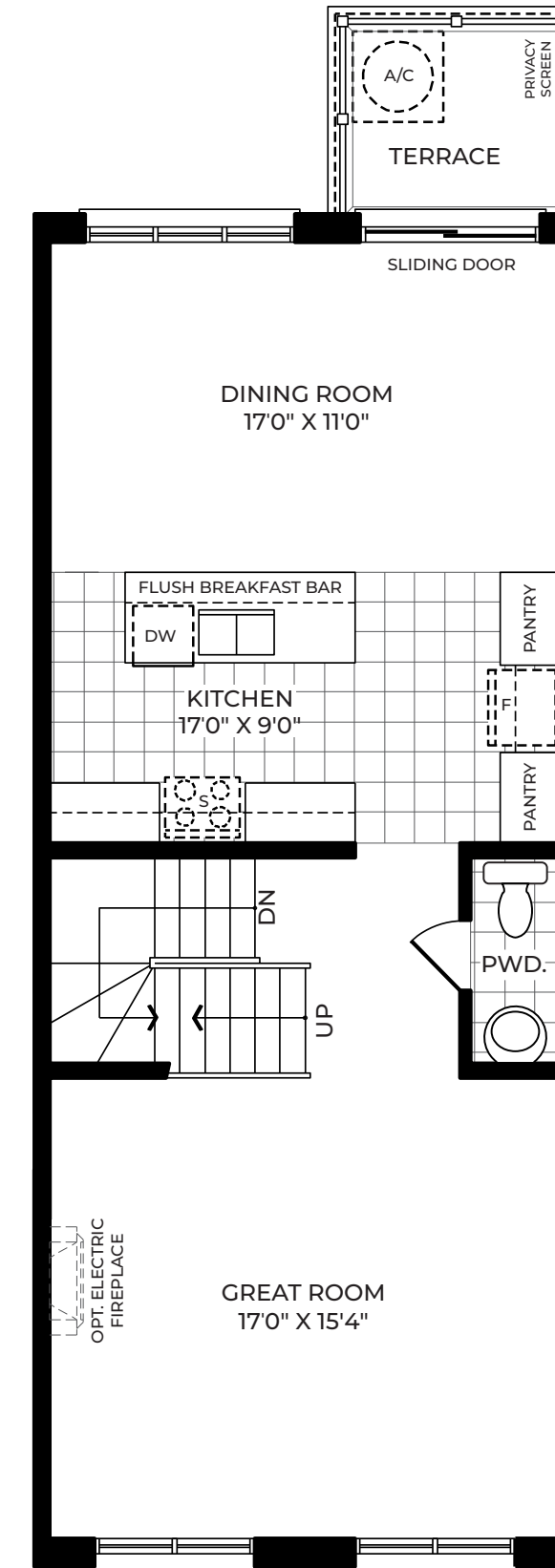
BLOCK 2 LOT 6 & 8



**BASEMENT PLAN
ELEV. A2**

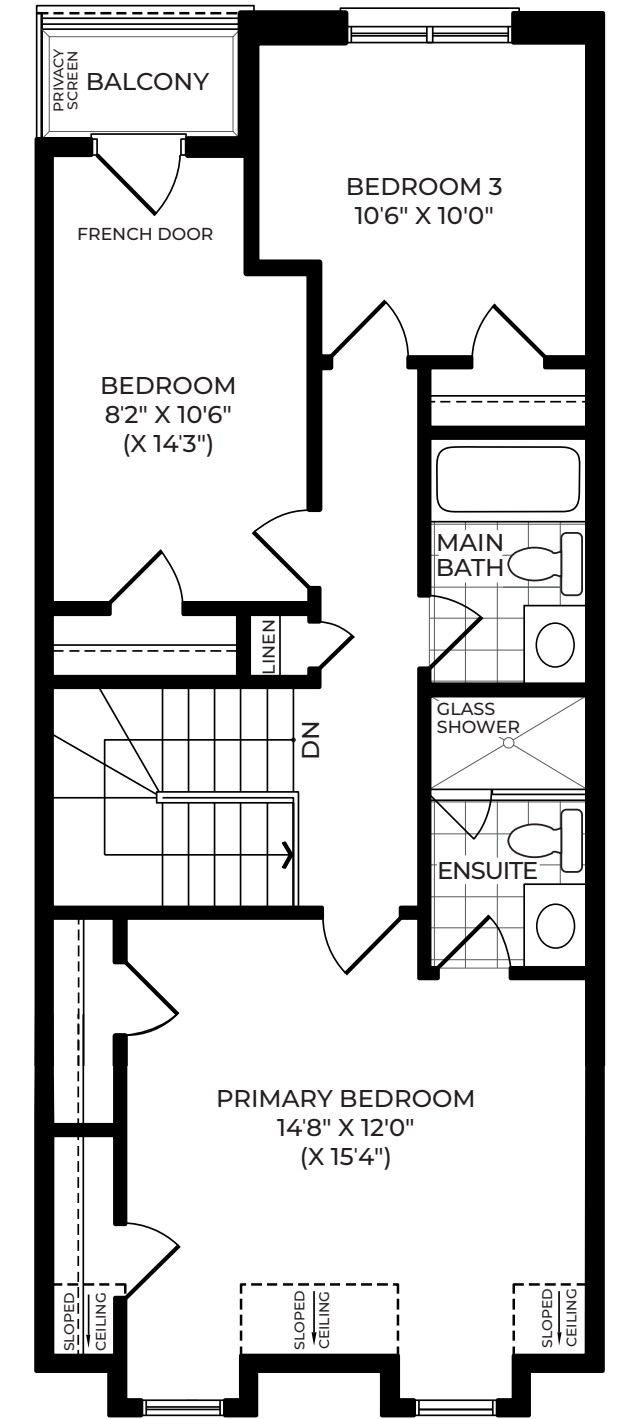


**GROUND FLOOR PLAN
ELEV. A2**



**MAIN FLOOR PLAN
ELEV. A2**

2144 SQ. FT.



**UPPER FLOOR PLAN
ELEV. A2**

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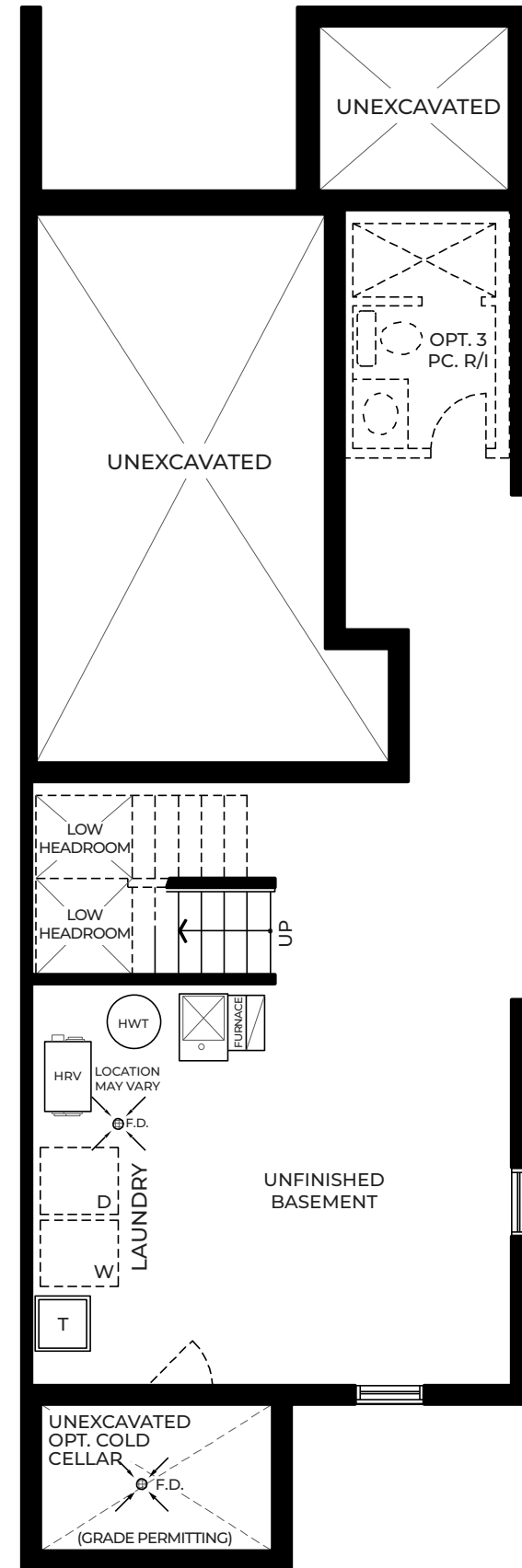
BROOKE EL. A3

CORNER - REVERSED

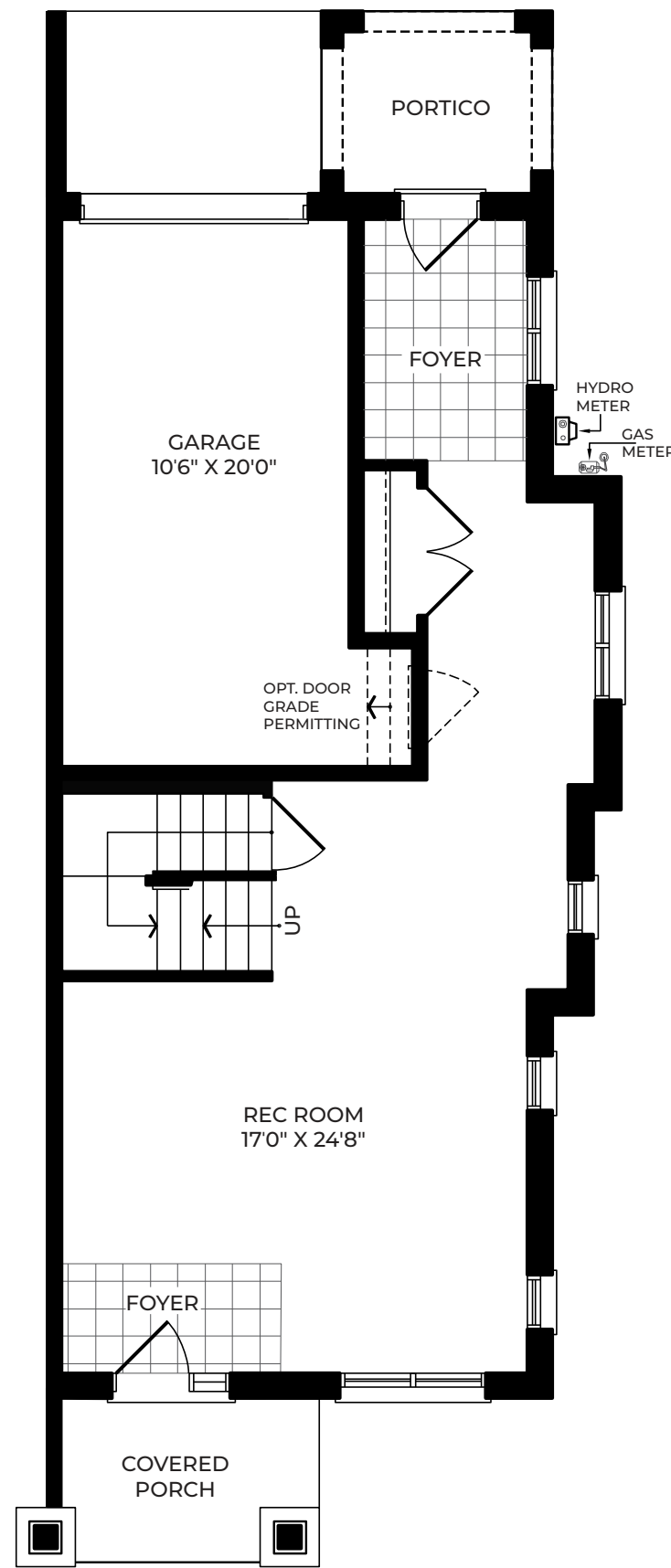
BLOCK 2 LOT 9



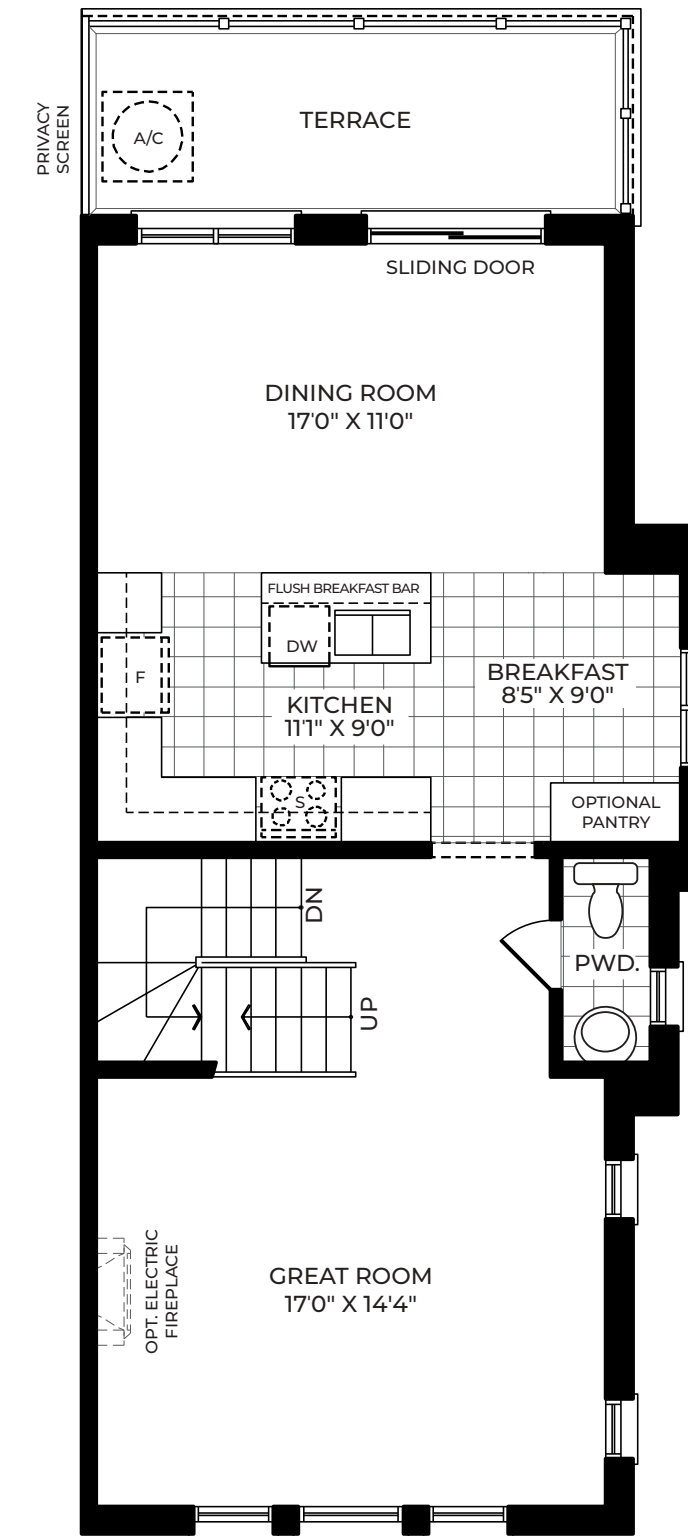
2274 SQ. FT.



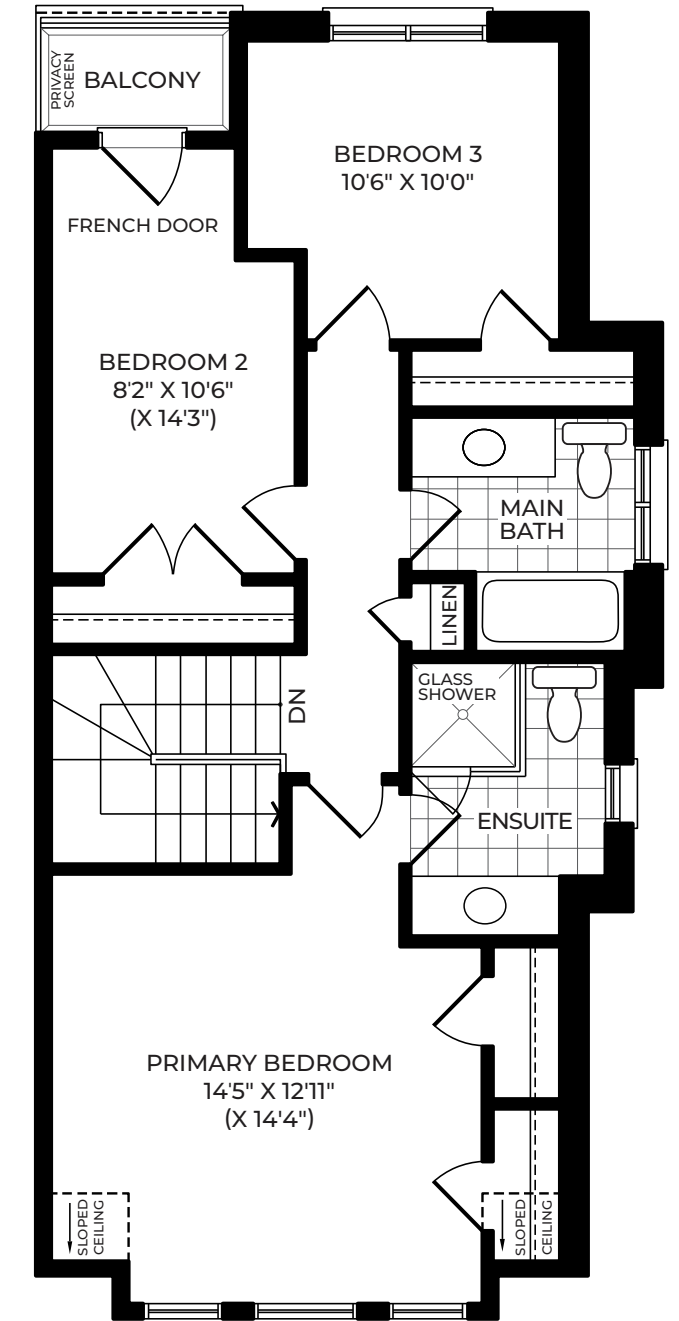
BASEMENT PLAN
ELEV. A3 CORNER



GROUND FLOOR PLAN
ELEV. A3 CORNER



MAIN FLOOR PLAN
ELEV. A3 CORNER



UPPER FLOOR PLAN
ELEV. A3 CORNER

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Block 3



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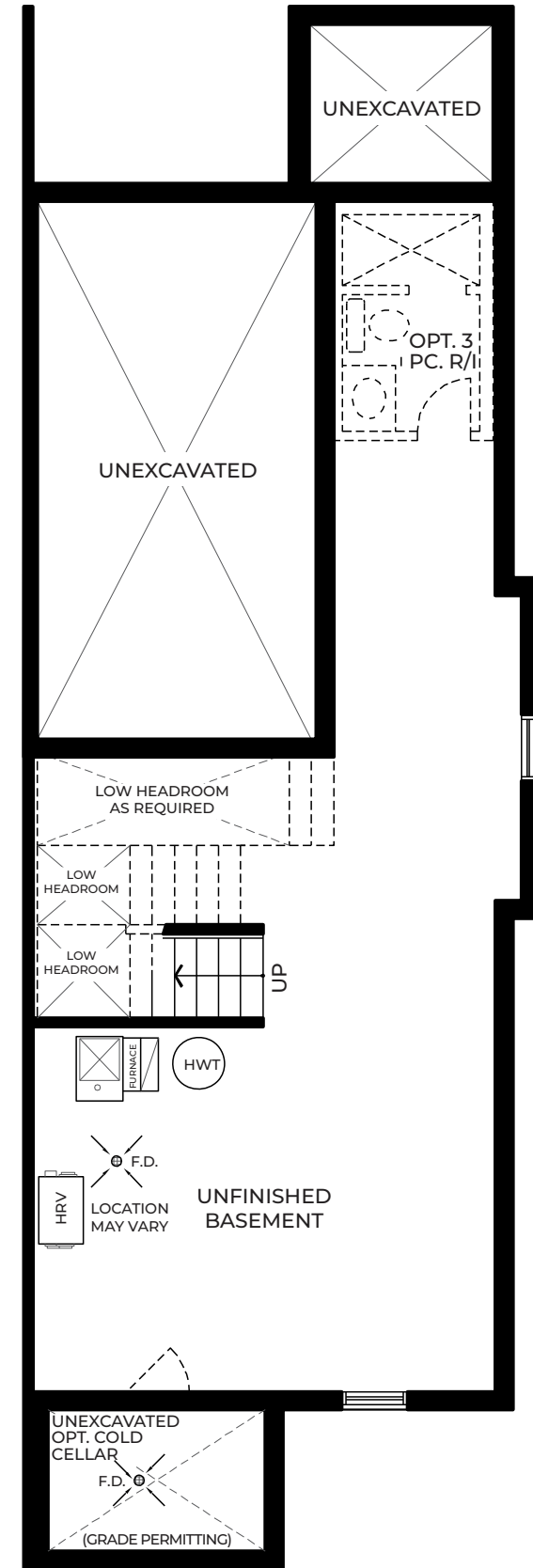
SERENE EL. A3

CORNER

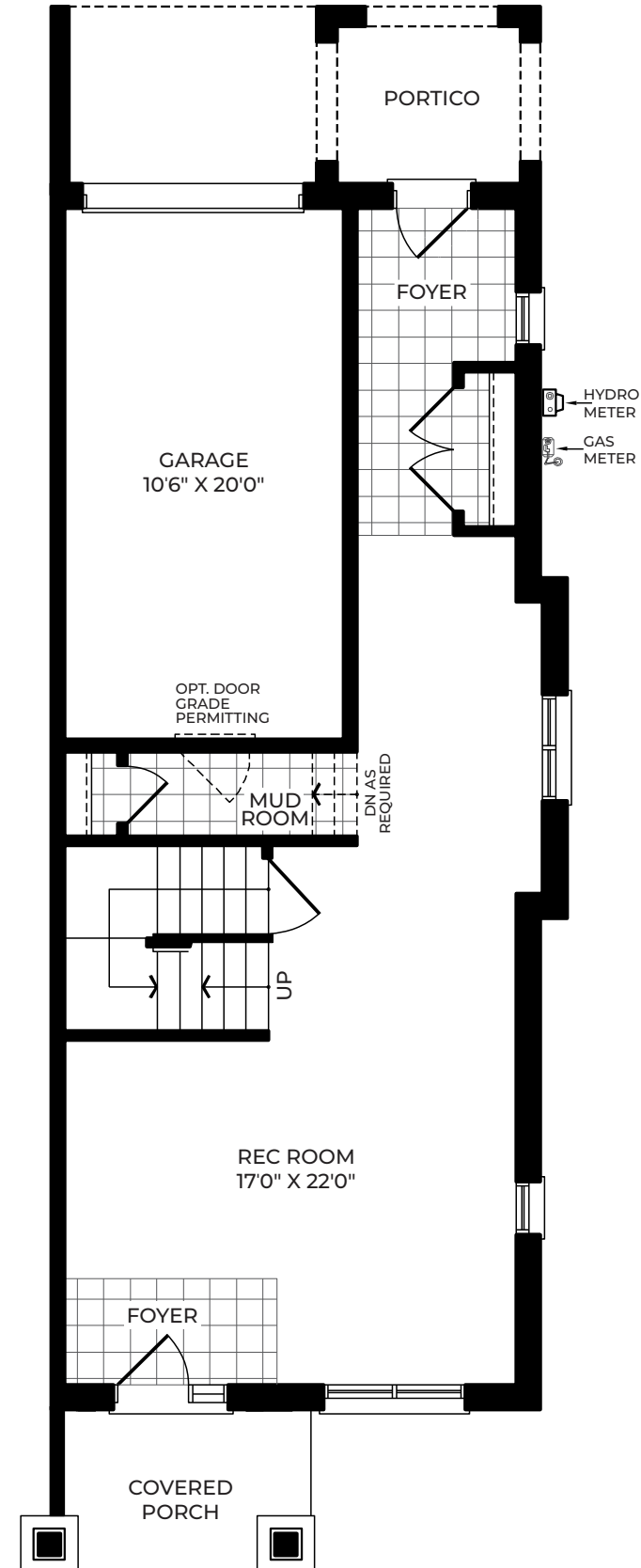
BLOCK 4 LOT 10 & 16



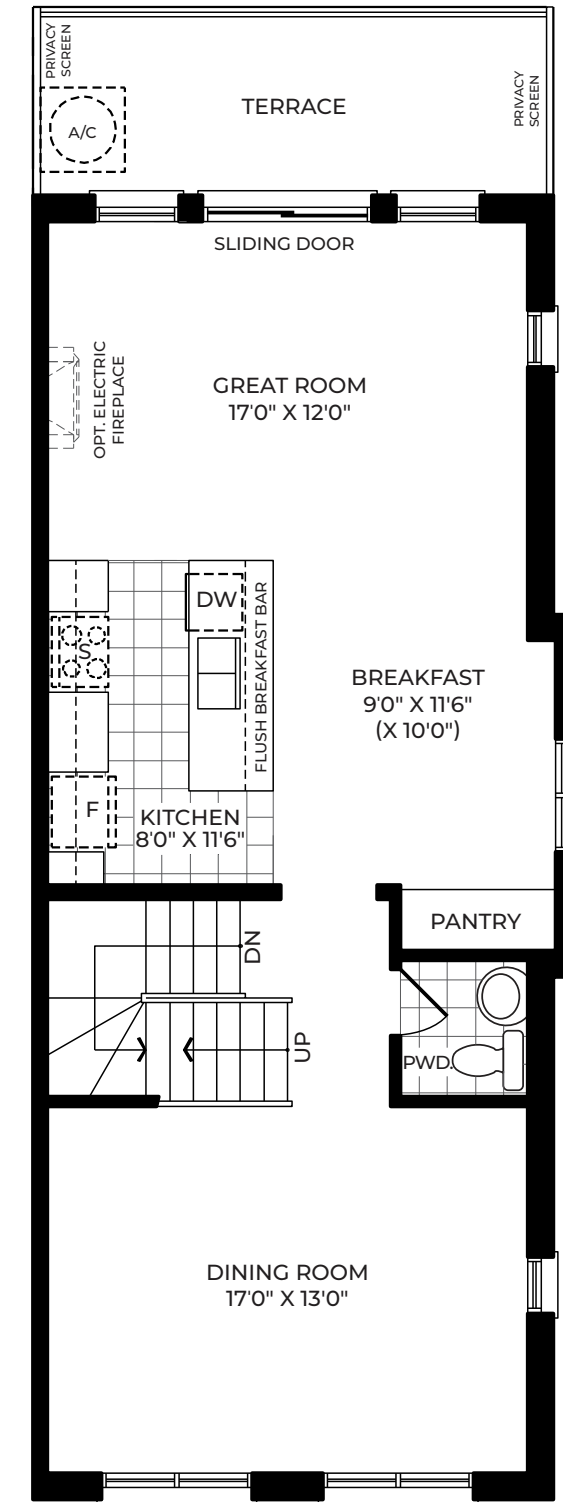
2334 SQ. FT.



