



RESIDENTIAL DEVELOPMENT • GRIMSBY, ONTARIO

PARK LANDING

ENCLAVE

TARBUTT
CONSTRUCTION LTD.
GENERAL CONTRACTORS



parkland crossing



A New Grimsby Enclave Development

5 SINGLES



10 SEMIS



Laura Carbell-Gillis B.A.

Sales Representative

Kosi Baotic

Sales Representative

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PARKLAND CROSSING SITE PLAN



QEW

 LOT-1,10
(SINGLES)

 LOT-2,3,4
(SINGLES)

 LOT- 5A&B, 6A&B,
7A&B, 8A&B, 9A&B
(SEMIS)

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PREMIUM UPGRADES

EXTERIOR

- Pot lights in soffit of wrap around porch.
- Receptacle in soffit controlled by indoor switch for exterior lighting.
- Enlarged rear deck, 12 ft. x 14 ft.
- Paved driveway (2 coats).

GARAGE

- Premium Quality moulded steel paneled sectional roll-up insulated garage doors some elevations with glass window inserts for natural daylight equipped with heavy duty springs and lifelong rust resistant door hardware as per plans.
- Automatic garage door operator complete with exterior key pad access and WiFi capabilities for off- site access of control.
- Flush built beam construction allowing for a higher ceiling, flat finish.
- Additional receptacles for utility access.
- LED ceiling fluorescent lighting.
- All walls and ceiling are insulated to allow for future heating.
- Hot and cold water with hose faucet attachment.

BASEMENT

- Enlarged windows at three locations.
- Lighting controlled by switches at the bottom of the stairs.
- Stand alone dehumidifier.
- Flush mount beam construction for higher ductwork installation.
- Cold storage room with weather stripped door as per plan.
- Vent & electrical light in cold storage room (plan specific).
- Poured concrete basement walls with heavy duty waterproofing & upgraded drainage membrane, which creates a trouble-free basement with 2 inch Styrofoam insulation (R-10) added to the exterior, prior to backfilling.

PREMIUM UPGRADES

MAIN FLOOR

- Enlarged coat/storage closet.
- Premium engineered hard wood flooring in living room, dining room and kitchen.
- Upgraded trim package.
- Enlarged transom window over front door.
- Pot lights in living room, dining room and kitchen controlled by dimmer switches.
- Enlarged kitchen window 4 ft. x 4 ft.
- Custom designed kitchen millwork, complete with upgraded faucet.
- Double stainless steel “undermount” sink with Moen single lever pullout faucet.
- Quartz countertop from Vendor’s samples.
- Stainless steel hood exhaust fan with vent to exterior.
- Custom designed millwork in laundry room.
- Enlarged laundry room window, 4 ft. x 4 ft.
- Pocket door at powder room.
- Upgraded one piece American Standard toilet with soft close seat and lid.
- Upgraded sink faucet.

SECOND LEVEL

- Pot lights in corridor.
- Pot lights with dimmer switch control in master bedroom.
- Power and TV cable at elevated wall location for wall mount TV monitor.
- Enlarged ensuite washroom.
- Pot lights in ensuite washroom.
- Custom designed millwork, complete with upgraded faucet and two sinks.
- Large, 6 ft. tub with upgraded faucet.
- Large tile and glass shower with upgraded controls and shower head.
- Main bathroom tub with tile wall surround.

GENERAL

- Duct cleaning of all vents prior to occupancy.
- All units to have central air conditioning.



Exceptional Standard Features

Distinctive Exteriors

1. Outstanding architectural features such as brick, stone & precast detailing such as keystones & sills. Aluminum frieze board, decorative columns and tooled front genuine clay brick masonry joints, as per front elevation. Decorative low-maintenance painted vinyl corner post and flashing accents as per plan.
2. Architecturally controlled colour schemes from Builder's selections for the purpose of providing pleasing streetscape.
3. Split finish Low E, Argon, Energy Star Qualified Maintenance free vinyl casement windows on main and bedroom level. Basement windows are white vinyl sliders.
4. Covered front entries and porches may not apply to all plans.
5. Quality painted metal insulated front entry door to match interior door style with grip set and deadbolt lock with keyless entry.
6. Metal insulated interior garage access door (if grade permits) complete with safety door closure.
7. Pre-finished maintenance free aluminum soffits, fascia, eaves trough, downspouts and ceiling of front covered porches.
8. Precast steps at rear. Lots requiring a landing due to grade will be delivered with a deck approximately 48 square feet or as per plans.
9. Poured concrete front porches.
10. Exterior coach lamps made of low maintenance cast aluminum.
11. Two (2) waterproof electrical outlets, one at front of house and one at rear of house.