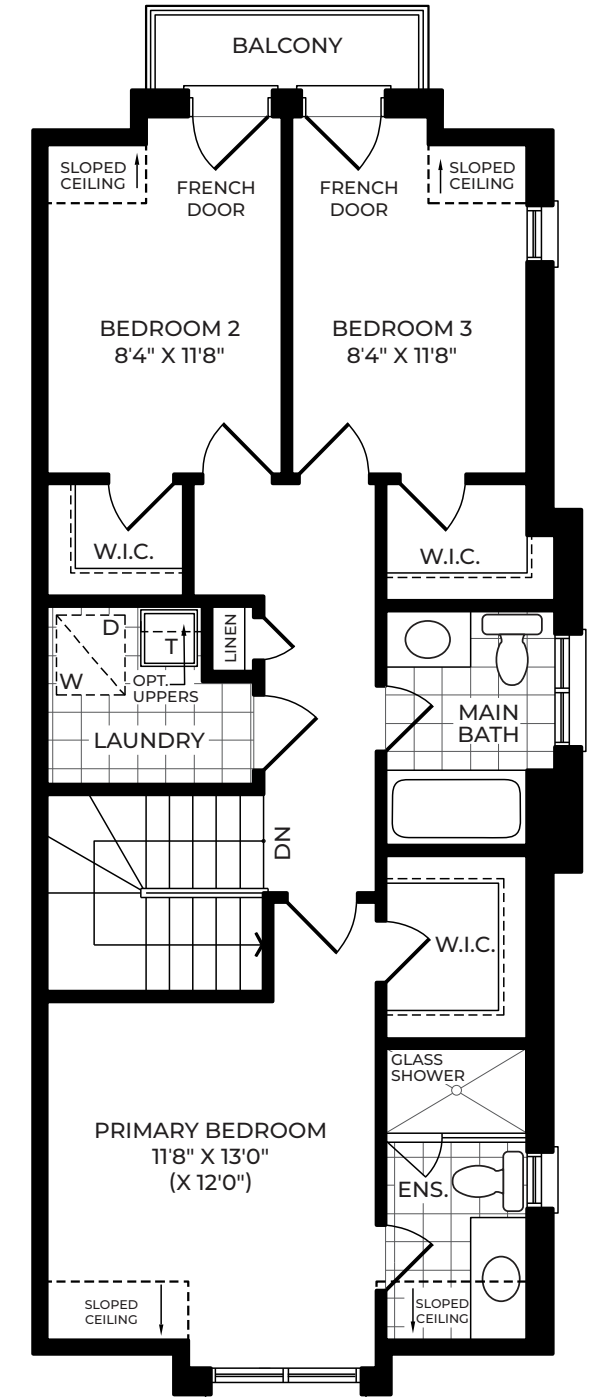
BASEMENT PLAN
ELEV. A3 CORNER



GROUND FLOOR PLAN
ELEV. A3 CORNER



MAIN FLOOR PLAN
ELEV. A3 CORNER



UPPER FLOOR PLAN
ELEV. A3 CORNER

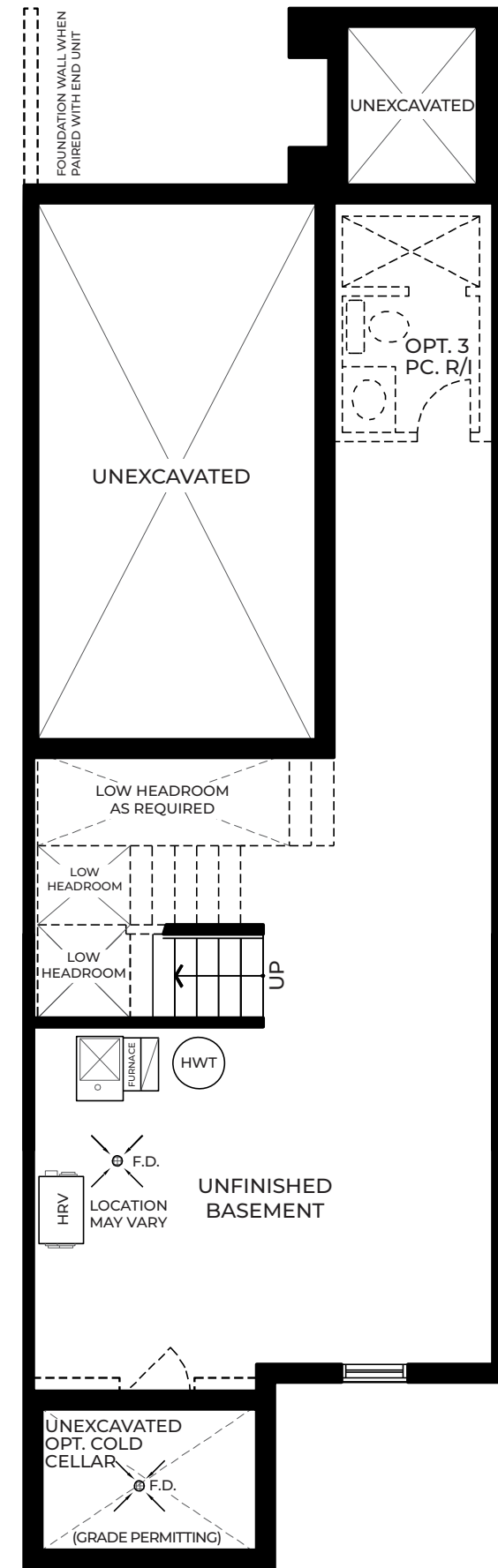
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SERENE EL. A2

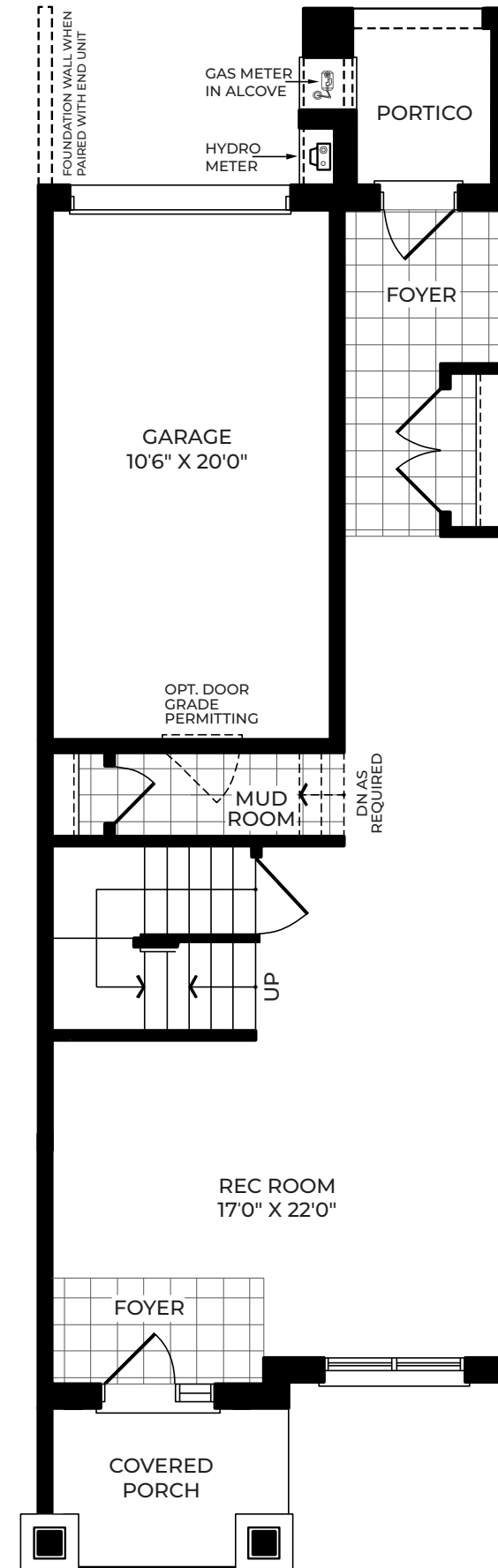
BLOCK 3 LOT 11, 12 & 14, 15



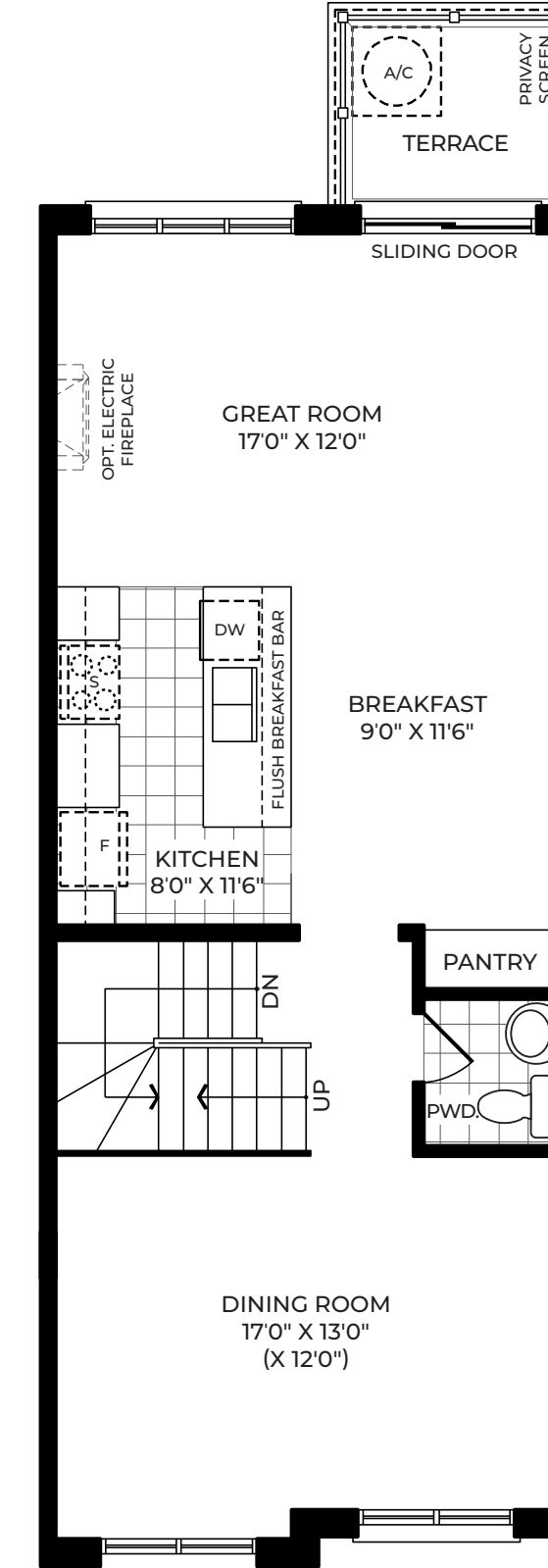
2216 SQ. FT.



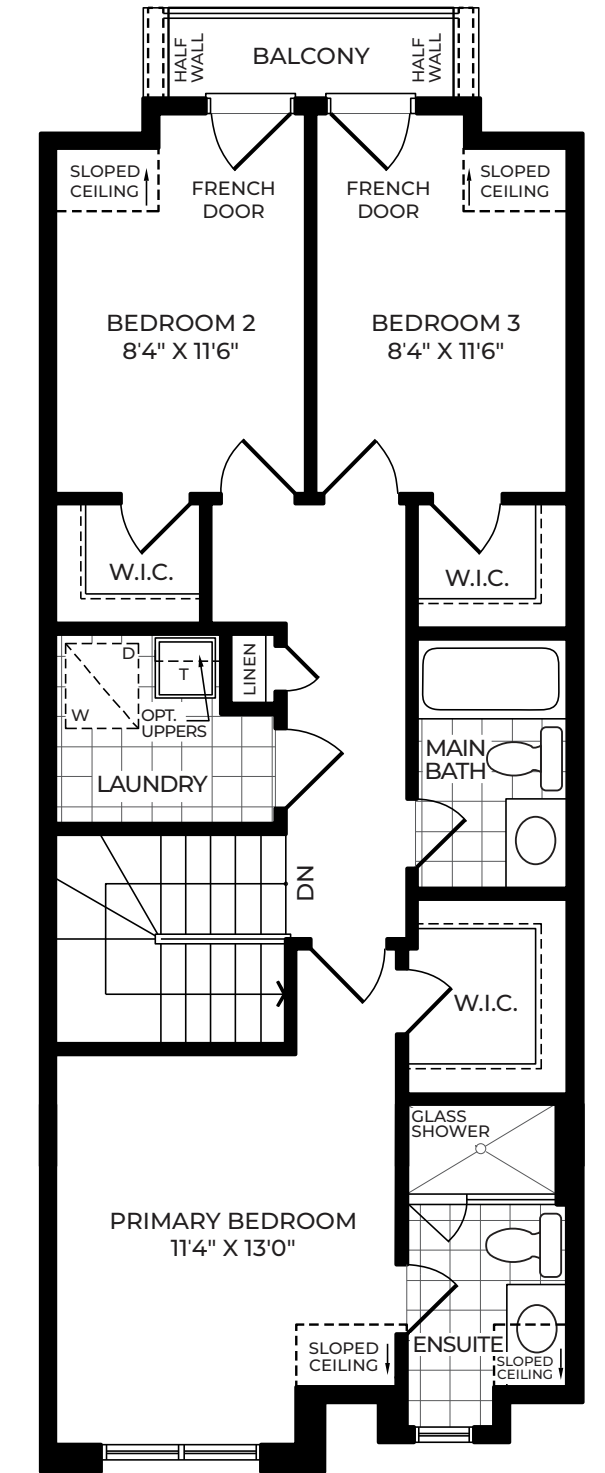
BASEMENT PLAN
ELEV. A2



GROUND FLOOR PLAN
ELEV. A2



MAIN FLOOR PLAN
ELEV. A2



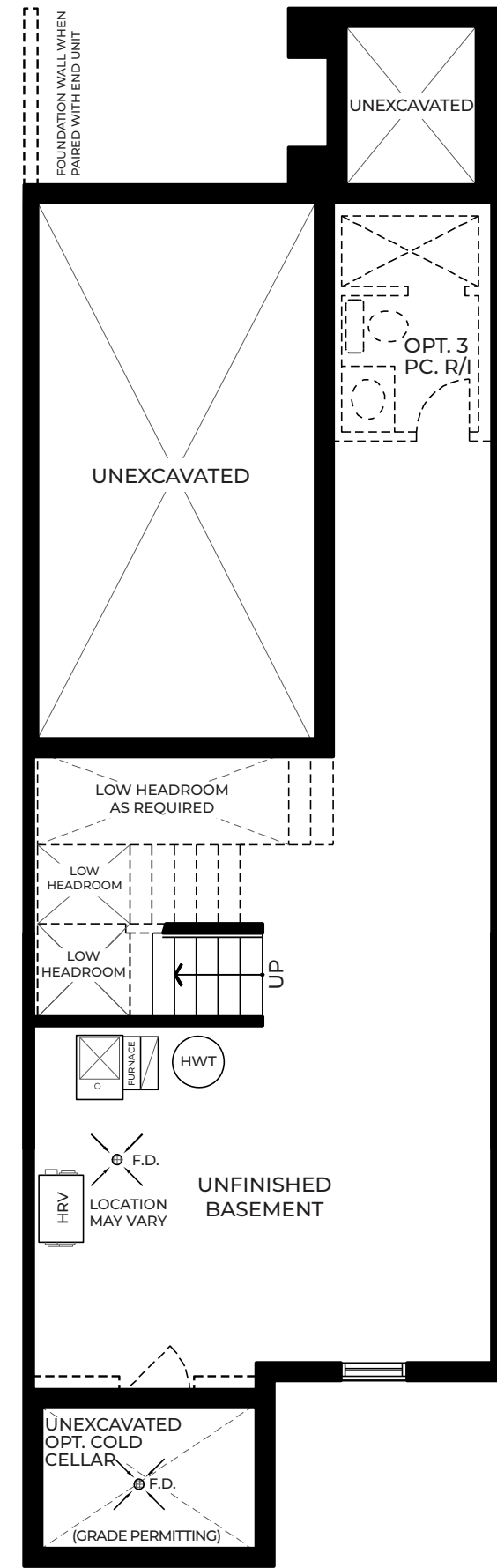
UPPER FLOOR PLAN
ELEV. A2

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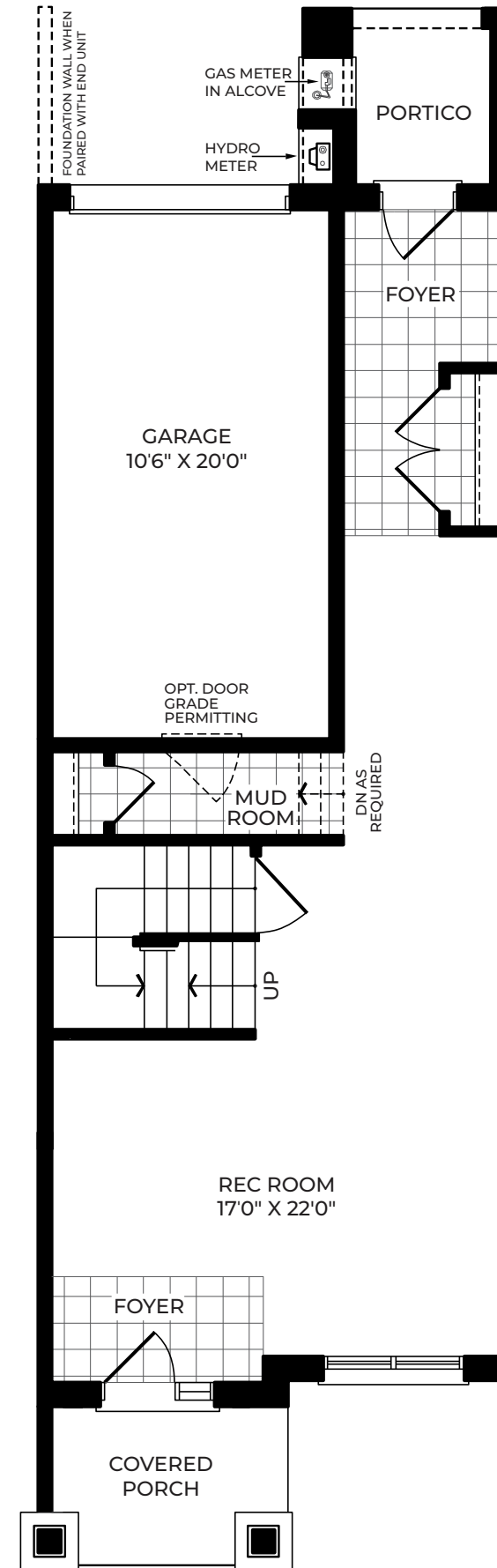
SERENE EL. A2

REVERSED

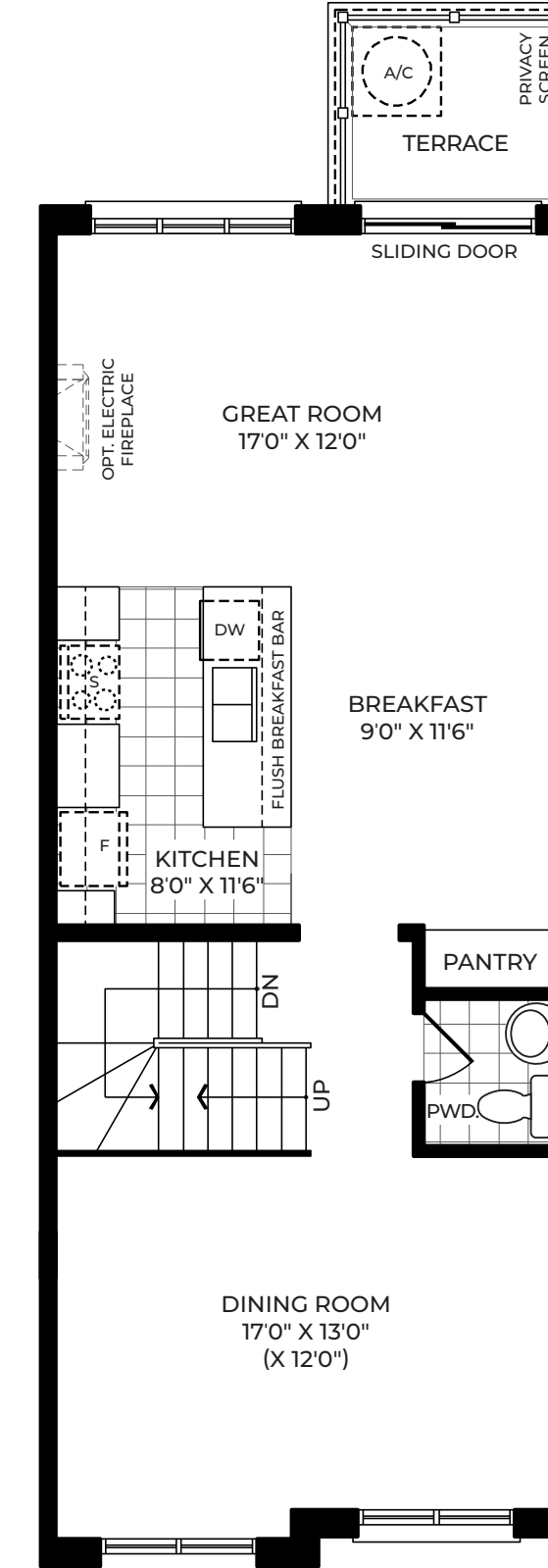
BLOCK 3 LOT 11, 12 & 14, 15



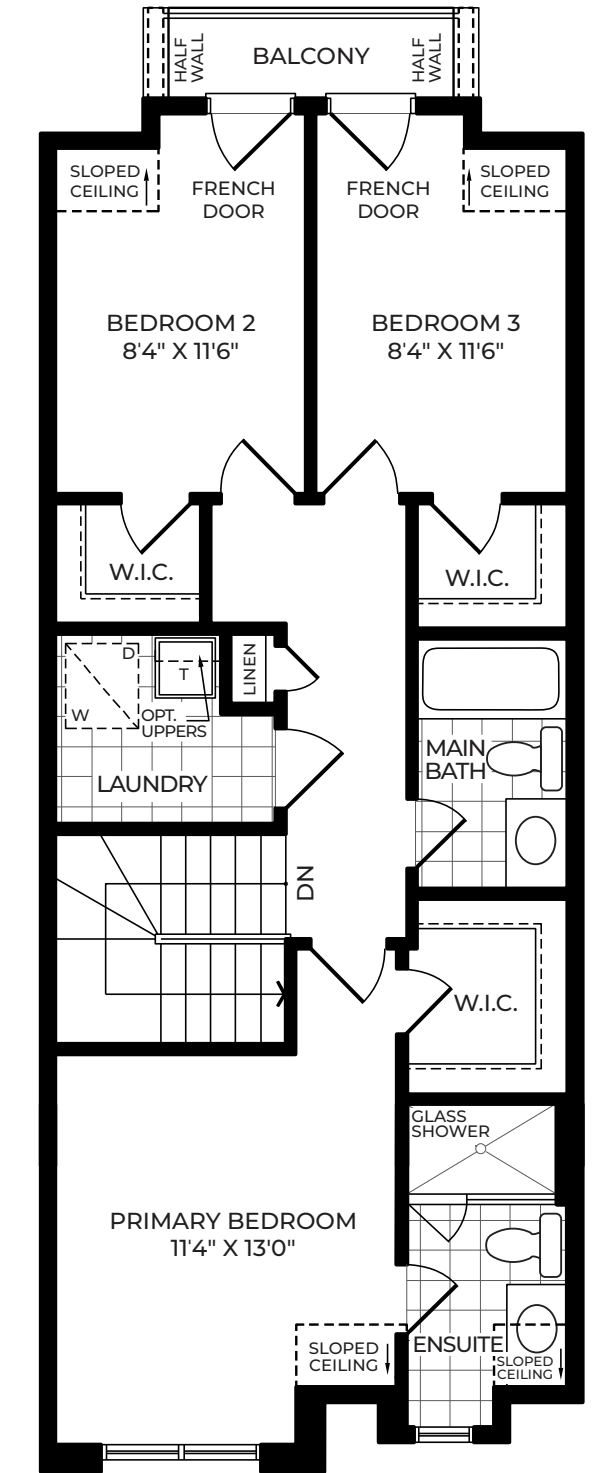
BASEMENT PLAN
ELEV. A2



GROUND FLOOR PLAN
ELEV. A2



MAIN FLOOR PLAN
ELEV. A2



UPPER FLOOR PLAN
ELEV. A2

2216 SQ. FT.

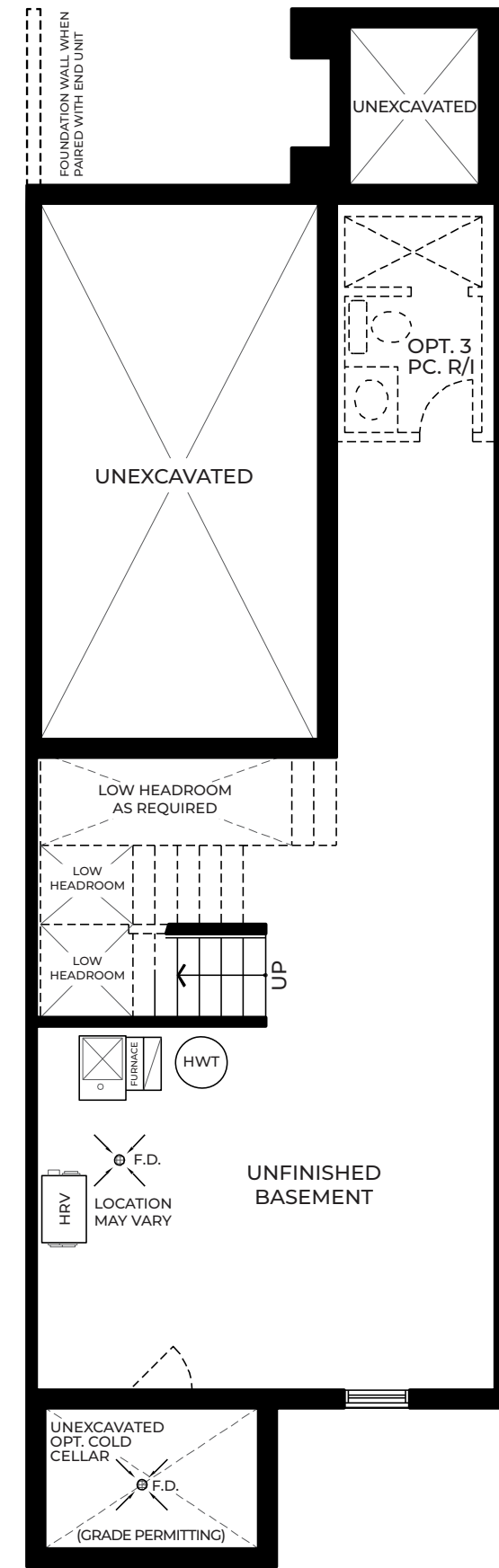
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SERENE EL. A1

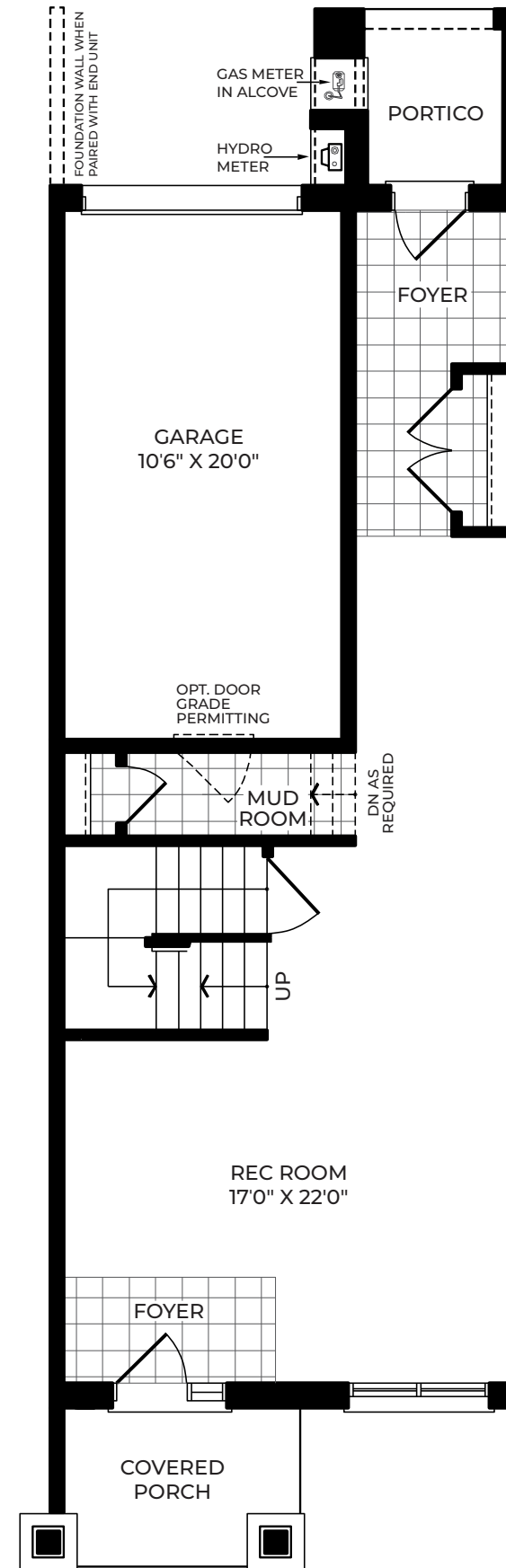
BLOCK 3 LOT 13



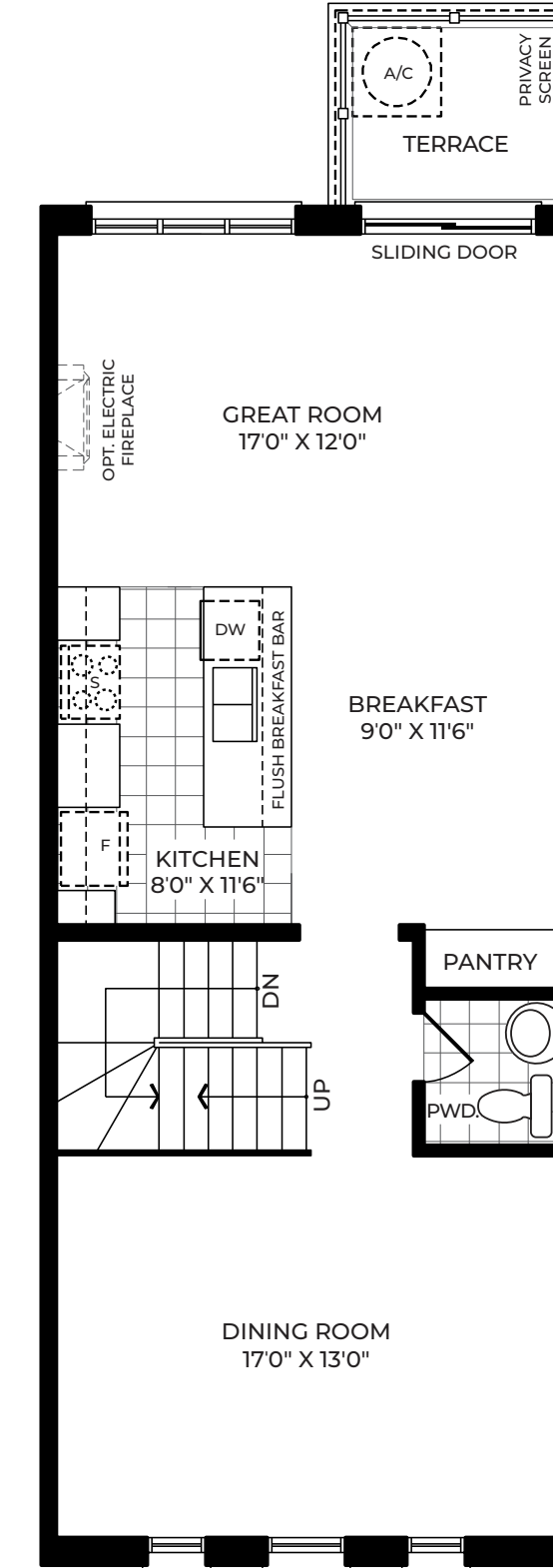
2236 SQ. FT.



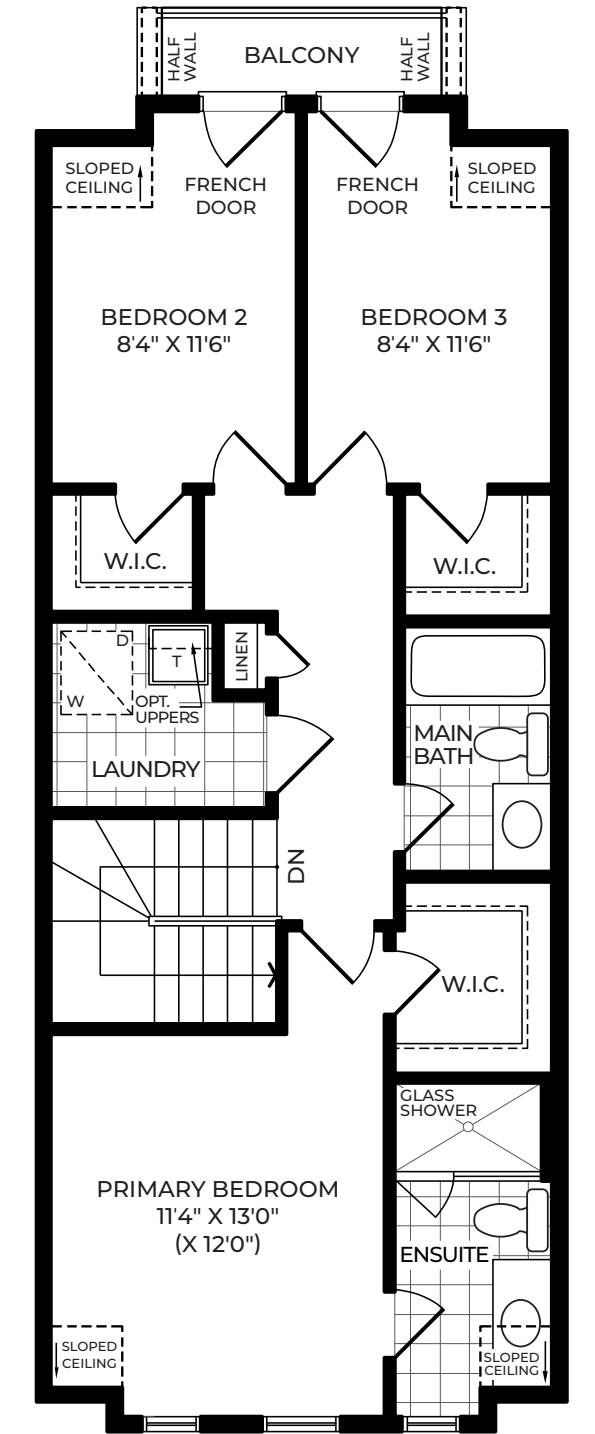
BASEMENT PLAN
ELEV. A1



GROUND FLOOR PLAN
ELEV. A1



MAIN FLOOR PLAN
ELEV. A1



UPPER FLOOR PLAN
ELEV. A1

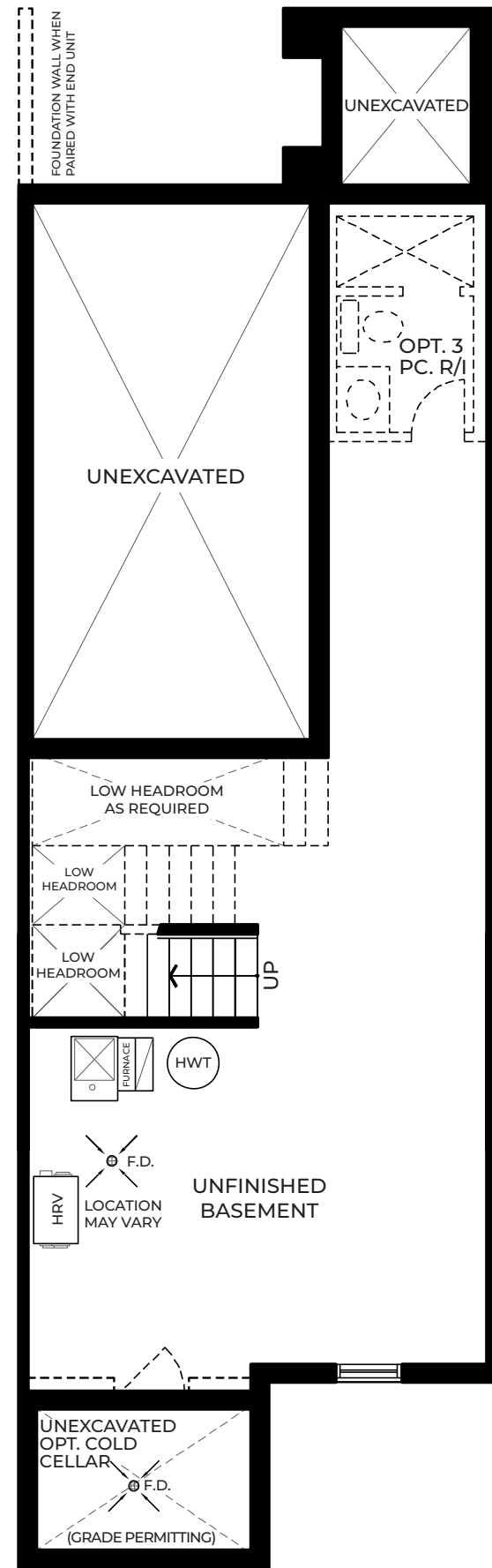
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SERENE EL. A2

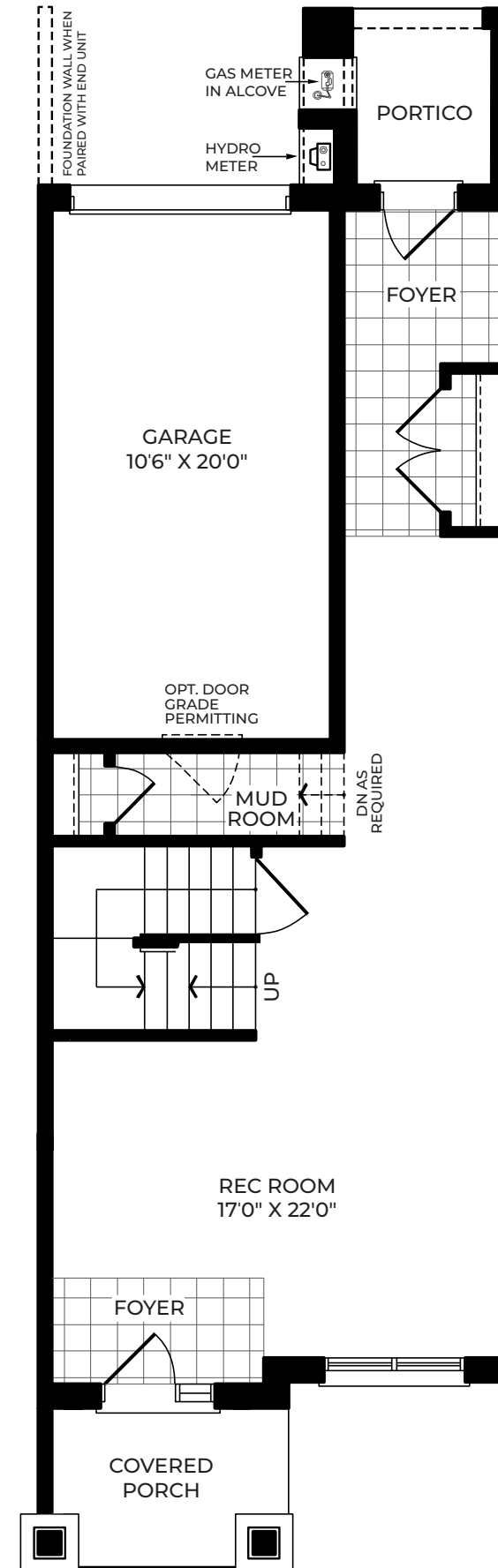
BLOCK 3 LOT 11, 12 & 14, 15



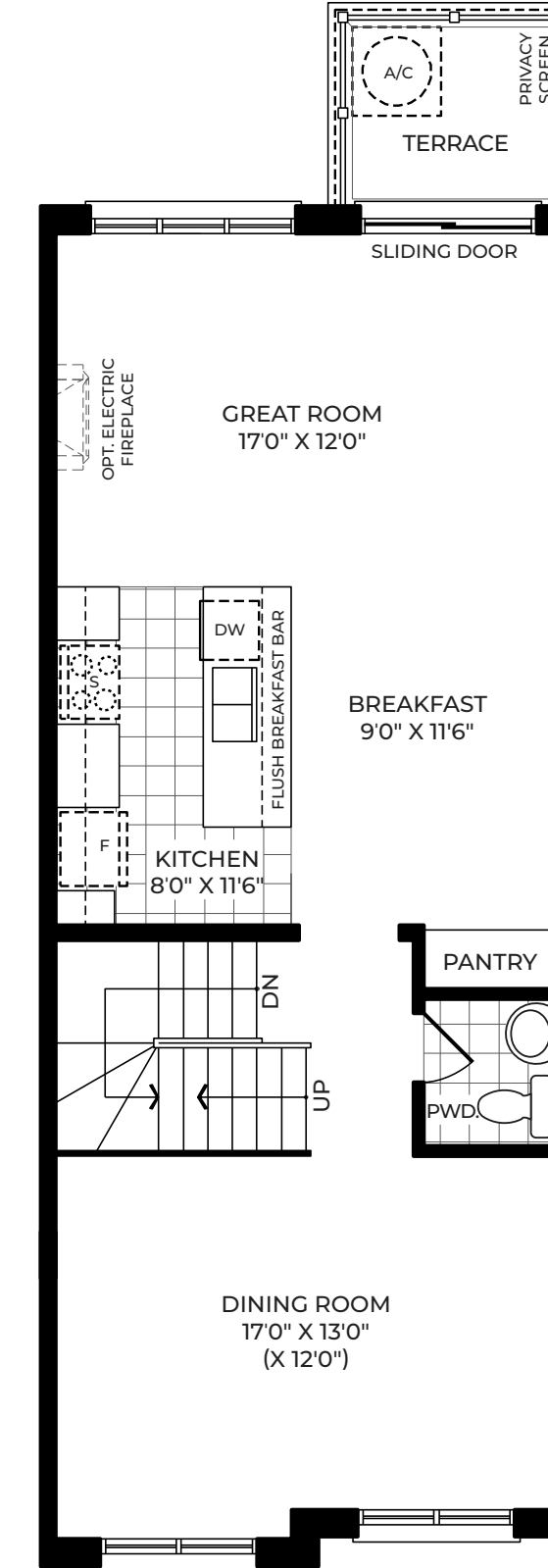
2216 SQ. FT.



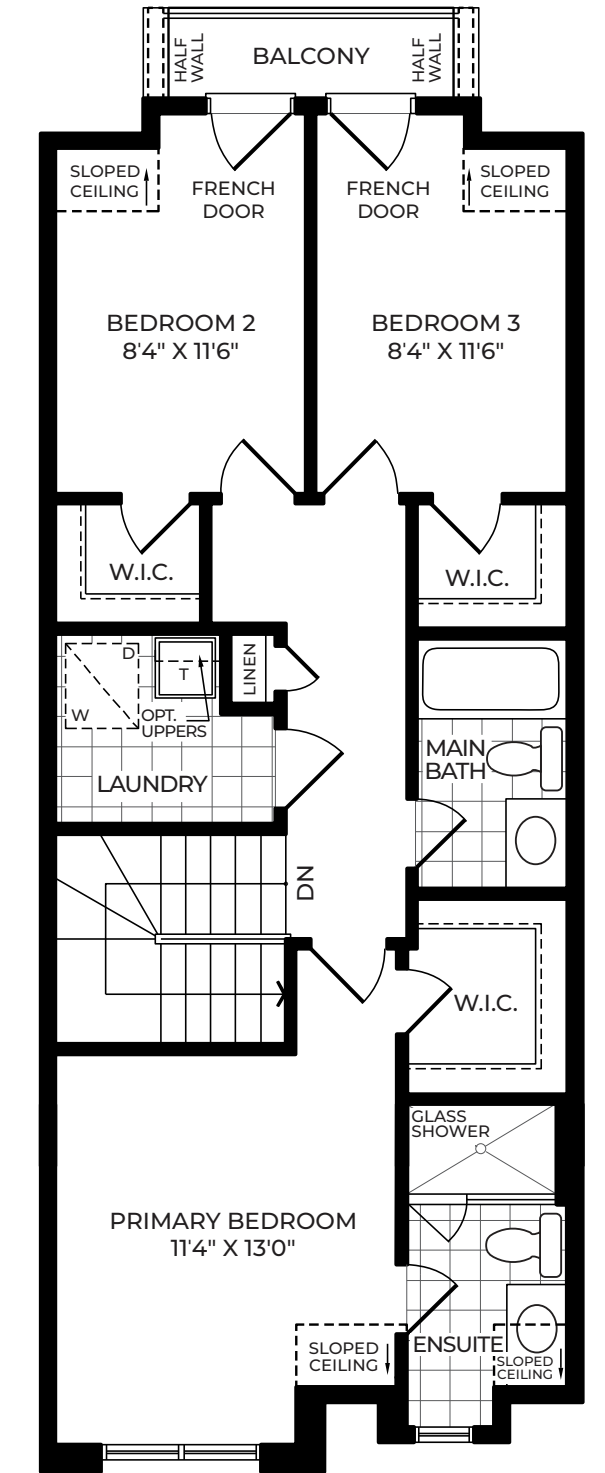
**BASEMENT PLAN
ELEV. A2**



**GROUND FLOOR PLAN
ELEV. A2**



**MAIN FLOOR PLAN
ELEV. A2**



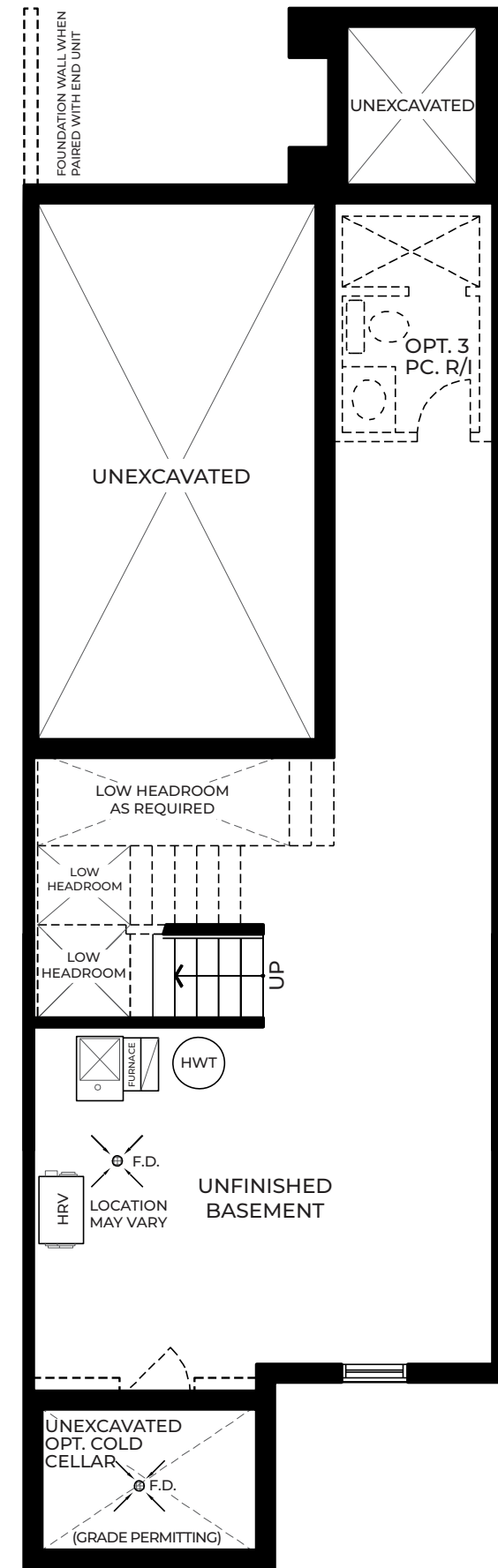
**UPPER FLOOR PLAN
ELEV. A2**

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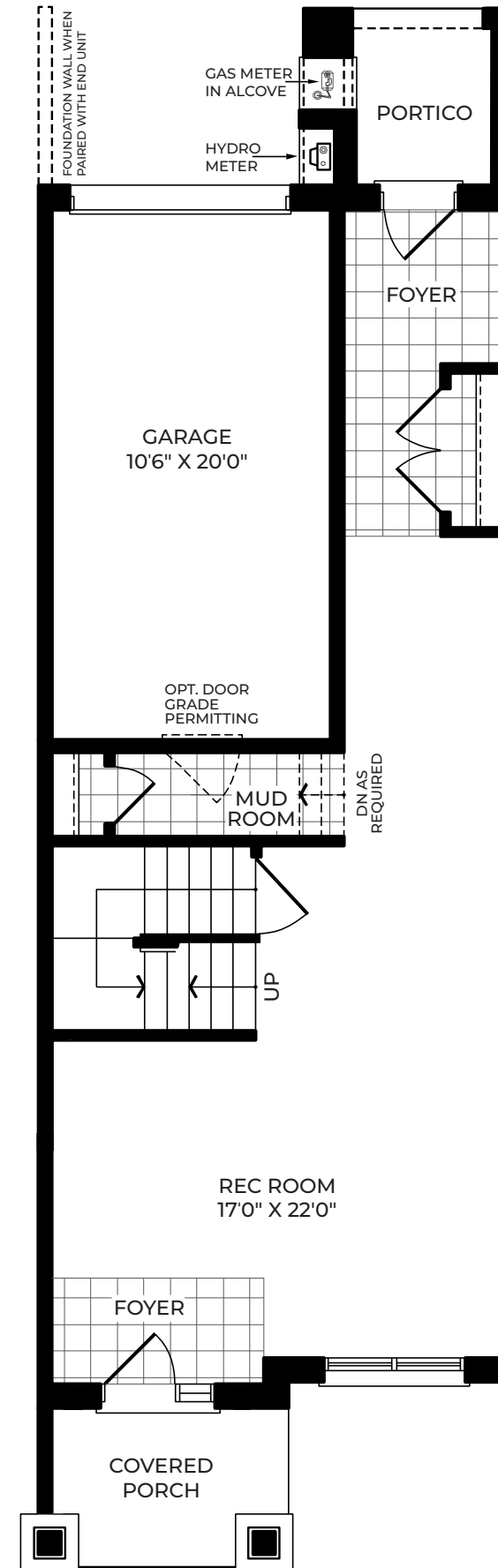
SERENE EL. A2