12. Two (2) hose bibs, one in garage and one at rear of house.
13. Self-sealing shingle roof.
14. Poured concrete garage floors.
15. Fully sodded lot front, side and rear areas with tree in boulevard, as per city requirements.

GRAND INTERIORS

1. Four hours of design time with the interior designer.
2. 9' main floor ceilings (some ceilings may be lowered to accommodate HVAC and plumbing)
3. Cathedrals and open two-storey areas, as per plans.
4. Elegant staircases open to second storey areas and lower landings, as per plan.
5. Master bedrooms complete with ensuites and walk-in closets, as per plan.
6. Panel smooth surface interior door style.
7. Wire shelving in all closets.
8. 2 panel smooth doors at front entry closet, as per plan.
9. Satin Nickel or Venetian bronze lever handles for interior doors.
10. 2 3/4" colonial style casing on all doors and window frames as well as 4 1/4" colonial style baseboards throughout.(No trim to archways)
11. Oak railings, 2 3/4" newell posts, upgraded colonial handrail, 1 1/4" pickets & 4" nosing, to finished areas, as per plan.

12. All oak stringers on staircase in finished areas only.
13. Colonial interior trim painted semi-glass designer white.

ENVIRONMENTAL AND ENERGY FEATURES

1. Sound 2" x 6" exterior wall construction.
2. 3/8" roof plywood sheeting.
3. Exterior walls and ceiling to be fully insulated with polyethylene vapour barrier conforming to the Ontario Building Code to enhance conservation of energy.
4. Caulking and weather-stripping on insulated metal front entry door.
5. Gas forced air high-efficiency furnace complete with electric ignition power vented to exterior.
6. High efficiency gas fired tankless hot water heater on a rental basis power vented to exterior.
7. Programmable thermostat centrally located on main floor.
8. Steel beam construction in basement.
9. All wall-framing members to be spaced not more than 16 inches apart.
10. Condensation/hammer free & ABS plumbing system throughout.

FLOORING FEATURES

1. Choice of quality ceramic tile in foyer, kitchen, entries, laundry room and all bathrooms as per plan.
2. Choice of 32oz Nylon, 36oz polyester or Fortuna Berber with 3/8" chip underpad in all non-ceramic areas as per plan.
3. Concrete basement floor with drain.

KITCHEN FEATURES

1. Quality kitchen cabinets with 3/4" board construction in a wide choice of styles from Builder's standard samples.
2. 13" deep upper kitchen cabinetry.
3. No VOC paint used on cabinetry.
4. Colour co-ordinated kick plates to compliment cabinets.
5. Dishwasher rough in included (plumbing and electrical).
6. Cabinetry open for dishwasher location.
7. Heavy-duty electrical outlet for future stove.
8. Dedicated outlet for future refrigerator.
9. Electrical outlets at counter level for small appliances.