REVERSED

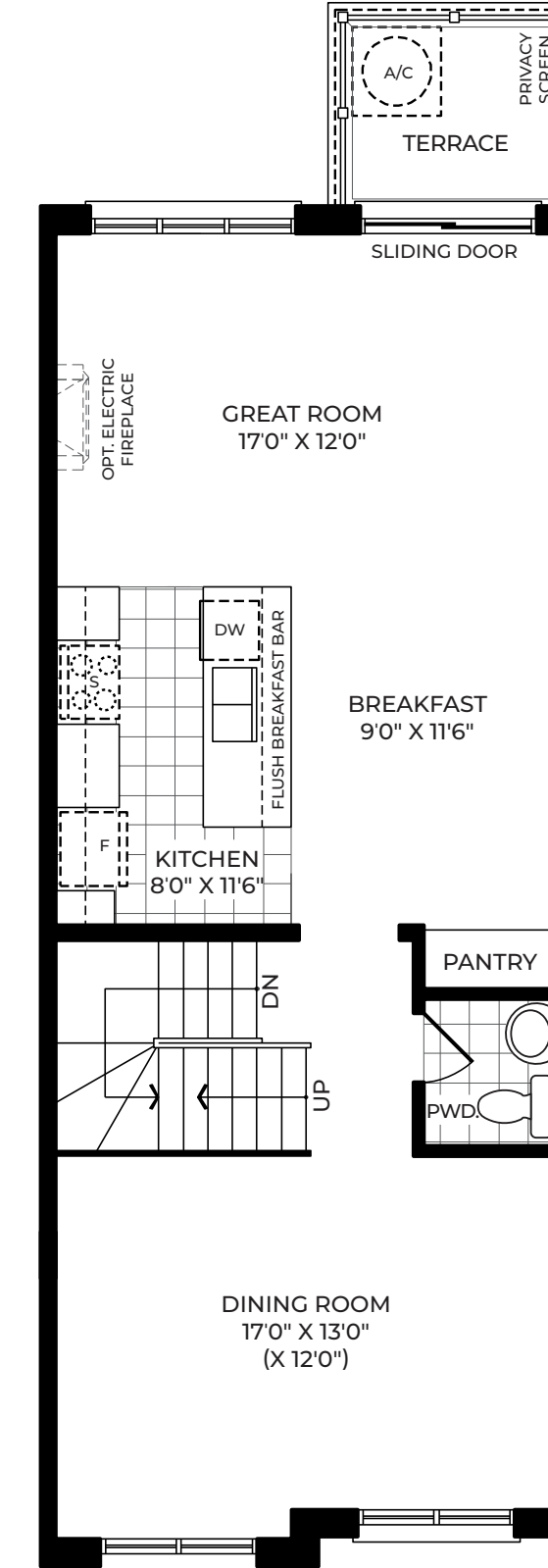
BLOCK 3 LOT 11, 12 & 14, 15



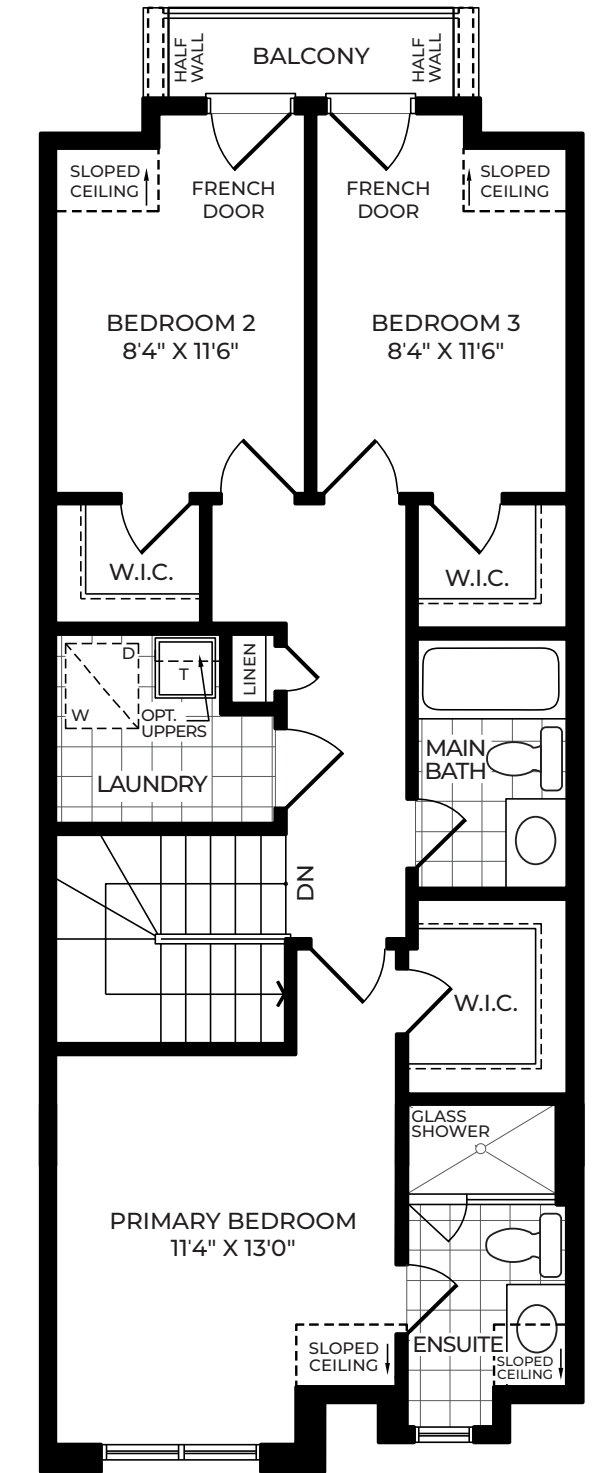
BASEMENT PLAN
ELEV. A2



GROUND FLOOR PLAN
ELEV. A2



MAIN FLOOR PLAN
ELEV. A2



UPPER FLOOR PLAN
ELEV. A2

2216 SQ. FT.

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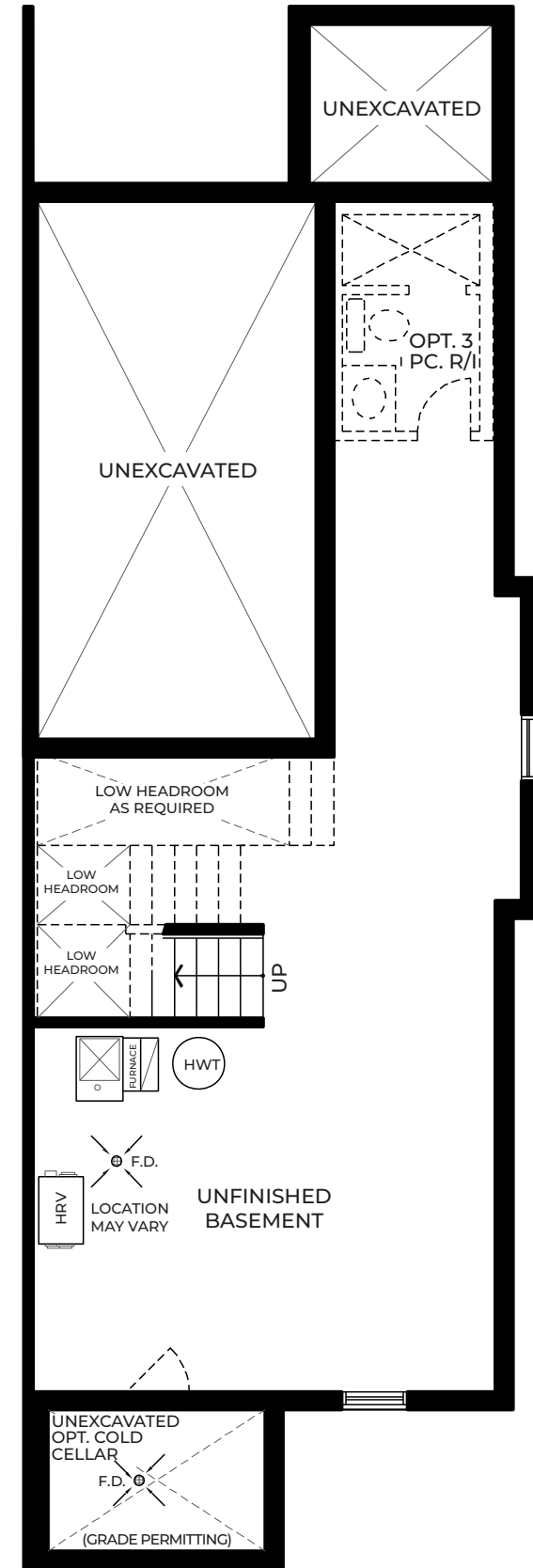
SERENE EL. A3

CORNER - REVERSED

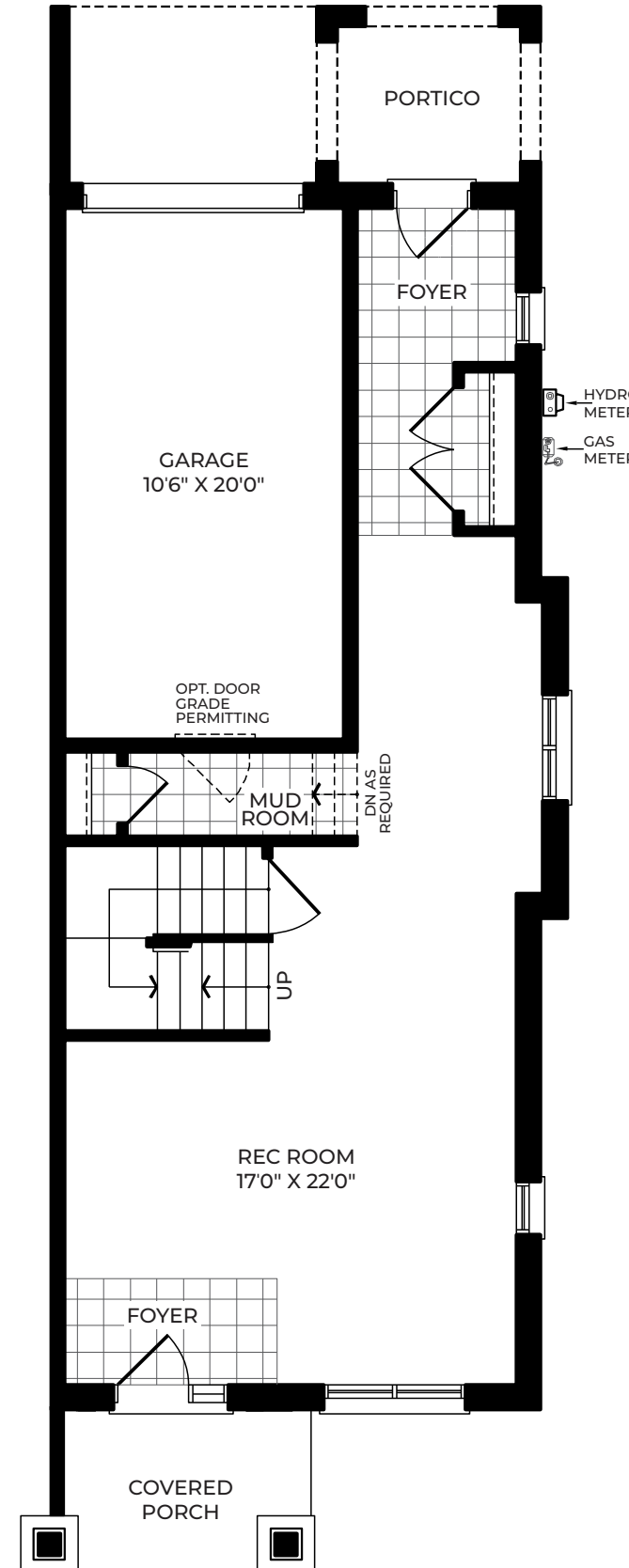
BLOCK 3 LOT 10 & 16



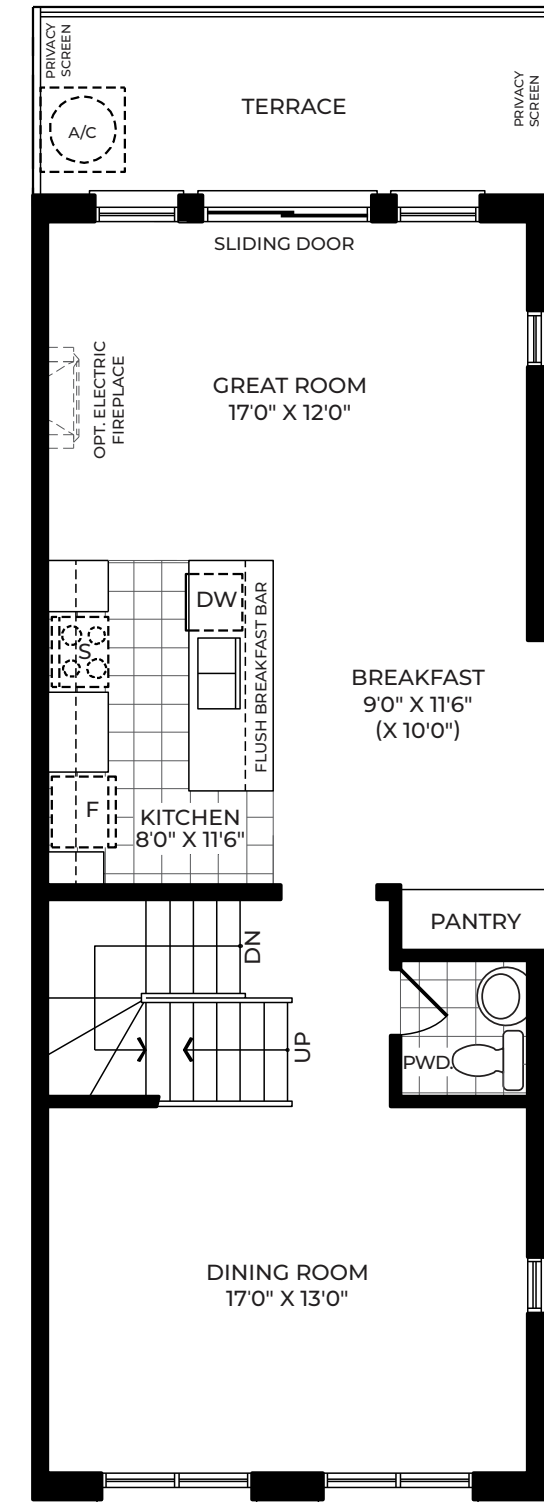
2334 SQ. FT.



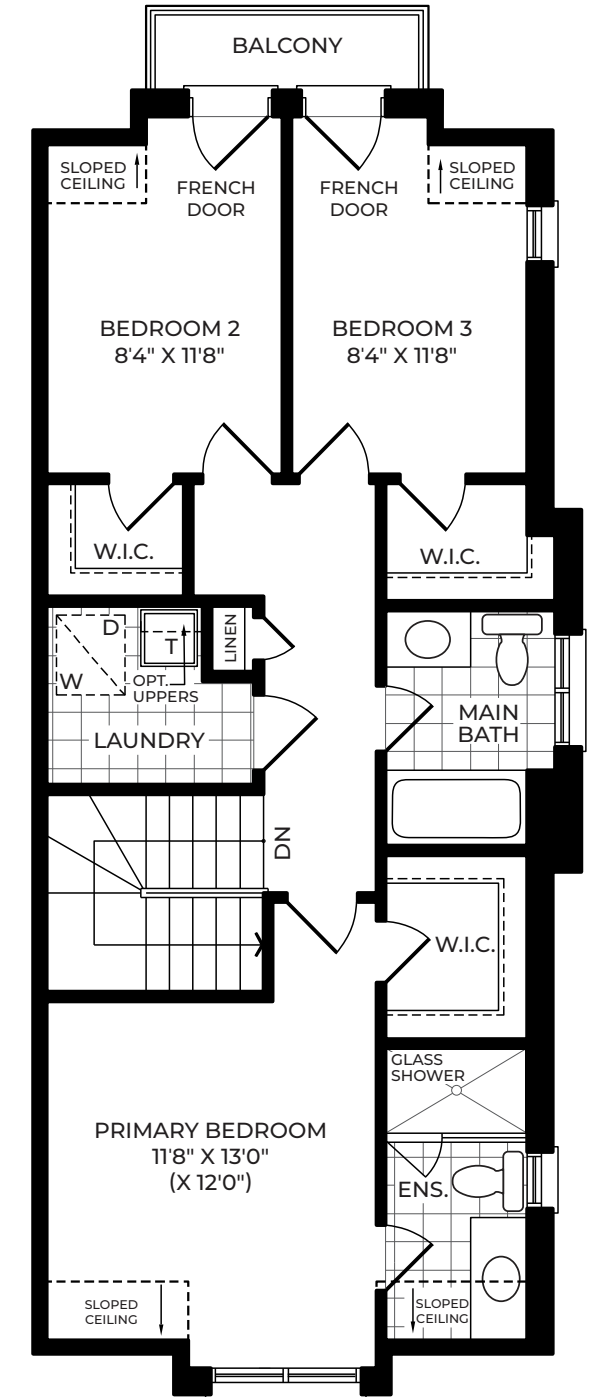
BASEMENT PLAN
ELEV. A3 CORNER



GROUND FLOOR PLAN
ELEV. A3 CORNER



MAIN FLOOR PLAN
ELEV. A3 CORNER



UPPER FLOOR PLAN
ELEV. A3 CORNER

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Block 4



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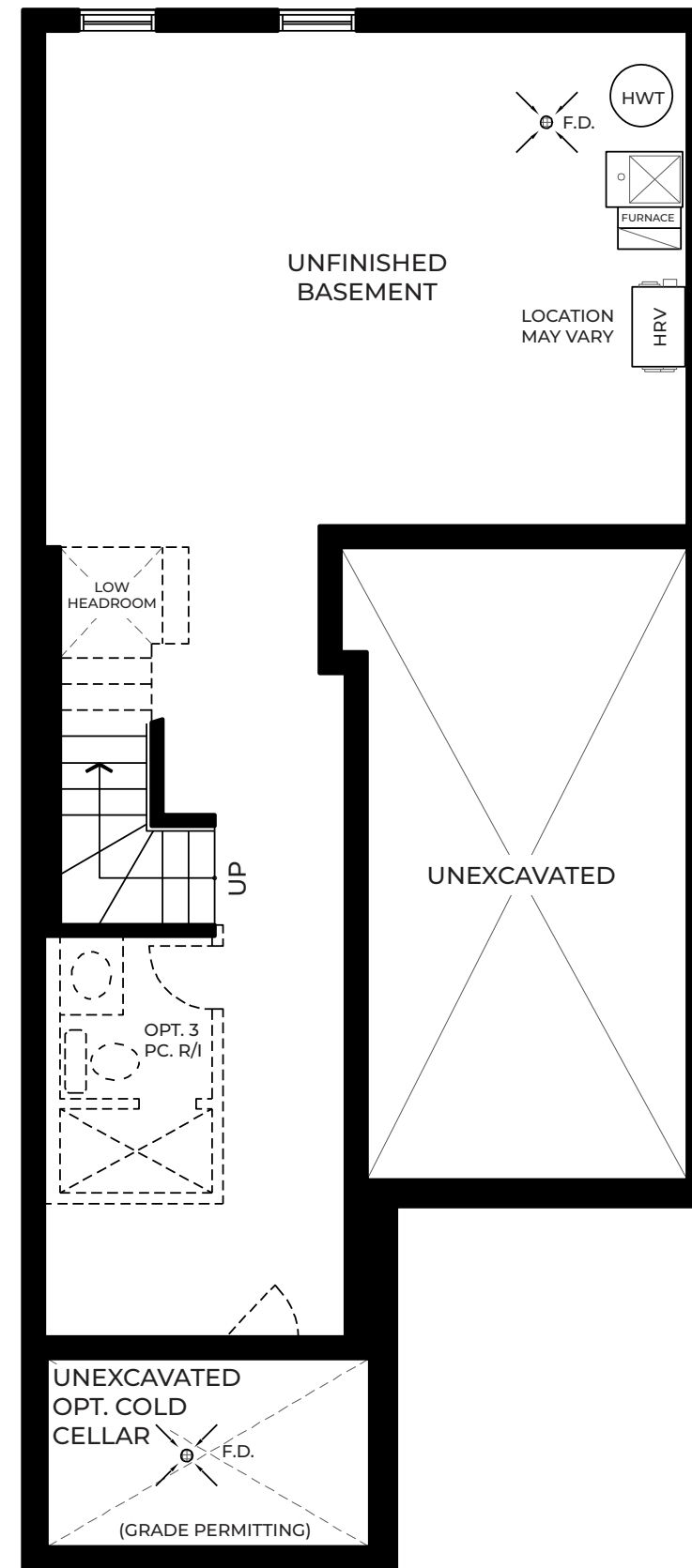
EMERALD EL. B

END

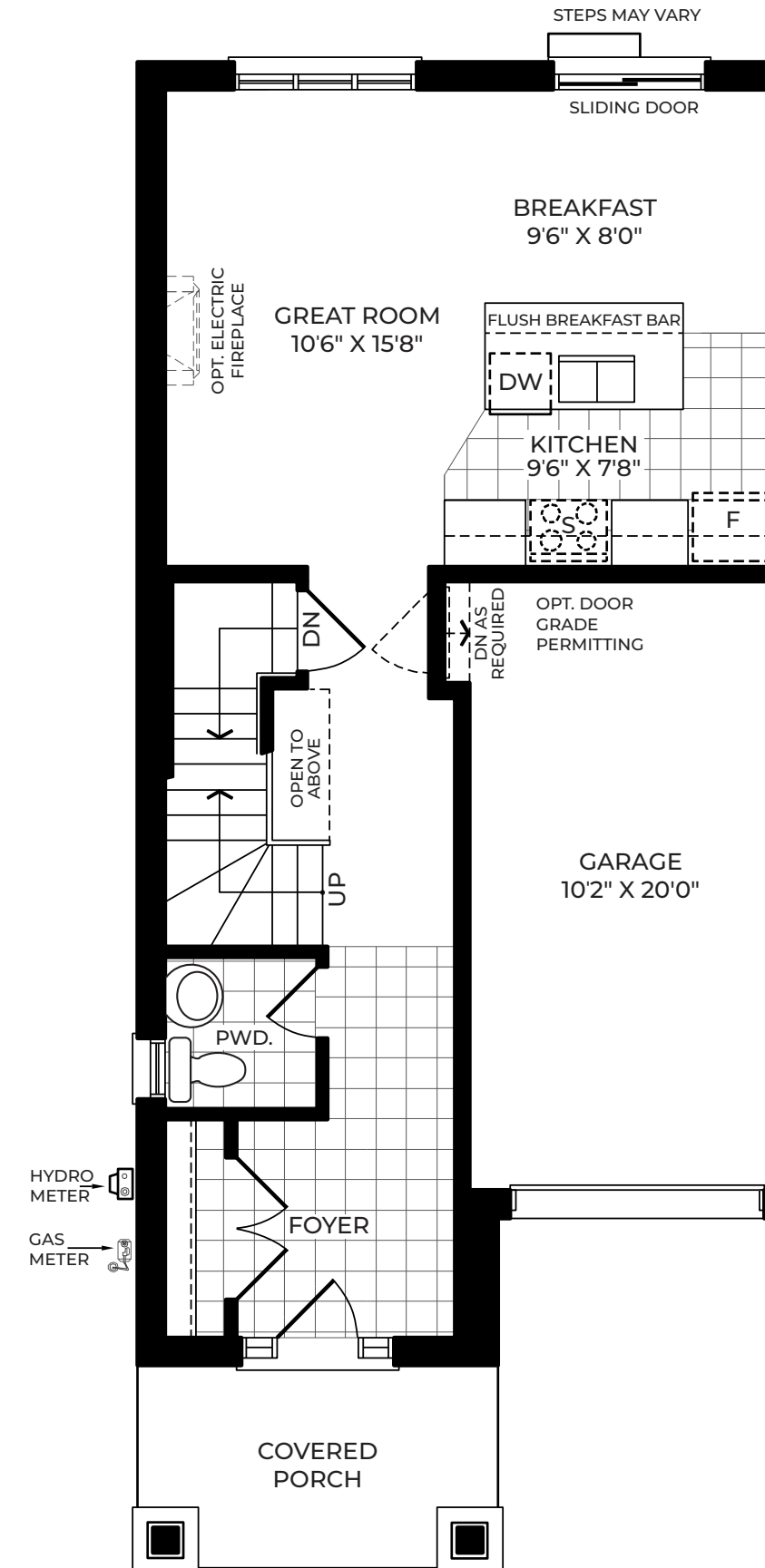
BLOCK 4 LOT 17 & 21



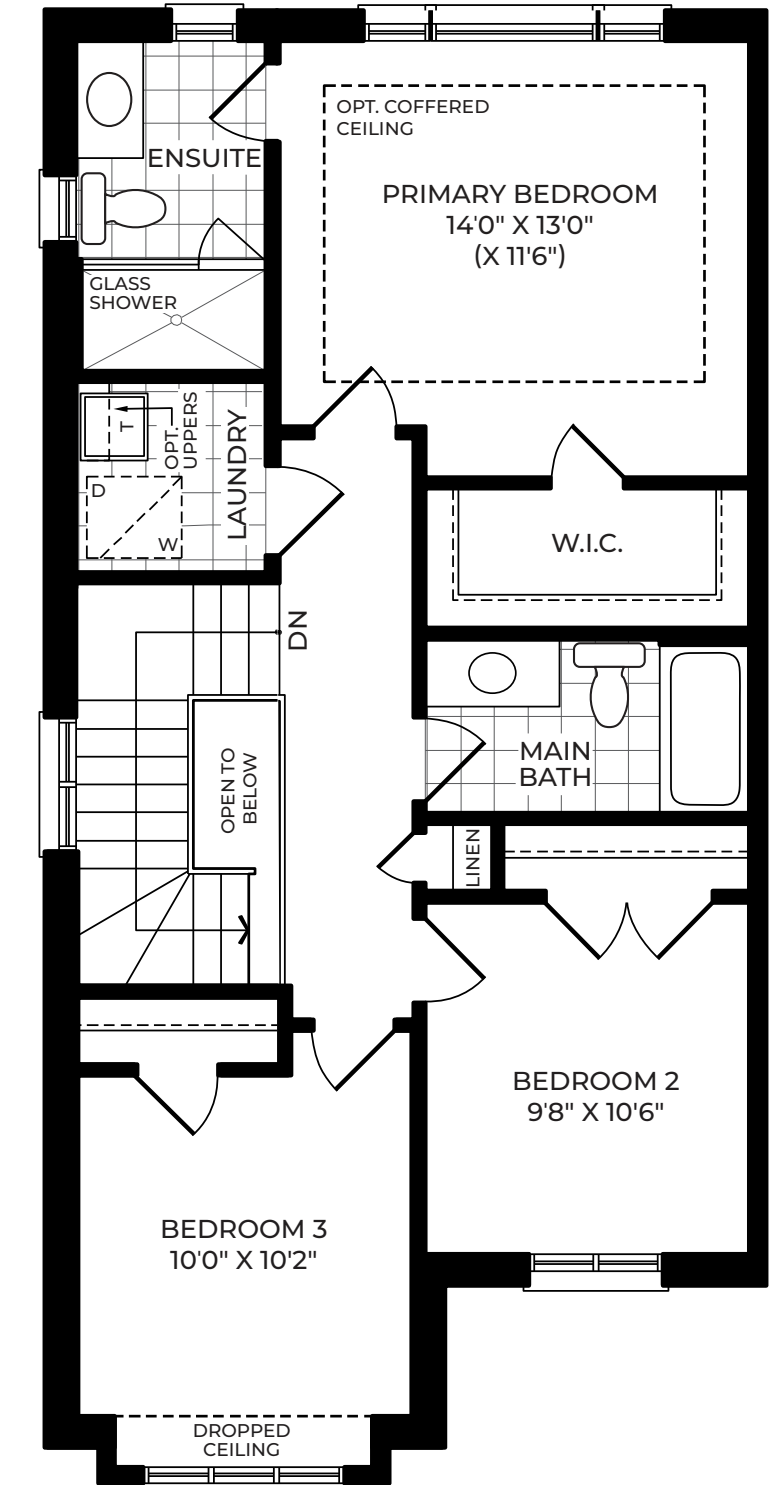
1514 SQ. FT.



BASEMENT PLAN
ELEV. B END



MAIN FLOOR PLAN
ELEV. B END



UPPER FLOOR PLAN
ELEV. B END

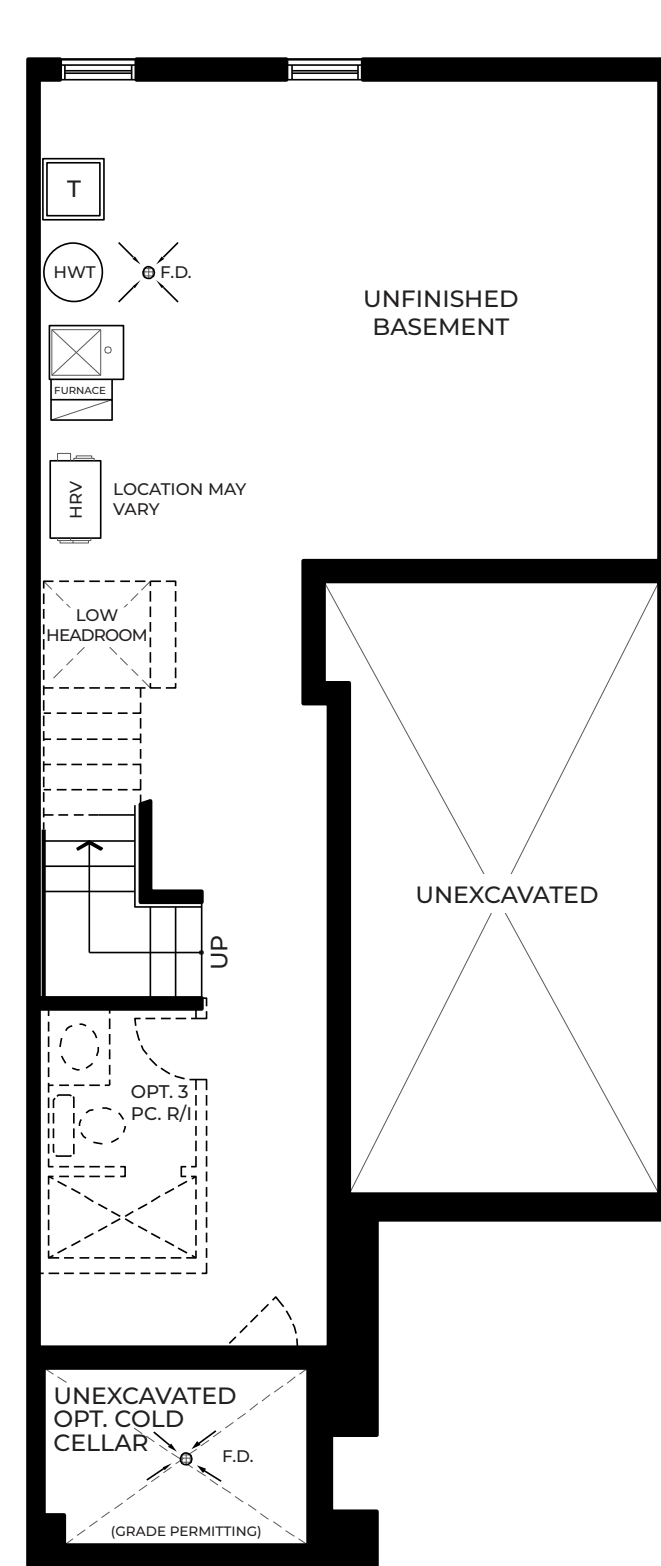
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RETREAT EL. B

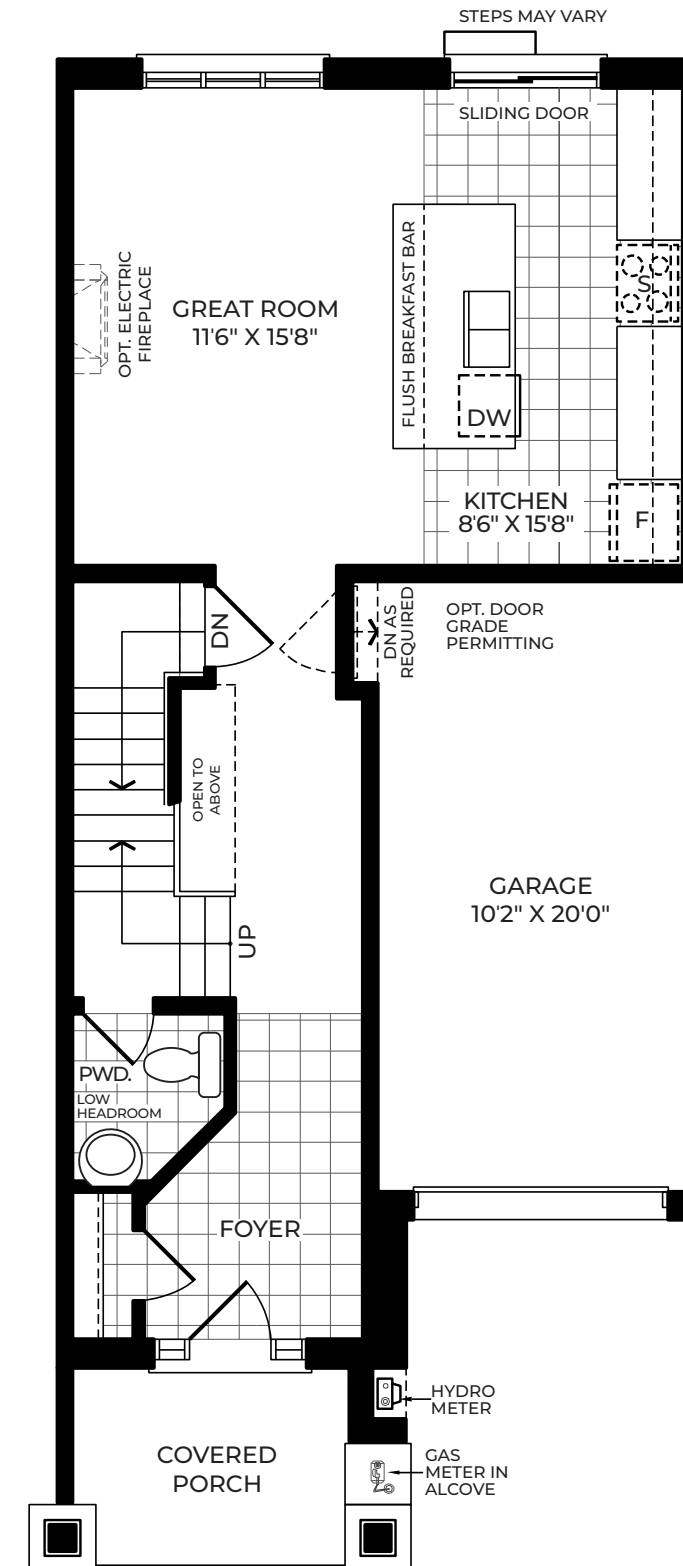
BLOCK 4 LOT 18 & 20



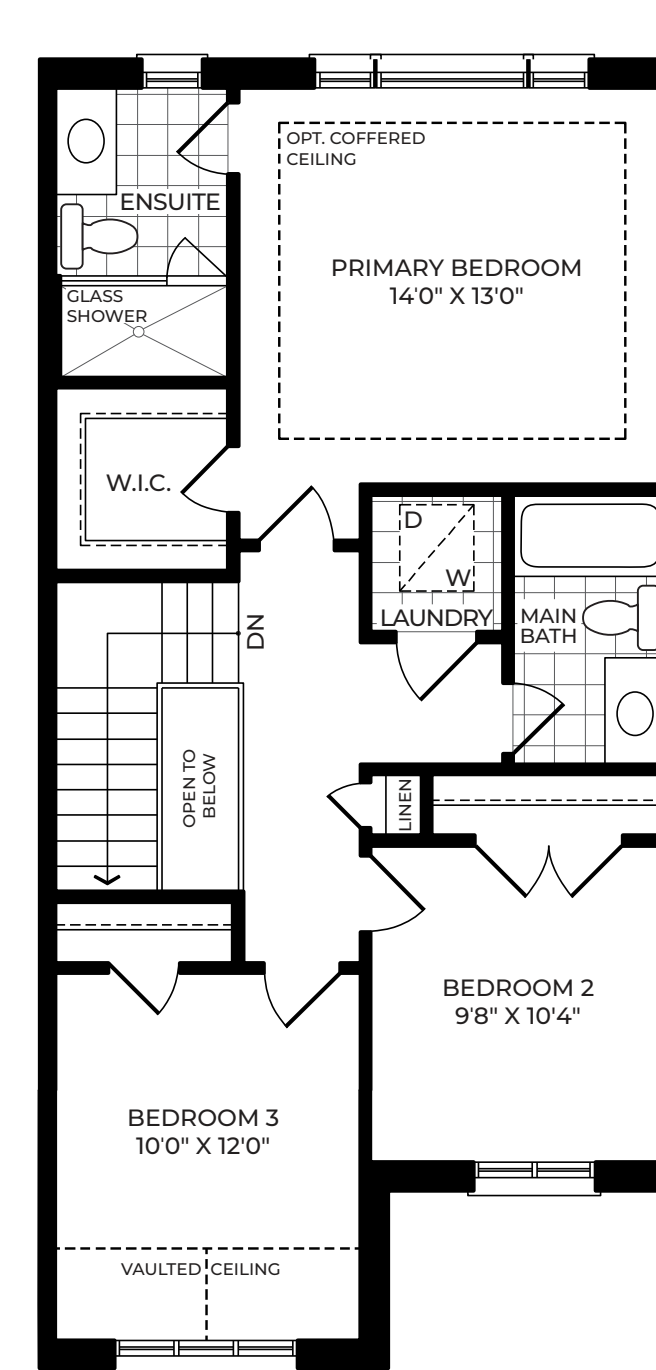
1459 SQ. FT.



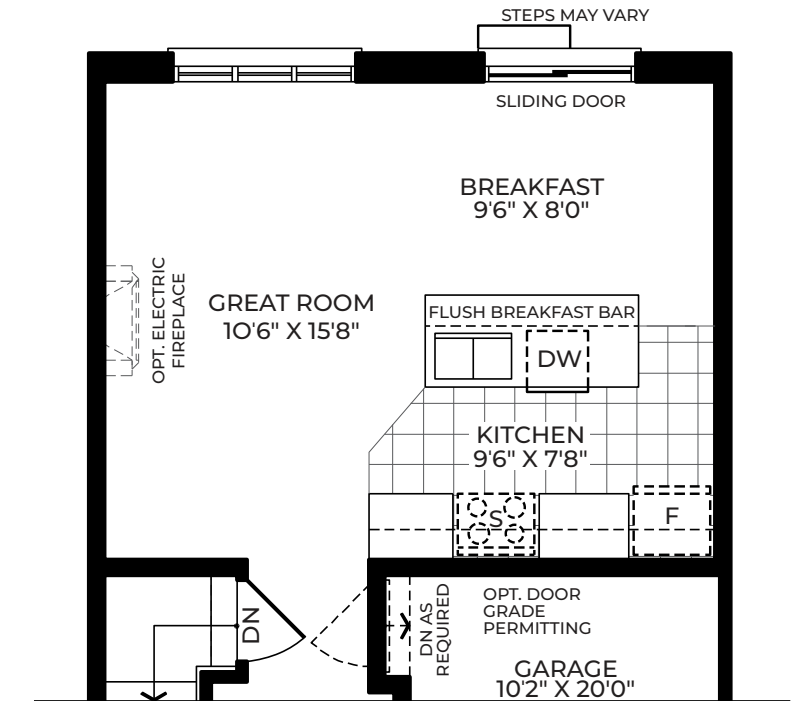
BASEMENT PLAN
ELEV. B



MAIN FLOOR PLAN
ELEV. B



UPPER FLOOR PLAN
ELEV. B



PARTIAL ALT. MAIN FLOOR PLAN
ELEV. B

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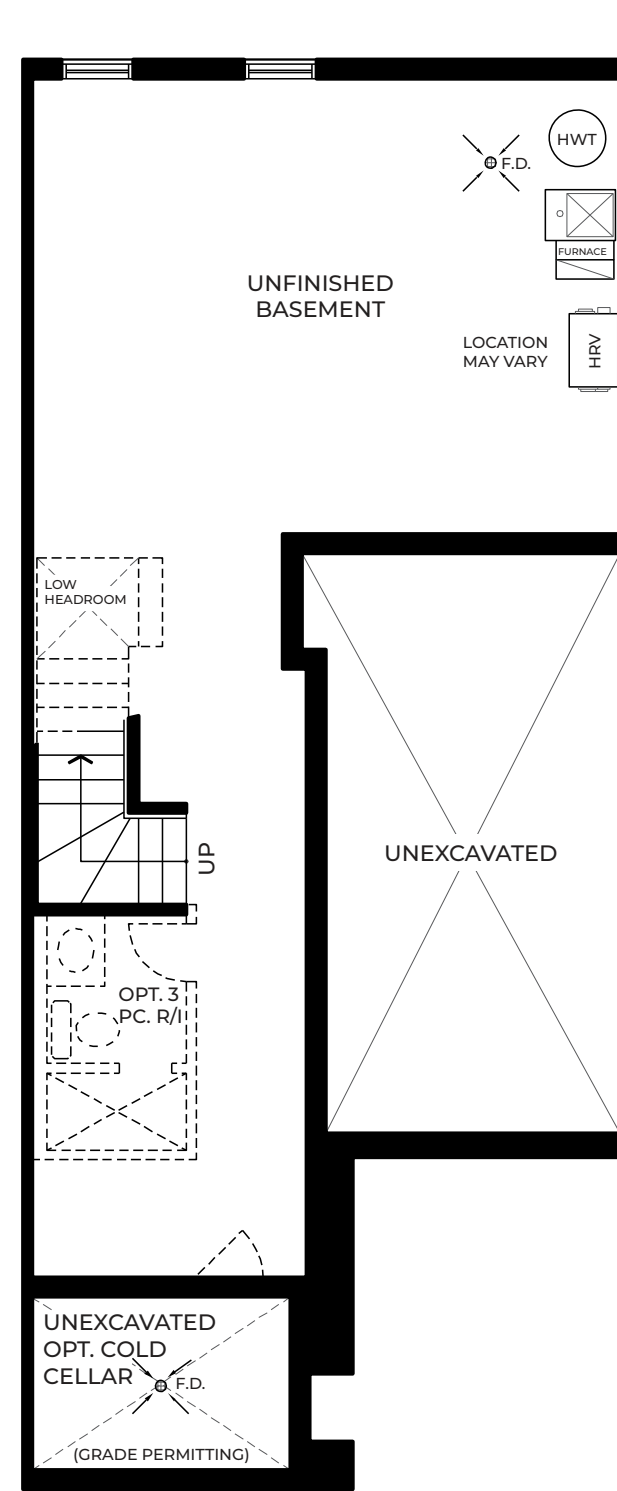
EMERALD EL. B

REVERSED

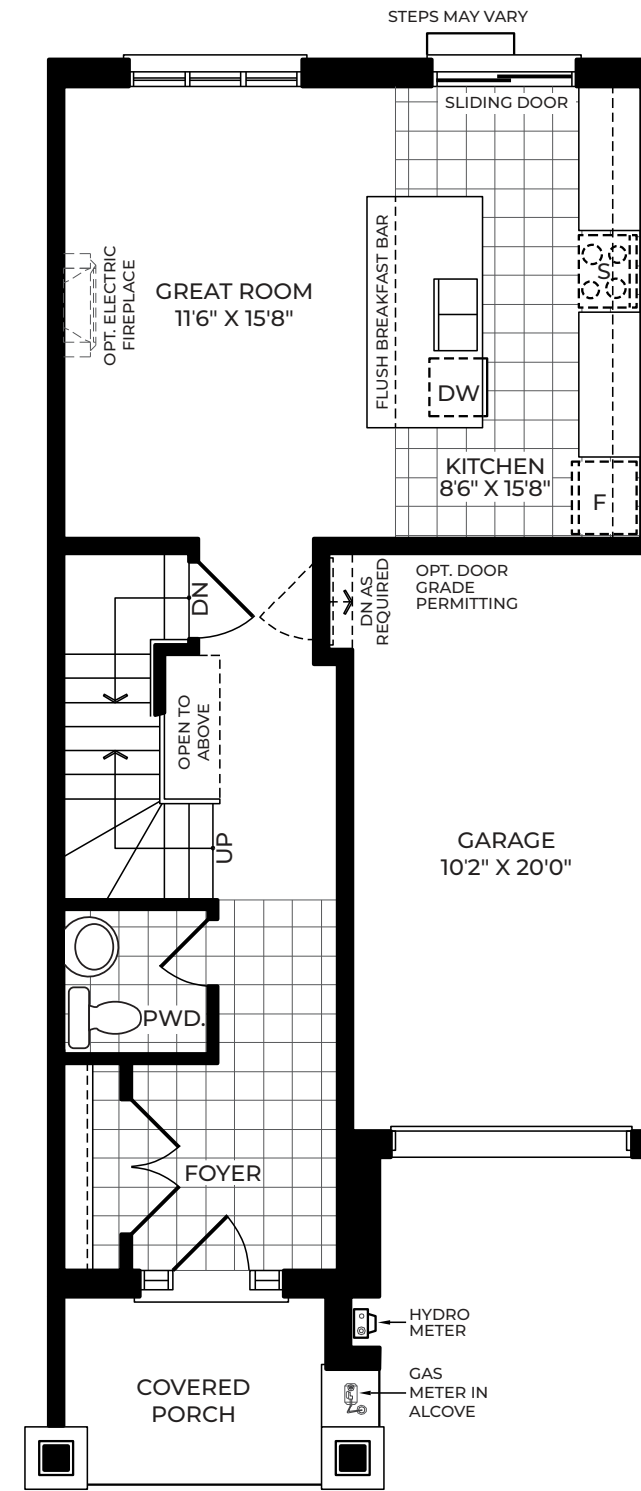
BLOCK 4 LOT 19



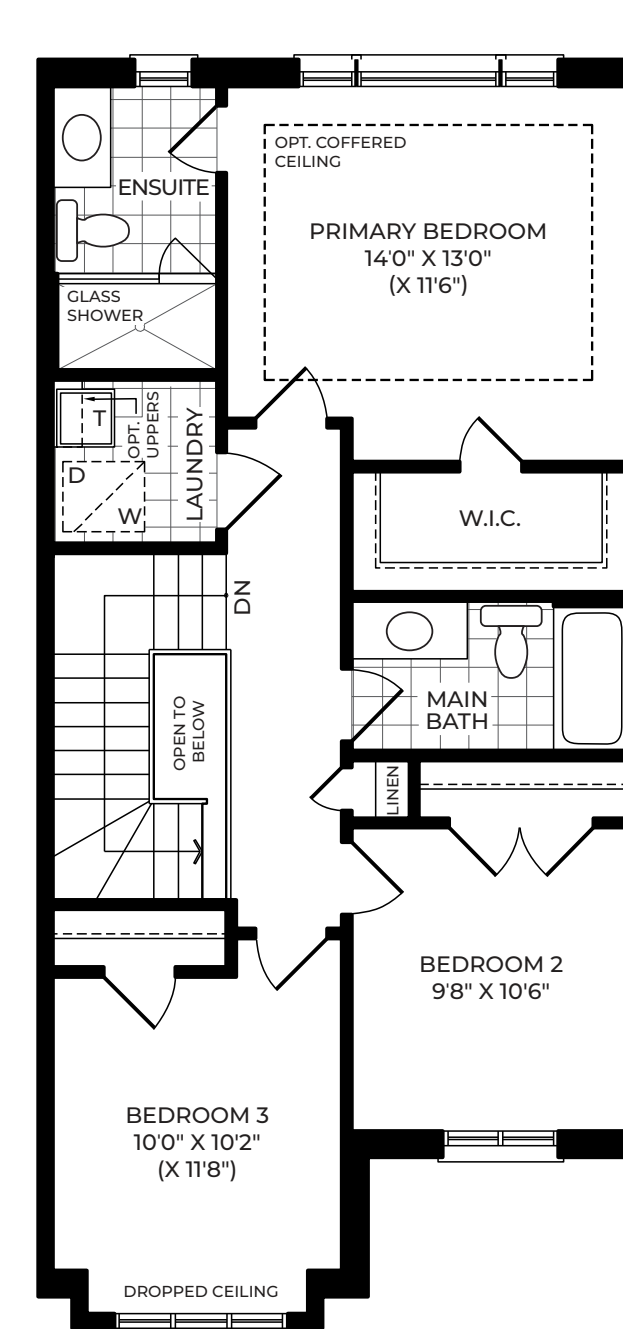
1478 SQ. FT.



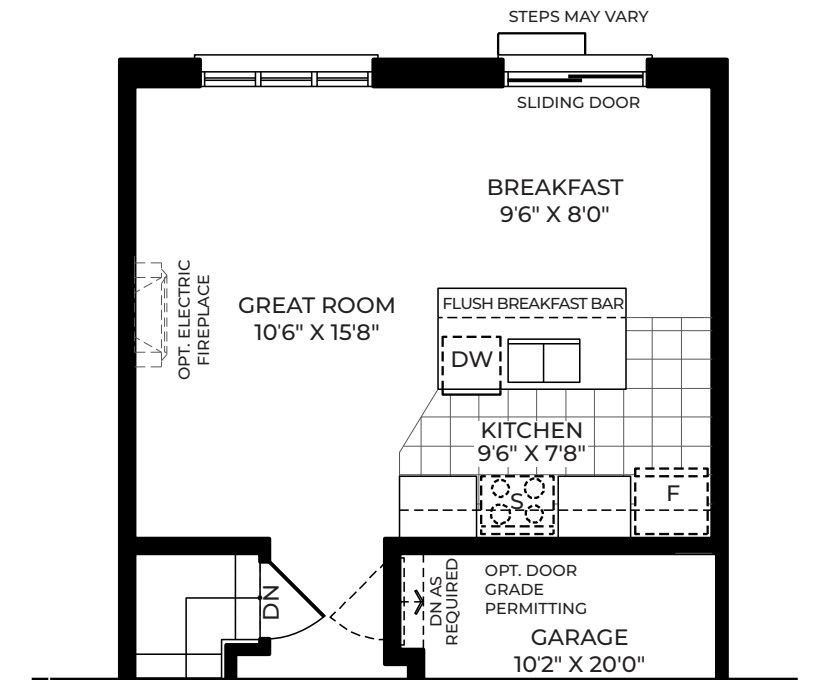
BASEMENT PLAN
ELEV. B



MAIN FLOOR PLAN
ELEV. B



UPPER FLOOR PLAN
ELEV. B



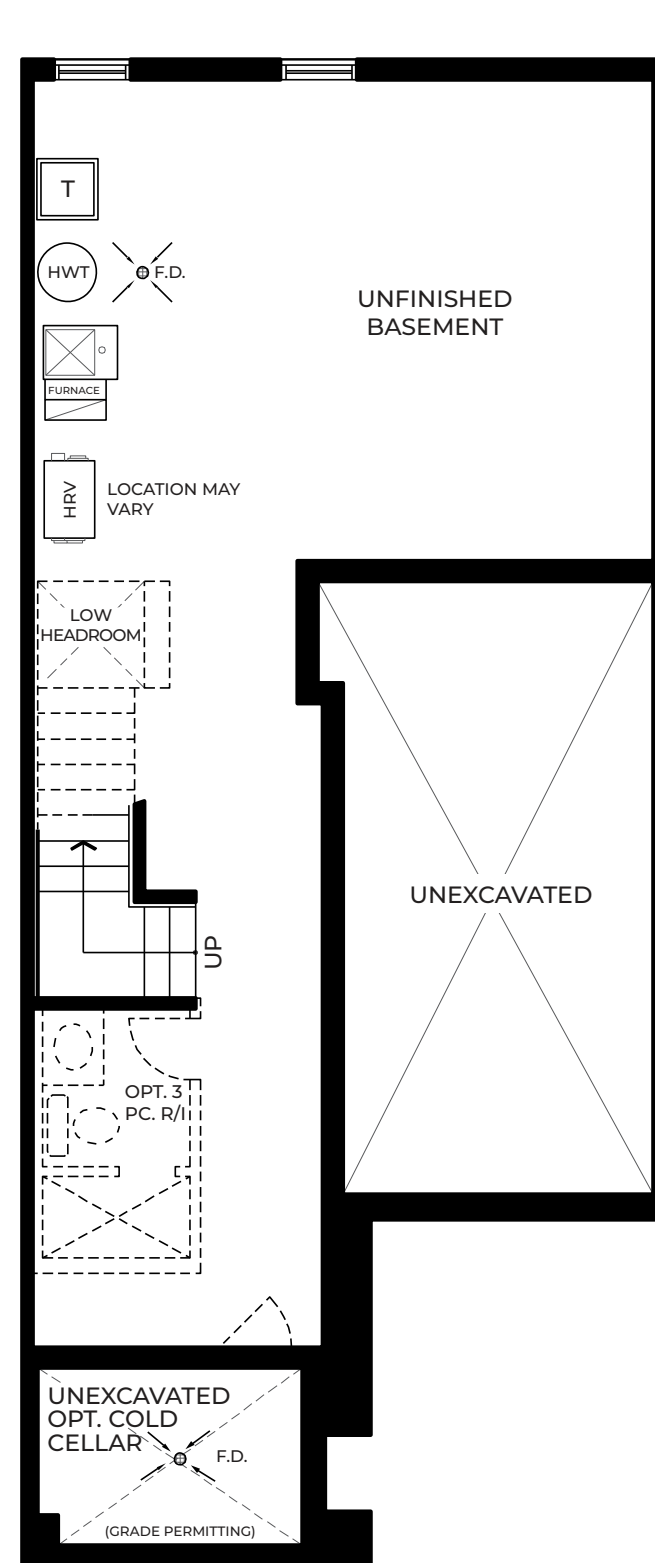
PARTIAL ALT. MAIN FLOOR PLAN
ELEV. B

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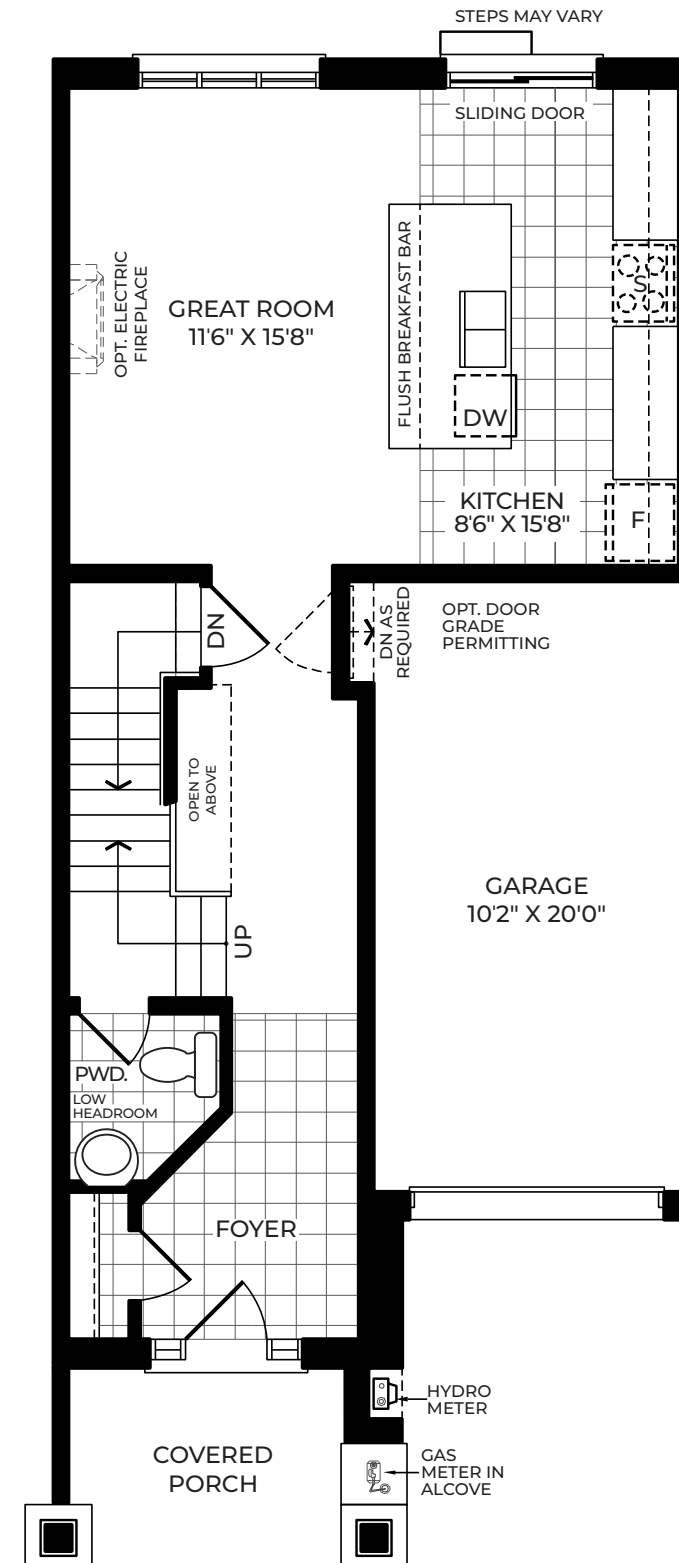
RETREAT EL. B

BLOCK 4 LOT 18 & 20

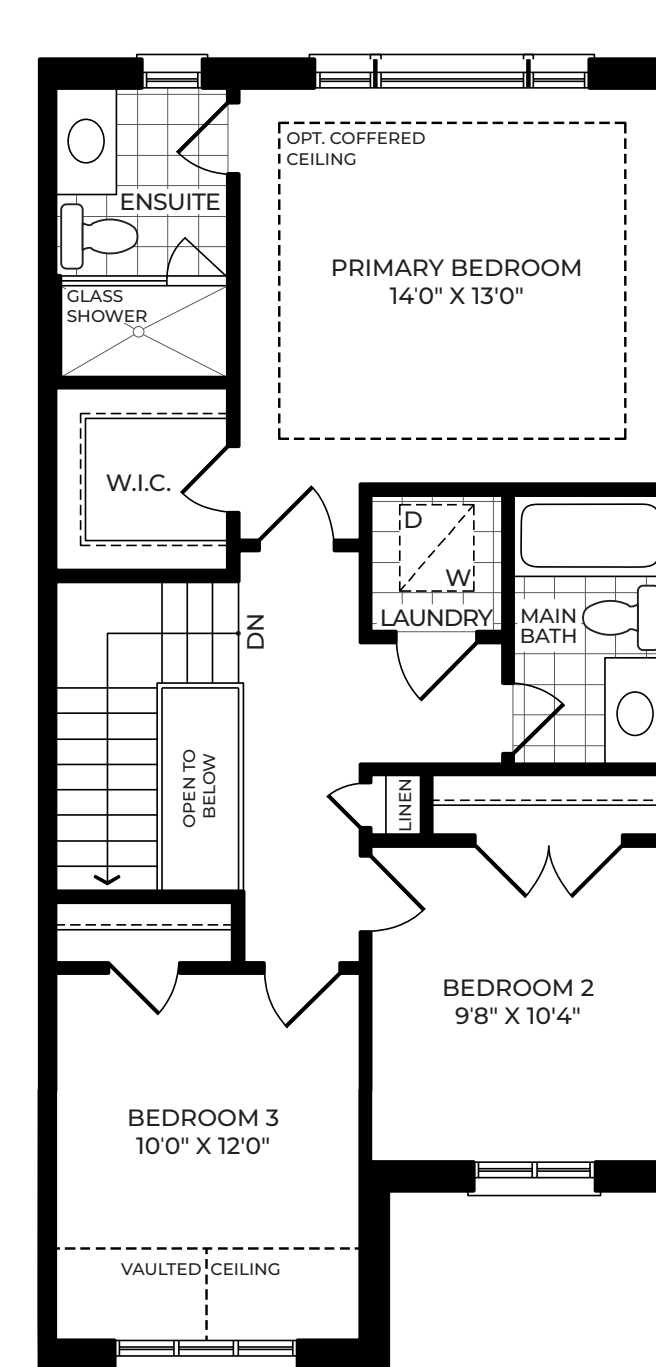
1459 SQ. FT.



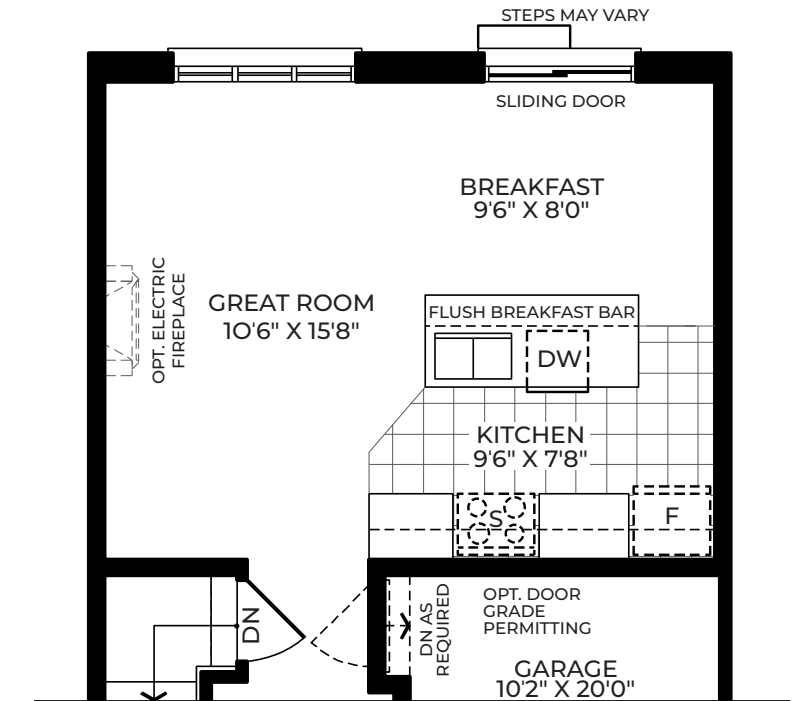
**BASEMENT PLAN
ELEV. B**



**MAIN FLOOR PLAN
ELEV. B**



**UPPER FLOOR PLAN
ELEV. B**



**PARTIAL ALT. MAIN FLOOR PLAN
ELEV. B**

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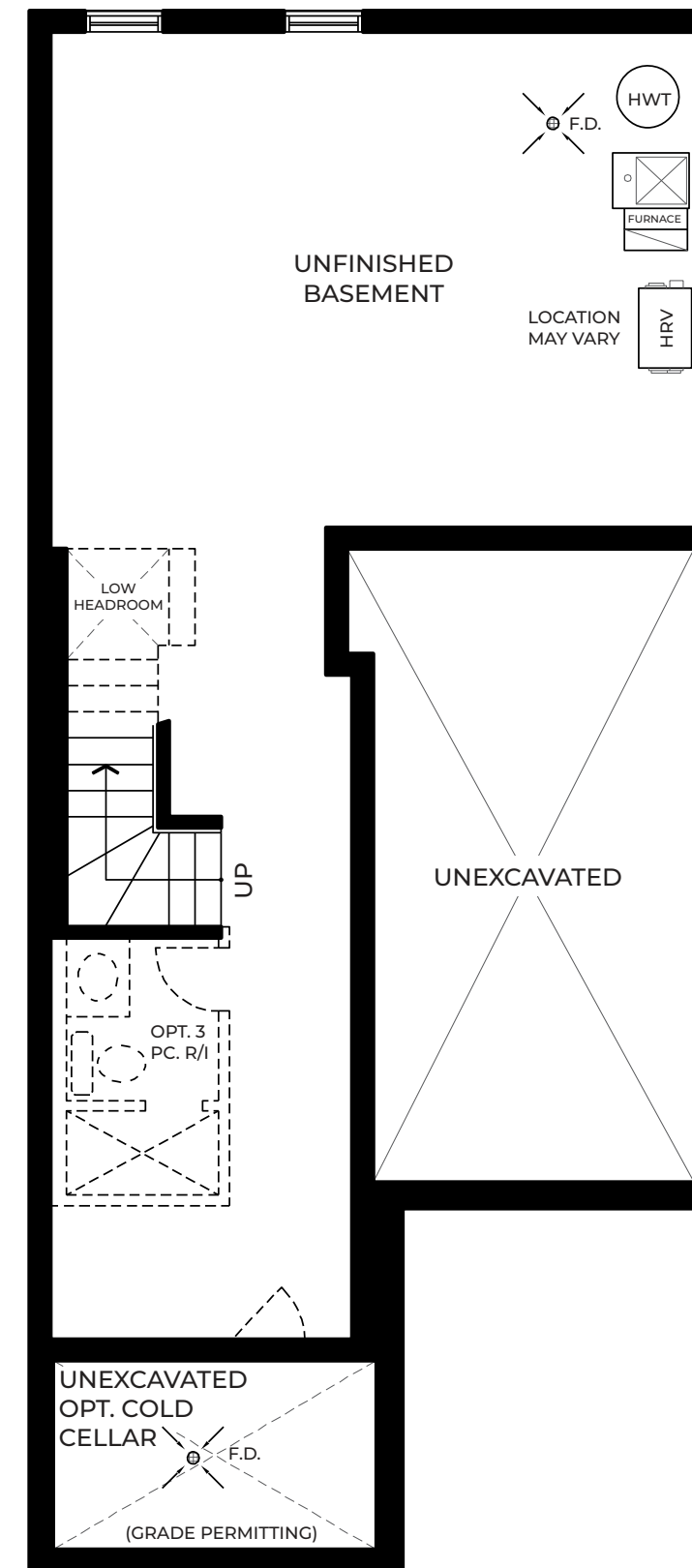
EMERALD EL. B

END - REVERSED

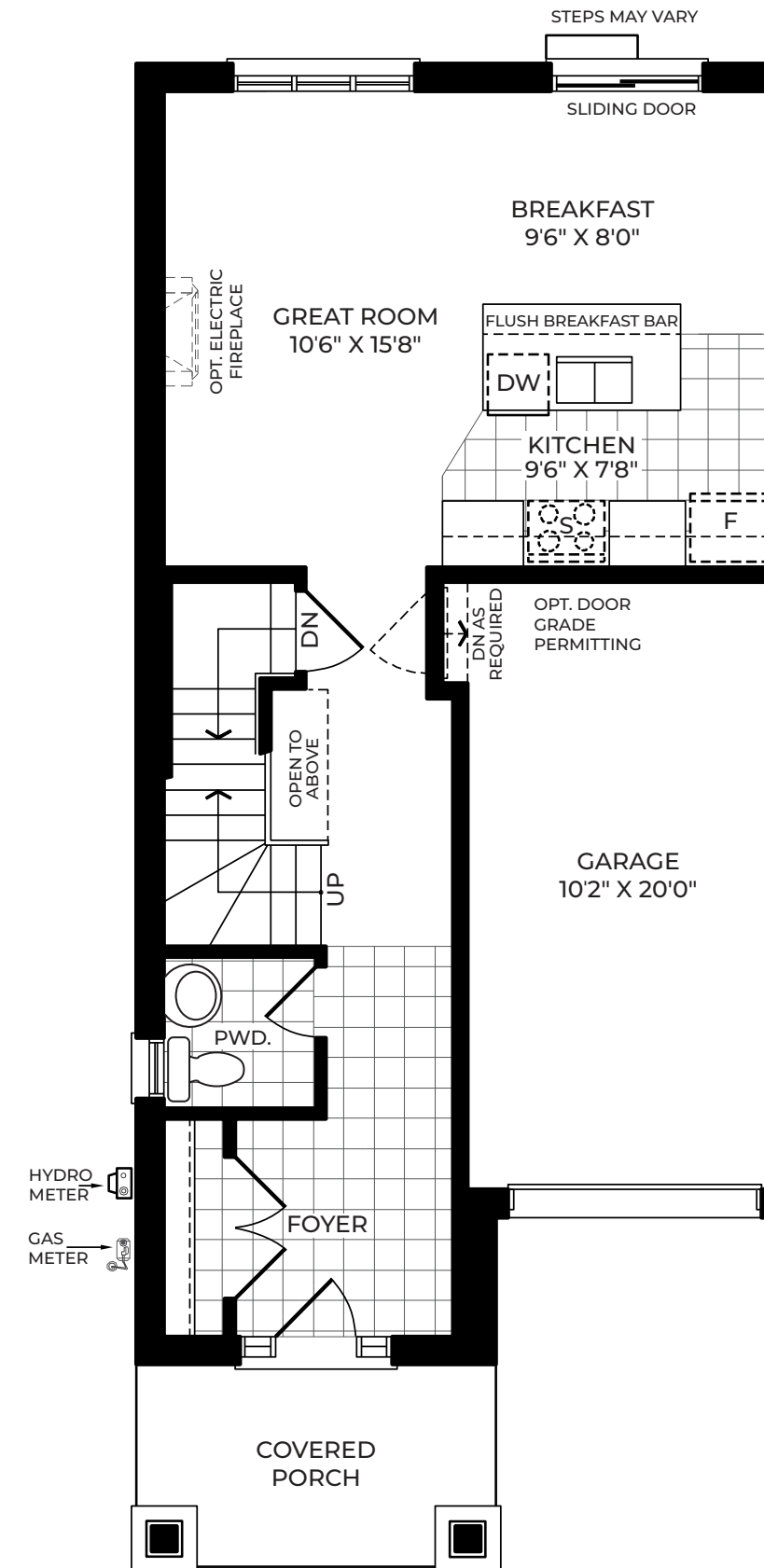
BLOCK 4 LOT 17 & 21



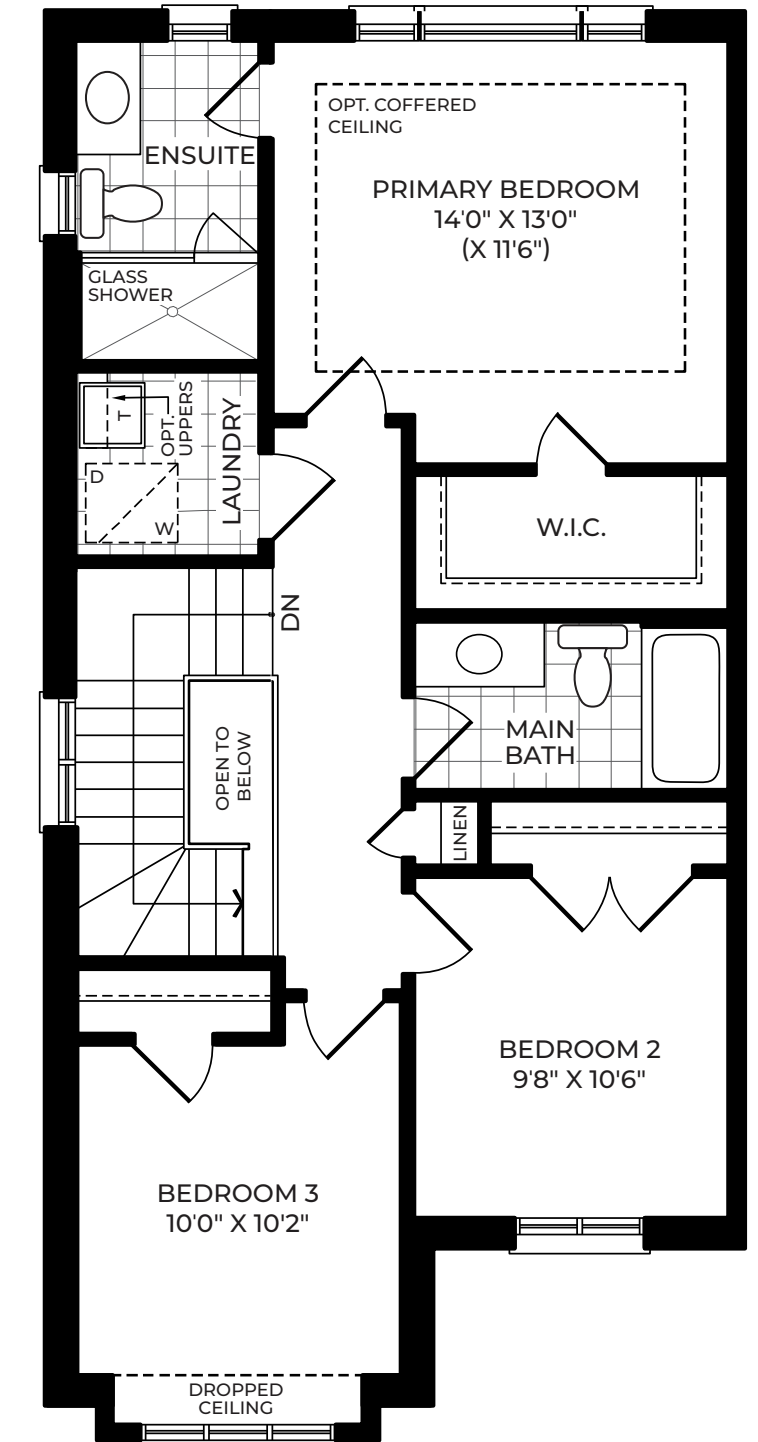
1514 SQ. FT.



BASEMENT PLAN
ELEV. B END



MAIN FLOOR PLAN
ELEV. B END



UPPER FLOOR PLAN
ELEV. B END

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Block 5



HAVEN ELEV. A
CORNER

RETREAT ELEV. A
REVERSED

RETREAT ELEV. A

EMERALD ELEV. A END
REVERSED

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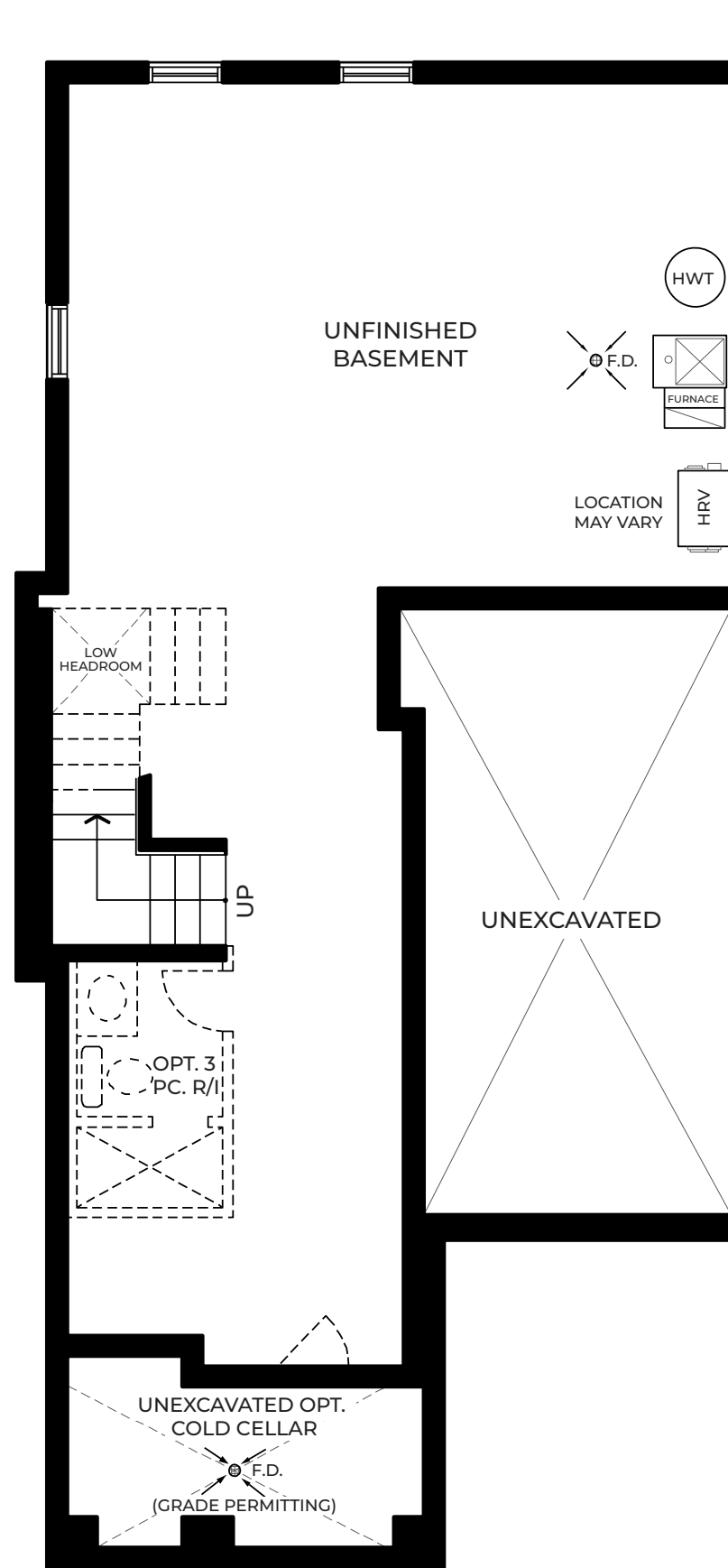
HAVEN EL. A

CORNER

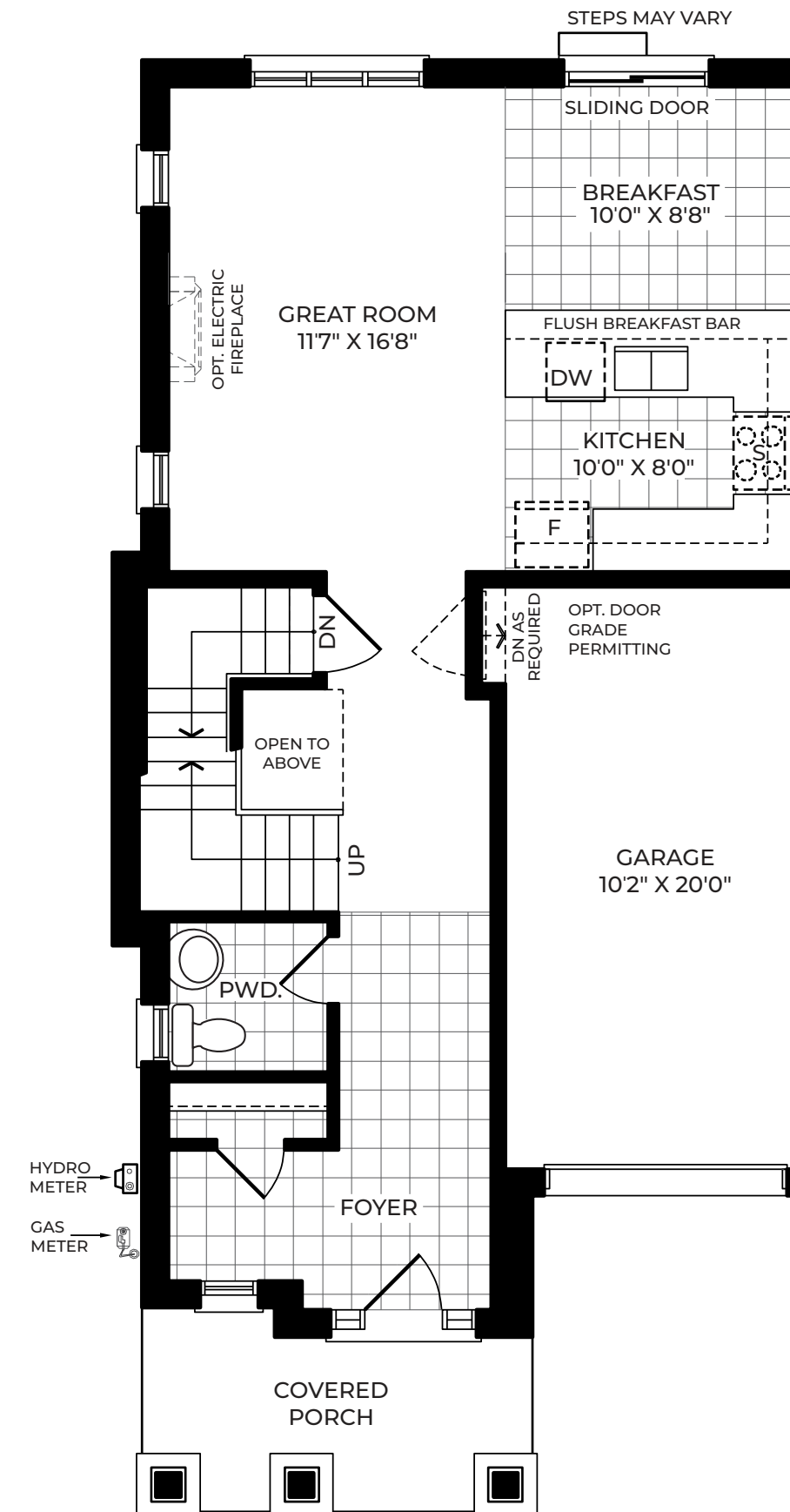
BLOCK 5 LOT 25



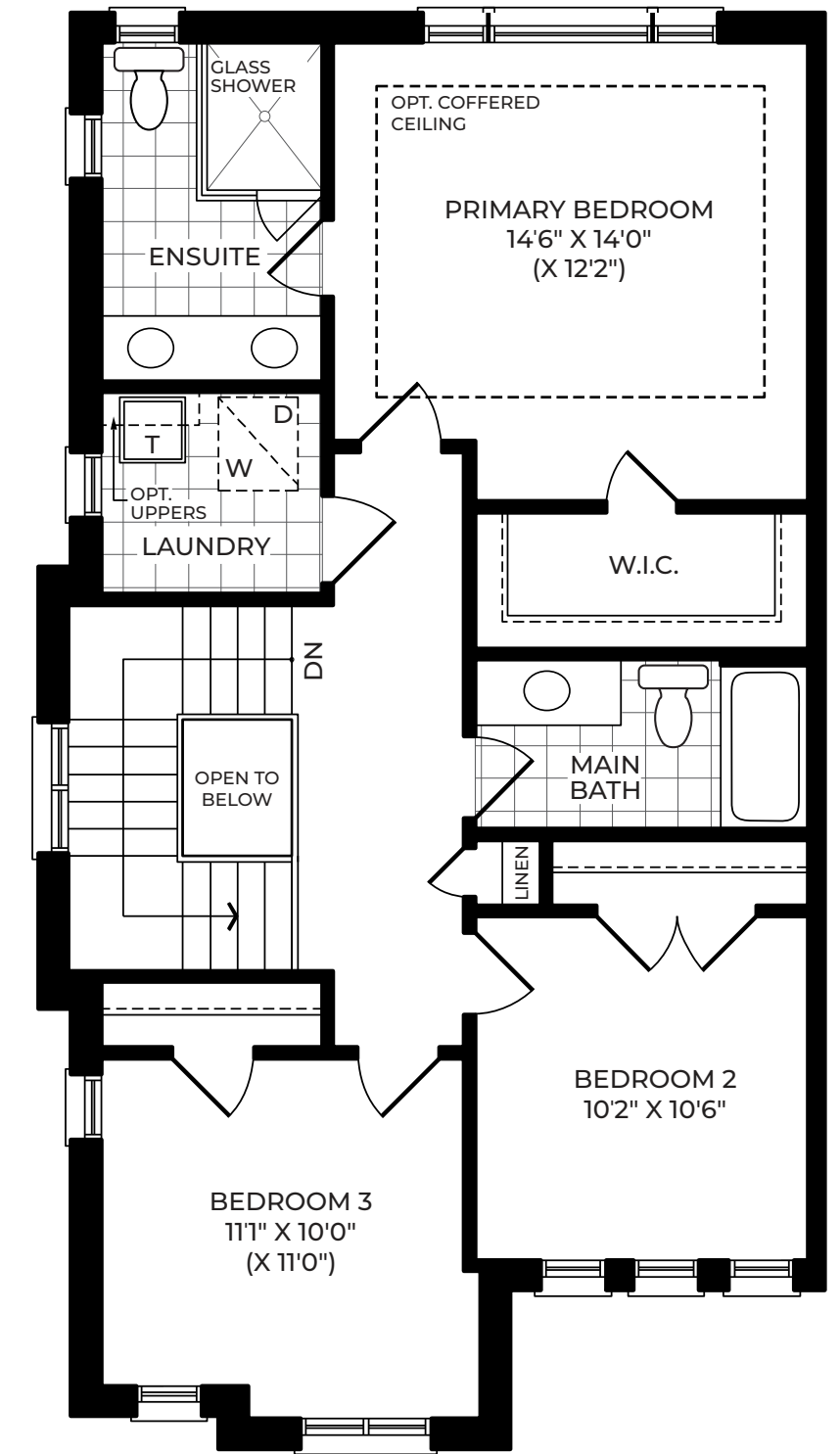
1705 SQ. FT.



BASEMENT PLAN
ELEV. A CORNER



MAIN FLOOR PLAN
ELEV. A CORNER



UPPER FLOOR PLAN
ELEV. A CORNER

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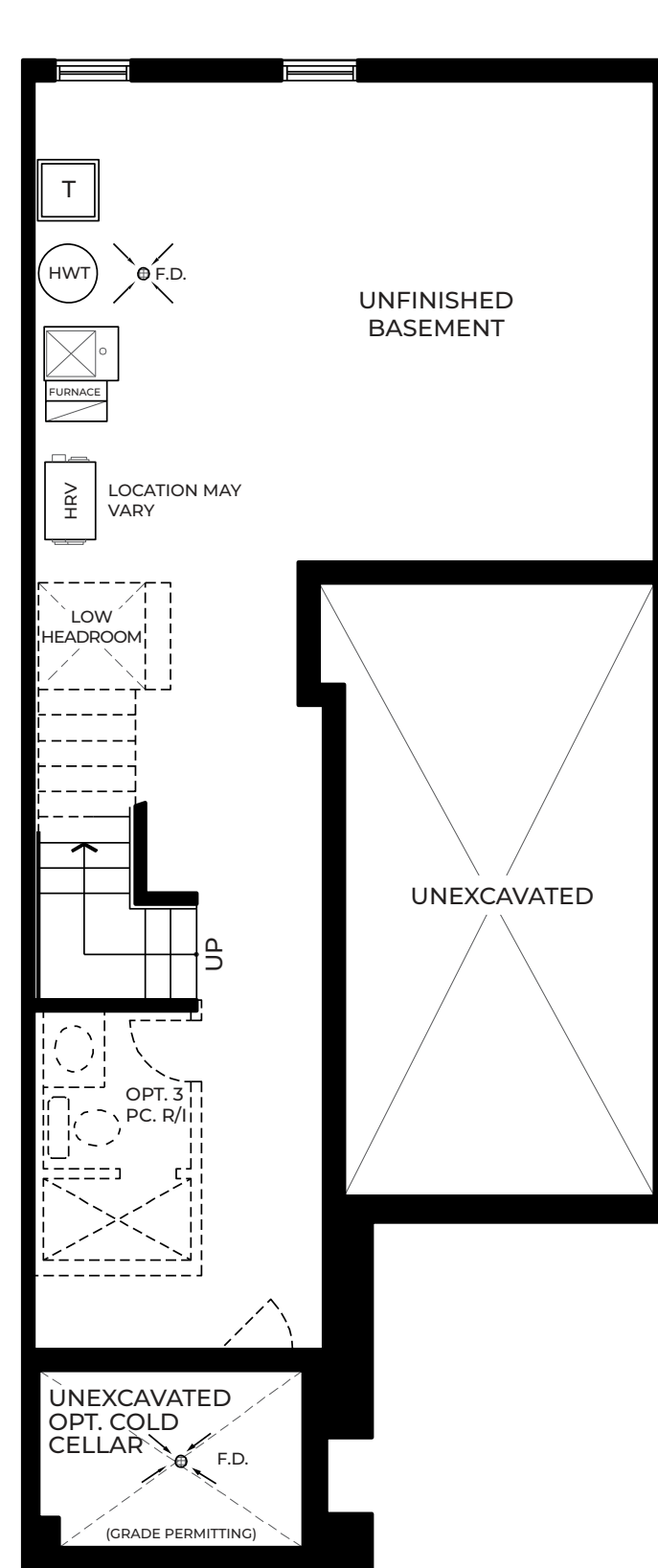
RETREAT EL. A

REVERSED

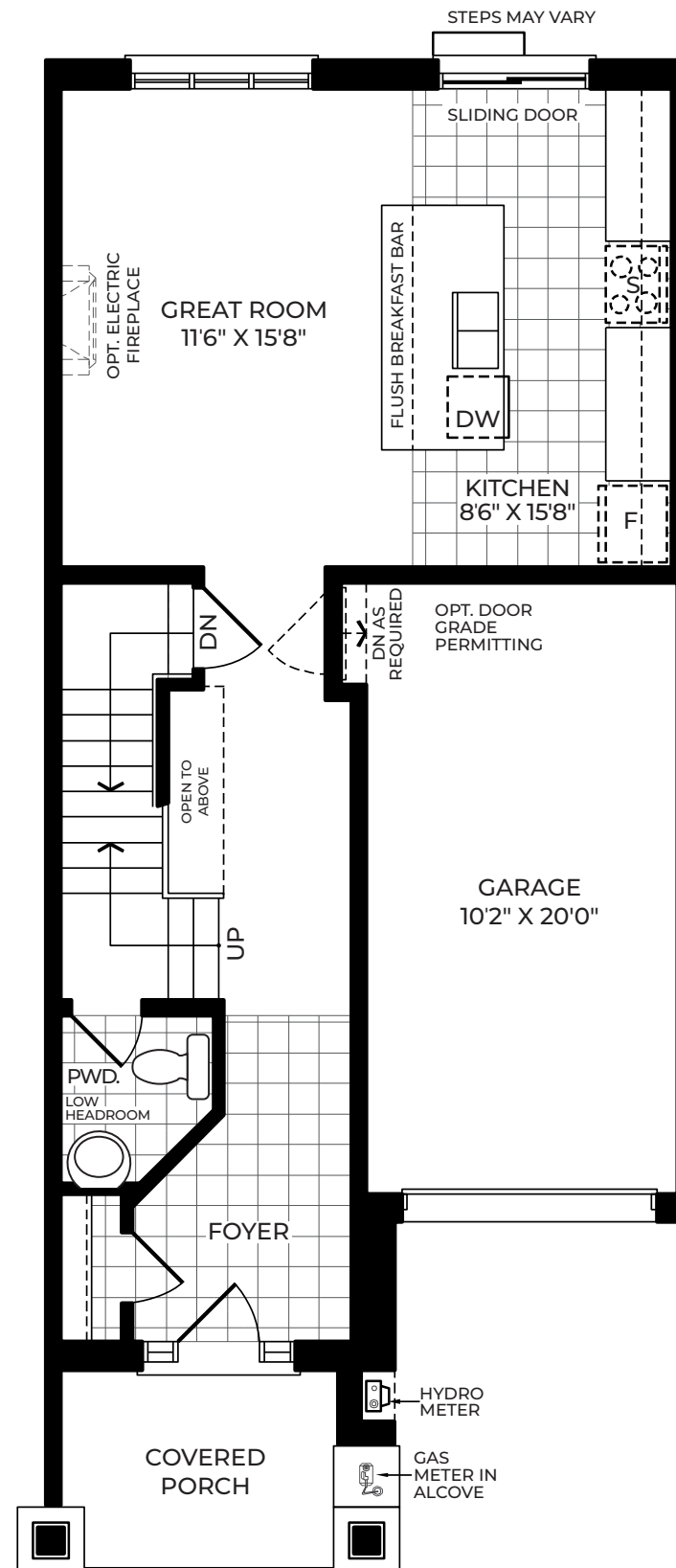
BLOCK 5 LOT 23 & 24



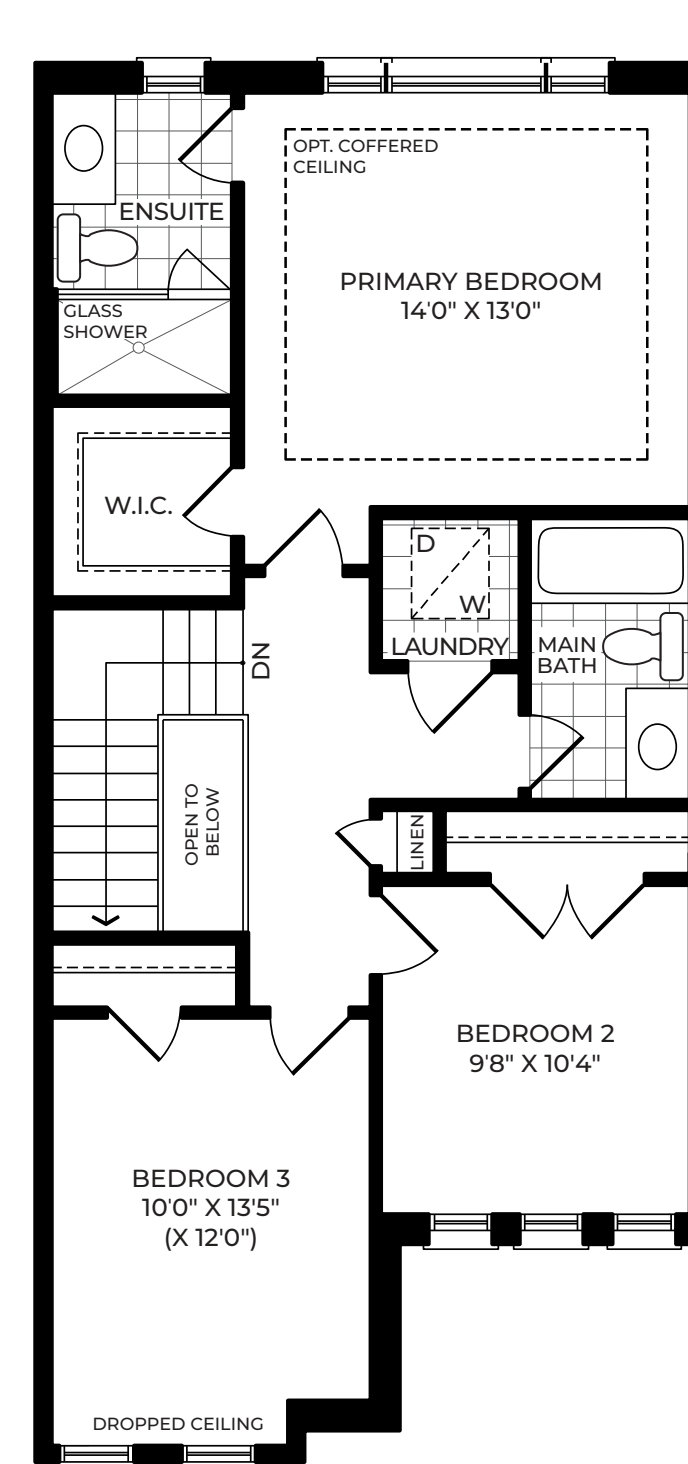
1467 SQ. FT.



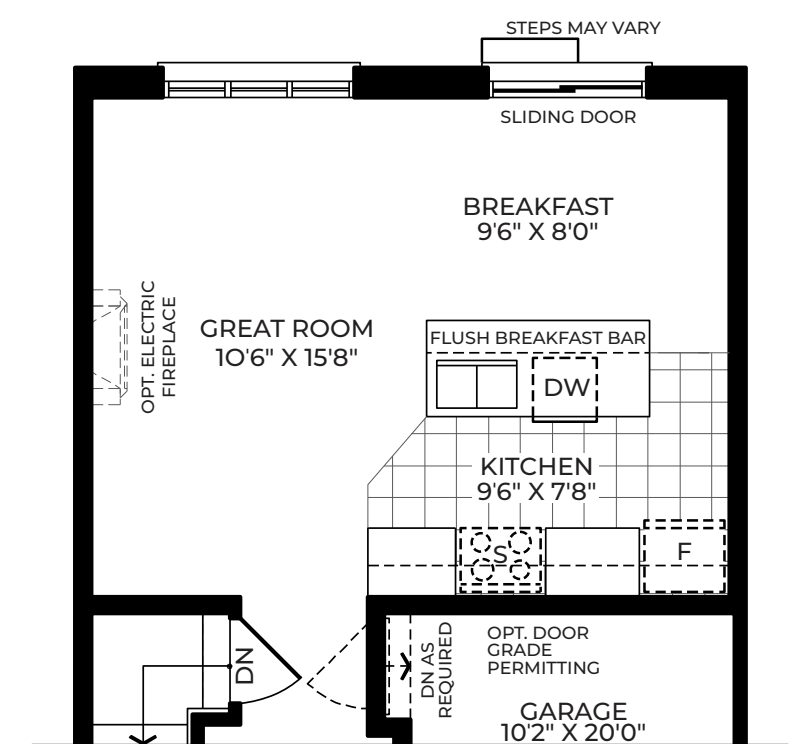
BASEMENT PLAN
ELEV. A



MAIN FLOOR PLAN
ELEV. A



UPPER FLOOR PLAN
ELEV. A



PARTIAL ALT. MAIN FLOOR PLAN
ELEV. A

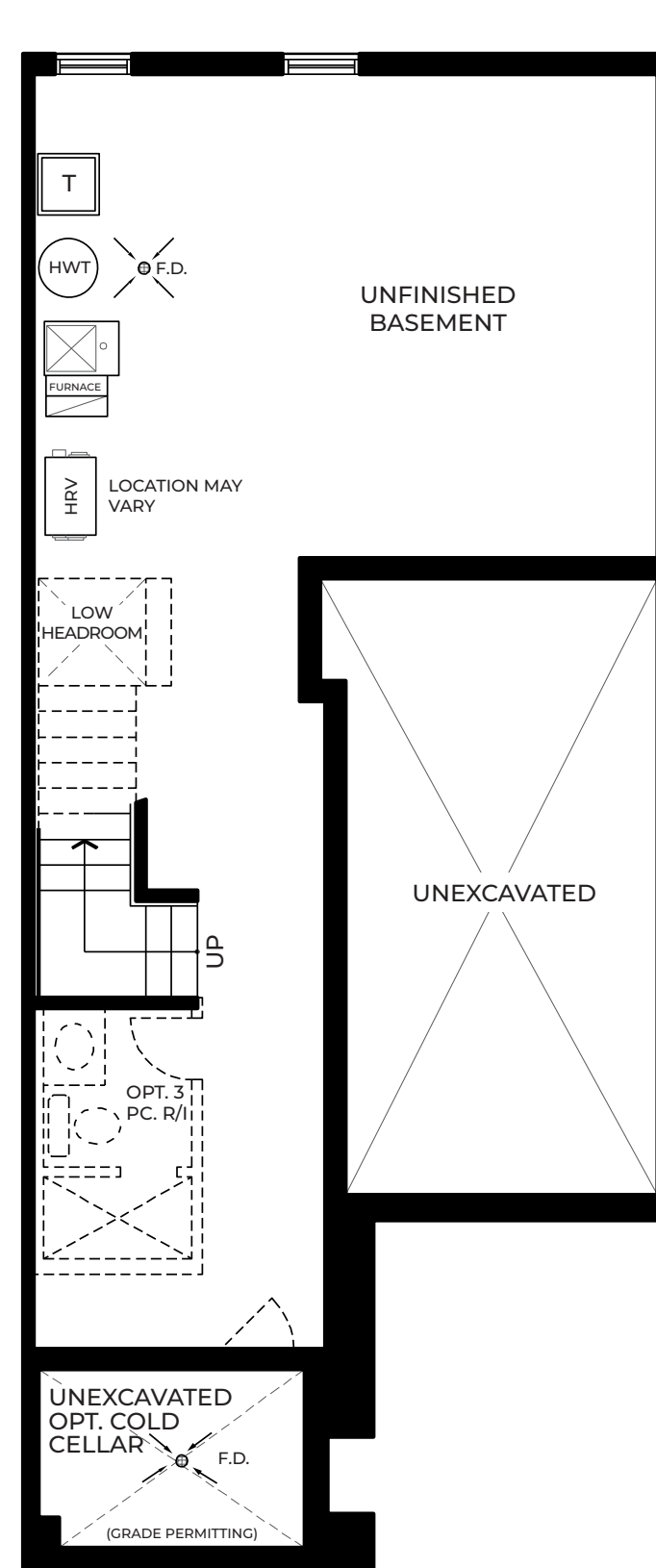
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RETREAT EL. A

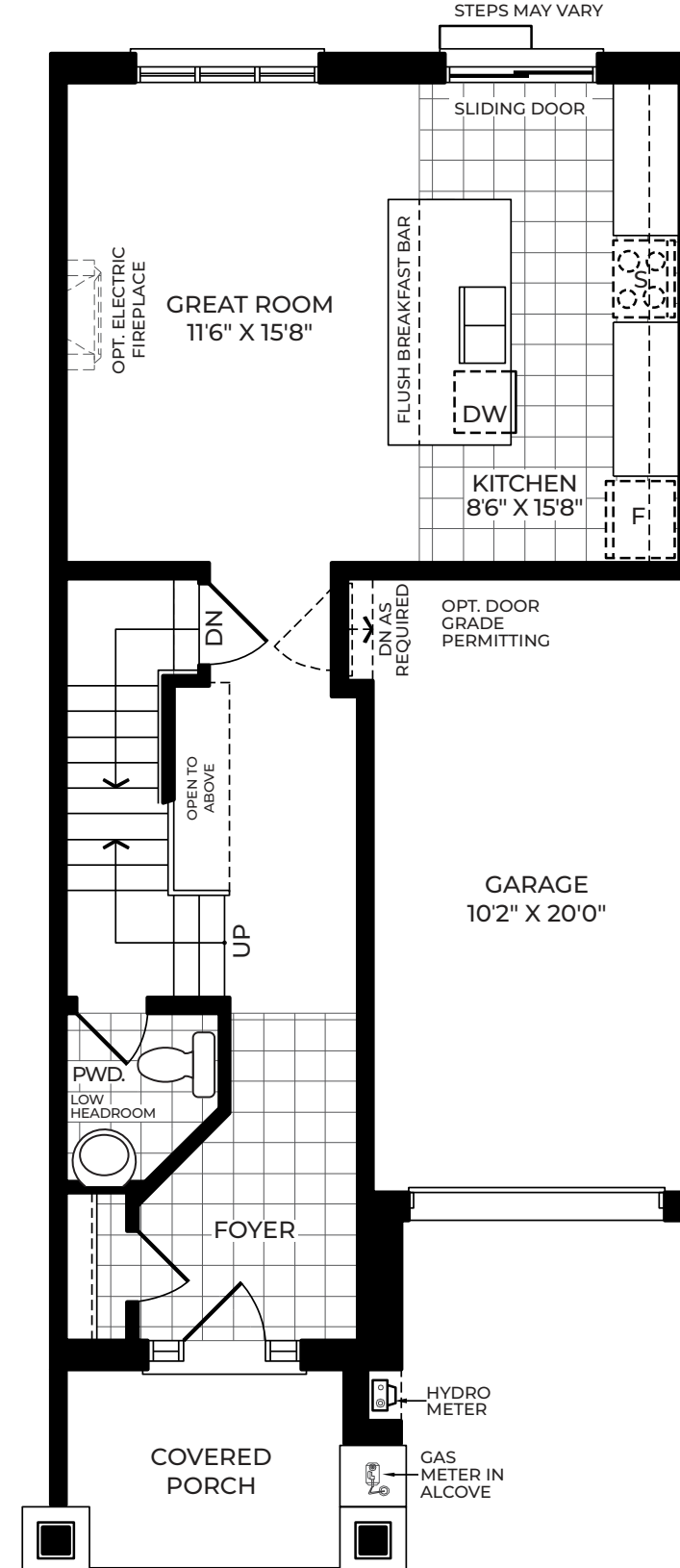
BLOCK 5 LOT 23 & 24



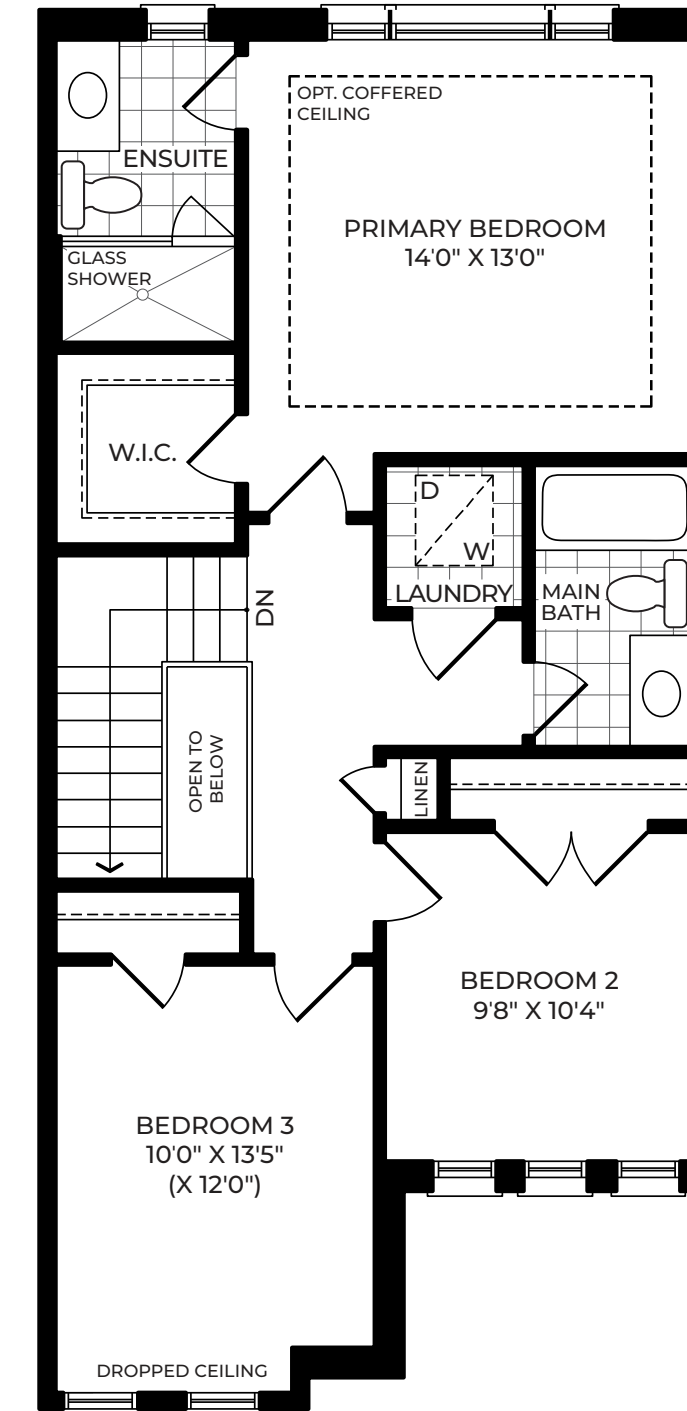
1467 SQ. FT.



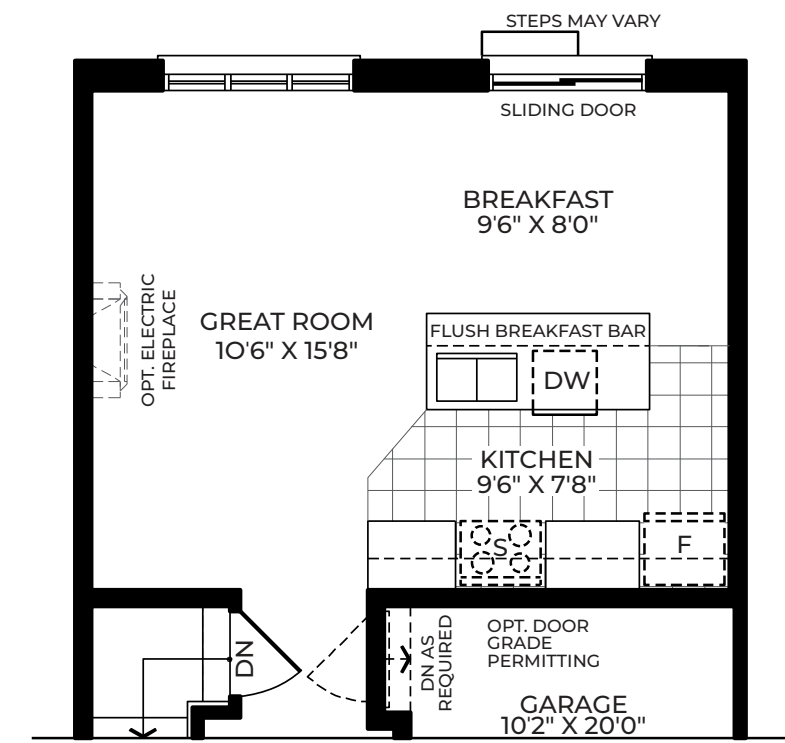
BASEMENT PLAN ELEV. A



MAIN FLOOR PLAN ELEV. A



UPPER FLOOR PLAN ELEV. A



PARTIAL ALT. MAIN FLOOR PLAN ELEV. A

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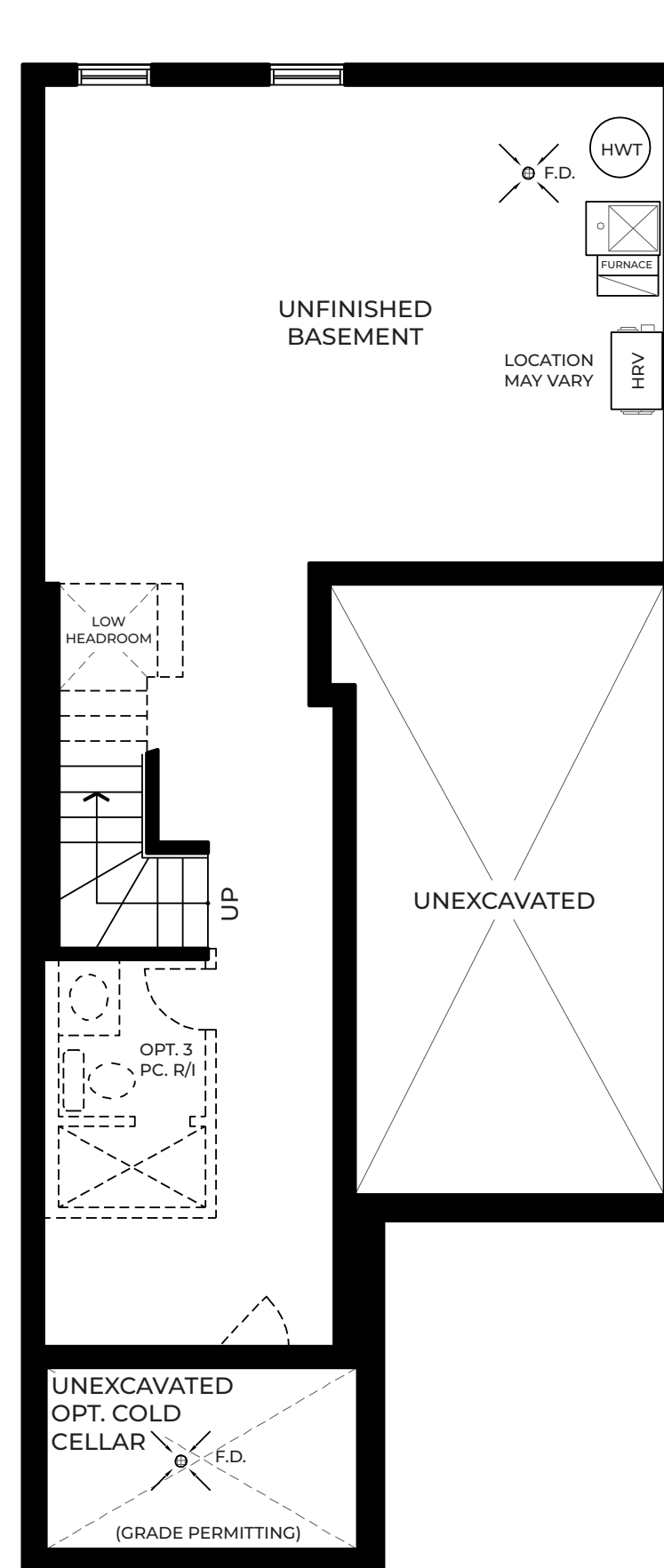
EMERALD EL. A

END - REVERSED

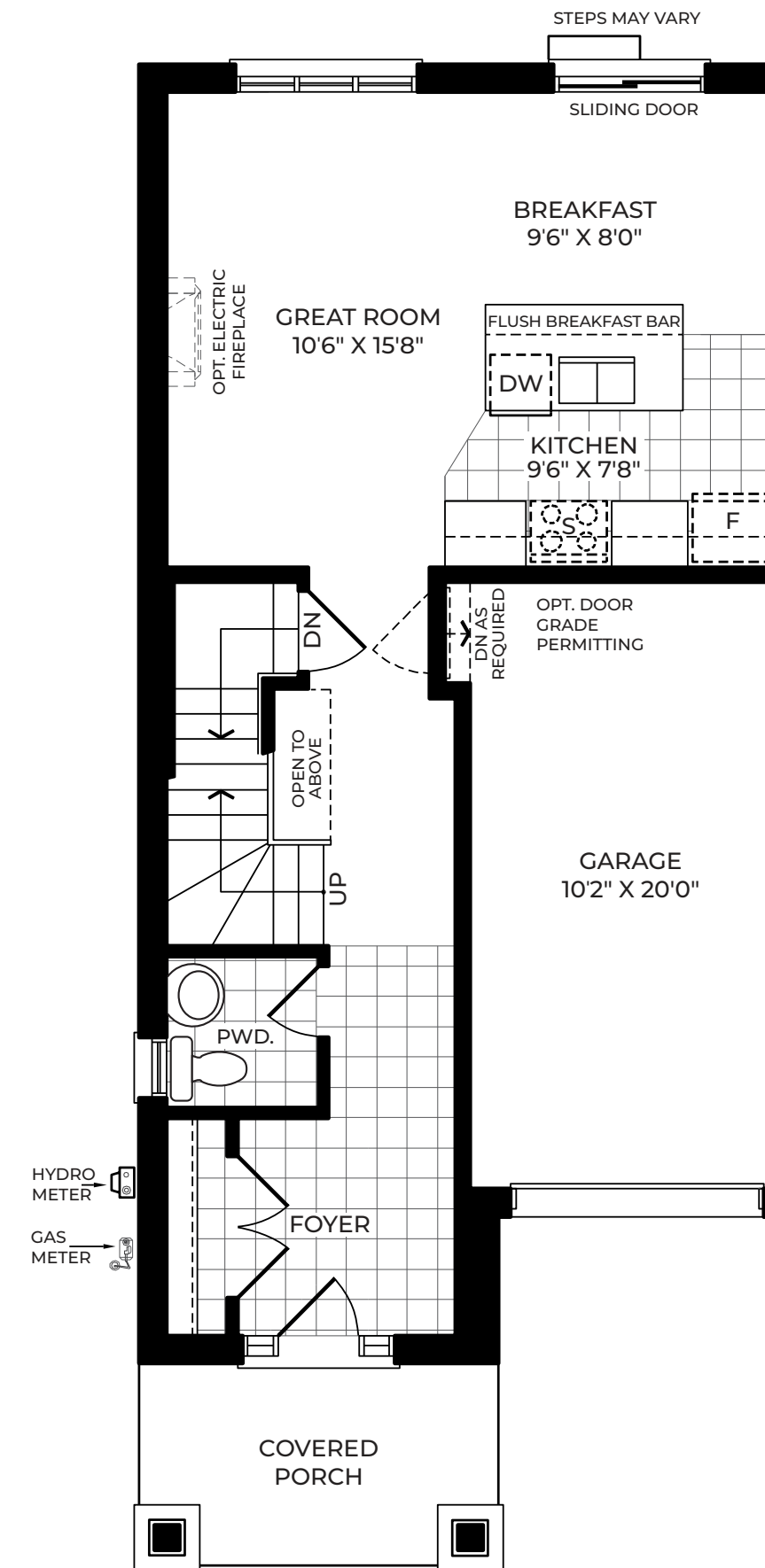
BLOCK 5 LOT 22



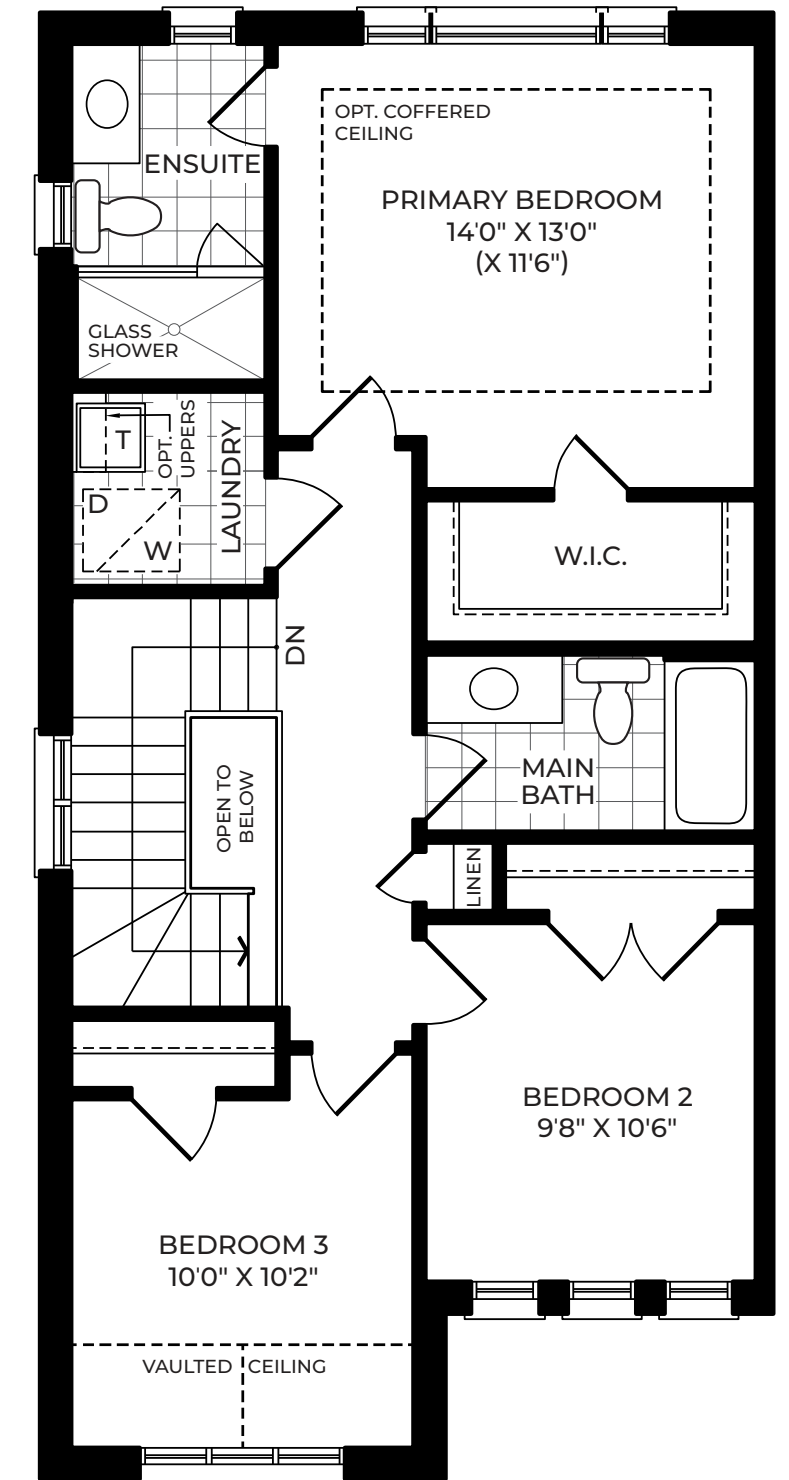
1505 SQ. FT.



BASEMENT PLAN
ELEV. A END



MAIN FLOOR PLAN
ELEV. A END



UPPER FLOOR PLAN
ELEV. A END

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Features & Finishes

QUALITY EXTERIOR FEATURES

- Modern designed two and three storey units.
- Distinctive elevation utilizing genuine clay brick, vinyl siding including shakes, stone, hardie board panels and trims, decorative maintenance free fibreglass columns and other complementary materials as architectural detailing as per architectural control.
- Upgraded metal clad insulated 6'-8" front doors with sidelights and/or transom window, as per architectural elevations.
- 5' or 6' sliding thermo-pane glass patio doors with screens
- Pre-finished maintenance free aluminum soffits, frieze boards, fascia, eaves trough and down pipes.
- Self-sealing high-grade shingles with a 25 year manufacturer's warranty.
- MAINTENANCE FREE, SINGLE COLOURED VINYL casement windows (fixed or operators) throughout, with Low E glass
- PREMIUM QUALITY STEEL 8ft. x 7ft. sectional garage doors with glass inserts and manufacture maintenance free finish, as per applicable models.
- High quality caulking applied around all exterior doors and windows.
- Two exterior hose bibs; one at rear and one in garage with interior shut-off valves.
- Exterior landscaping to include: Fully sodded lot (except where paved). Walkway from driveway to front entry as per plan.
- Quality Exterior decorative coach lamps, selected by builder.
- DECORATIVE STONE address plaques.
- Two (2) exterior weatherproof electrical outlets (one at front porch and one at rear entry) with ground fault interrupters (GFI).
- Paved base coat asphalt driveway.
- R-60 insulation in upper-level ceiling.
- SPACIOUS EXTERIOR BALCONIES. Feature exterior decking tile finish with aluminum railing, per plan, where applicable.
- Professionally landscaped & maintained amenities area.

DESIGNER KITCHENS

- Choice of quality 13"x13" or 12"x12" DESIGNER CERAMIC FLOORING through Foyer, Powder Room, all Bathrooms and Laundry Room, (from builder's standard samples), as per plan (where applicable).
- All ceramic flooring is laid on a scratch coat and thresholds are finished in chrome metal.
- 40 oz carpet with 10mm chip foam underpadding (from builder's standard samples) installed throughout the Upper Floor.
- 8mm WITH 3 IN 1 UNDERPAD LAMINATE on Ground and/or Main Floor, as per plan, (from builder's standard samples) excluding tiled areas.

DISTINCTIVE INTERIOR FEATURES

- Soaring 9 ft. ceilings on Main Floor and full 8 ft. ceilings on Ground, Upper Floor and basement (excluding drop ceiling & slopped ceiling areas).
- Carpeted risers, treads and landings with 1-5/16" oak pickets, 2 5/8" oak handrails from Ground to Main floor and Main to Second Floor.
- 2 PANEL SMOOTH SQUARE top interior passage doors and smooth white finish sliders as per plan.
- CONTEMPORARY STYLE 4" baseboards with and 2 3/4" casings throughout.
- Trimmed archways as per plan.
- Satin Nickel front door grip set with security dead bolt lock with satin nickel levers and hardware on all interior doors and privacy locks on all bathroom doors.
- All interior walls to be painted with quality paint (choice of one colour from builder's standard samples). Kitchen, Laundry room and all Washrooms to be semi-gloss. All interior trim to be painted with semi-gloss paint.
- Sprayed texture ceilings with 4" smooth border throughout, SMOOTH CEILINGS in kitchen, all bathrooms, powder room and laundry room.

SUPERIOR CONSTRUCTION

- Poured concrete foundation walls.
- SUPERIOR 2 x 6 WOOD FRAME CONSTRUCTION on exterior walls
- 5/8" O.S.B. tongue and groove sub-flooring fastened with nails and screws.
- PROFESSIONALLY engineered roof trusses (as per applicable plan).
- ENGINEERED FLOOR JOIST SYSTEM.
- Garage floors to be steel reinforced poured concrete.

KITCHEN/BATH/LAUNDRY

- Purchaser's choice of DESIGNER KITCHEN CABINETS with counter tops with FLUSH BREAKFAST BAR (as per plan).
- Split electrical outlets on kitchen counter level for small appliances.
- 6" STAINLESS STEEL kitchen exhaust fan with light and hood vented too outside.
- Double stainless-steel sink with single lever faucet.
- Vanity in all bathrooms finished with laminate countertop, as per plan.
- PEDESTAL SINK in powder room where applicable.
- DESIGNER CERAMIC 8"x10" wall and ceiling tile in shower stalls with quartz jamb surround on walls and floor.
- Bathtub enclosures finished with 8"x10" tile, up to ceiling height.
- FULL HEIGHT FRAMED GLASS SHOWER ENCLOSURE (as per applicable plan) in primary ensuite shower.
- PRE-FIXED MIRRORS in all bathrooms and square mirror above pedestal sink in powder room.
- SINGLE LEVER Chrome lavatory faucets for bathroom sinks.
- CHROME shower and tub fixtures.
- Durable, condensation free and noise free plastic 1/2" PEX plumbing pipes and fittings throughout.
- Stackable washer/dryer connections, as per plan and laundry tub with faucet, (in applicable models).
- Pressure balanced temperature control valves in primary ensuite and main bath shower enclosure.
- Energy efficient water saver shower heads and toilet tanks.

HEATING/INSULATION/AIR CONDITIONING

- Insulation will meet or exceed Ontario Building Code Standards.
- Expansion foam insulation to perimeter of exterior doors and windows and for all exposed floor areas.
- House sealed with vapor barrier as per Ontario Building Code.
- HIGH EFFICIENCY forced air gas furnace with electronic ignition, (may be relocated at vendor's discretion).
- Includes a HRV system for increase air quality and circulation.
- NEST THERMOSTAT and HRV controls located on the main floor.
- Exhaust fan in powder room, all bathrooms, and laundry room.
- CENTRAL AIR CONDITIONING (may be relocated at vendor's discretion)
- Power vented rental gas hot water heater.

ELECTRICAL/MEDIA/SECURITY

- Electrical service with copper wiring and arch fault protector circuit breakers.
- Electrical outlets in all bathrooms and powder room include ground fault interrupter (GFI).
- Switched light fixtures (pre-selected by builder) in all rooms except living room (as per plan). Switched outlet in living room. Dining room light capped for future fixture.
- White DECORA STYLE light switches & plugs throughout.
- Door chime with door-bell at front entry.
- Direct wired electronic Smoke Detector & Carbon Monoxide Detectors installed on each floor, as per Electrical Safety Authority.
- Electrical outlet installed in garage ceiling for future garage door opener.
- Heavy duty wiring for stove and dryer receptacle provided.
- Rough-in alarm for doors and windows on Ground or Main floor.
- Rough-in for CENTRAL VACUUM inlets, dropped to garage.
- ESQUIRE HOMES will provide an appointment with our qualified contractor to explain and coordinate any extra media or security requirements you may desire.

WARRANTY

- The Builder is committed to providing excellent service under the guidelines by Tarion Home warranty program including:
- One (1) year warranty protection against defects in workmanship and materials supported by the Tarion Warranty Corporation.
- Two (2) year warranty protection against defects in workmanship and materials including electrical, plumbing and heating delivery and distribution systems, and caulking for windows and doors preventing water penetrations.
- Seven (7) year warranty protection against major structural defects as defined in the Tarion Warranties Planning Act.

SCHEDULE A-1

All dimensions, specifications & terms are approximate and subject to change without notice. E&O.E. March 27, 2023.



Ontario
Home Builders'
Association

TARION
PROTECTING ONTARIO'S NEW HOME BUYERS





meadowtownhomes.com