BATHROOM AND LAUNDRY FEATURES

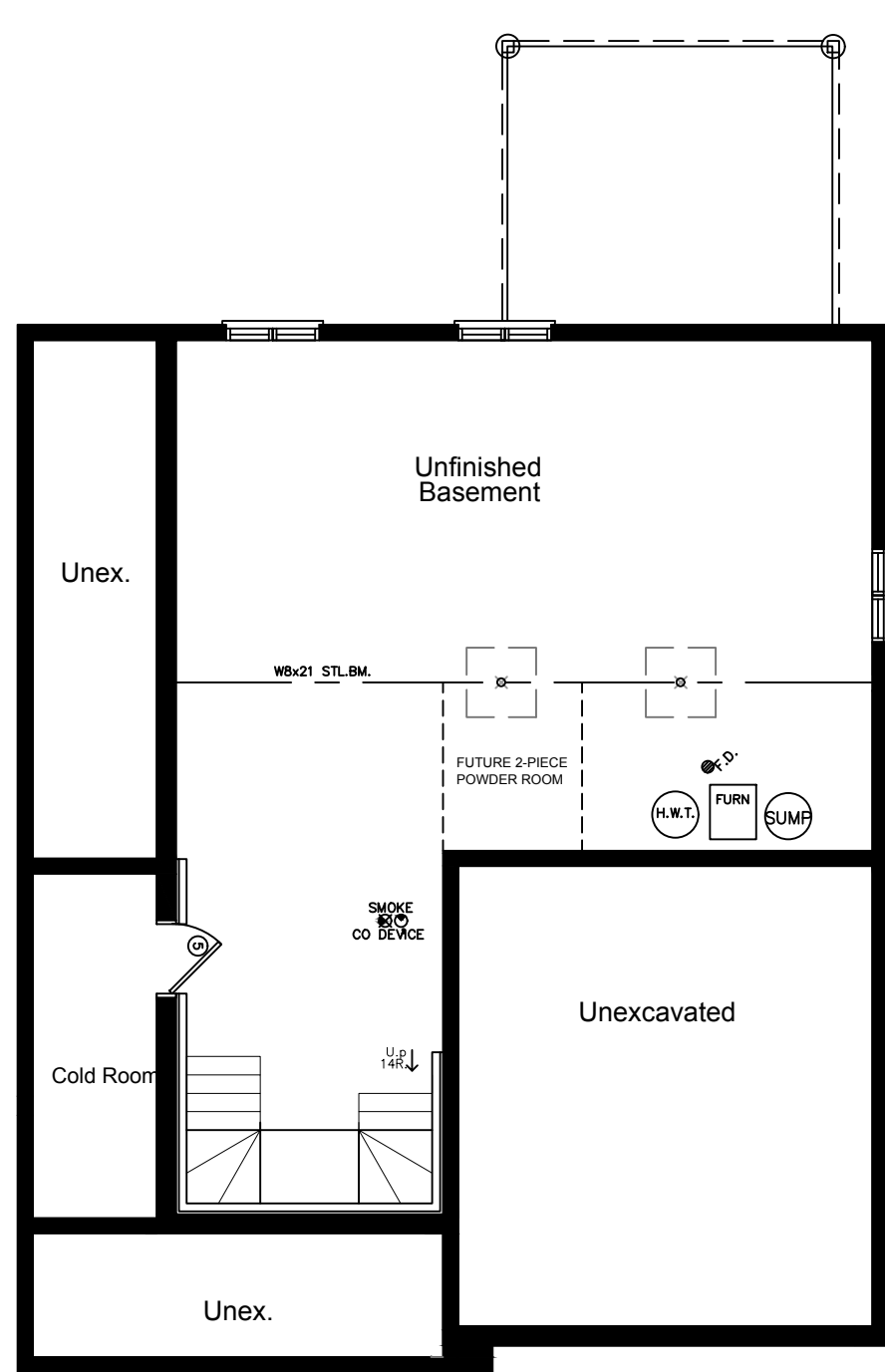
1. Ensuite tub with ceramic deck and required splash border as per plan.
2. Imported 8" x 10" ceramic tiles in all main bath enclosures up to ceiling (as per plan).
3. Choice of quality cabinetry from Builder's samples in all bathrooms and powder room.
4. Colour co-ordinated kick plates to compliment cabinets.
5. Laminate countertop from Vendor's standard vanity samples.
6. All white bathroom plumbing fixtures.
7. Bathroom accessories to include towel bar, toilet tissue dispenser and soap dish in bathtub enclose.
8. Quality plate mirrors in all bathrooms.
9. Single lever faucets with pop up drains throughout except laundry and oval tubs. Moen 2 handle chrome faucet in powder room.
10. Pressure-balance control valves in all showers.
11. Ground fault interrupter protected receptacles in all bathrooms and powder room.

12. Exhaust fan vented to the outside in all bathrooms and powder room with or without window, and laundry are as required.
13. Privacy door locks on bathrooms.
14. Single basin laundry tub in all units with 2 handle, hot and cold water faucet, as per plan.
15. Drain and water connection, and electrical outlet for future automatic washer.
16. Heavy duty electrical outlet and outside vent for future dryer.
8. Electric door chime installed.
9. Interconnected smoke detectors located in each bedroom for your family's protections.
10. Rough in central vacuum system to garage.
11. One combination carbon monoxide/smoke detector located on each level. Location determined by Builder.

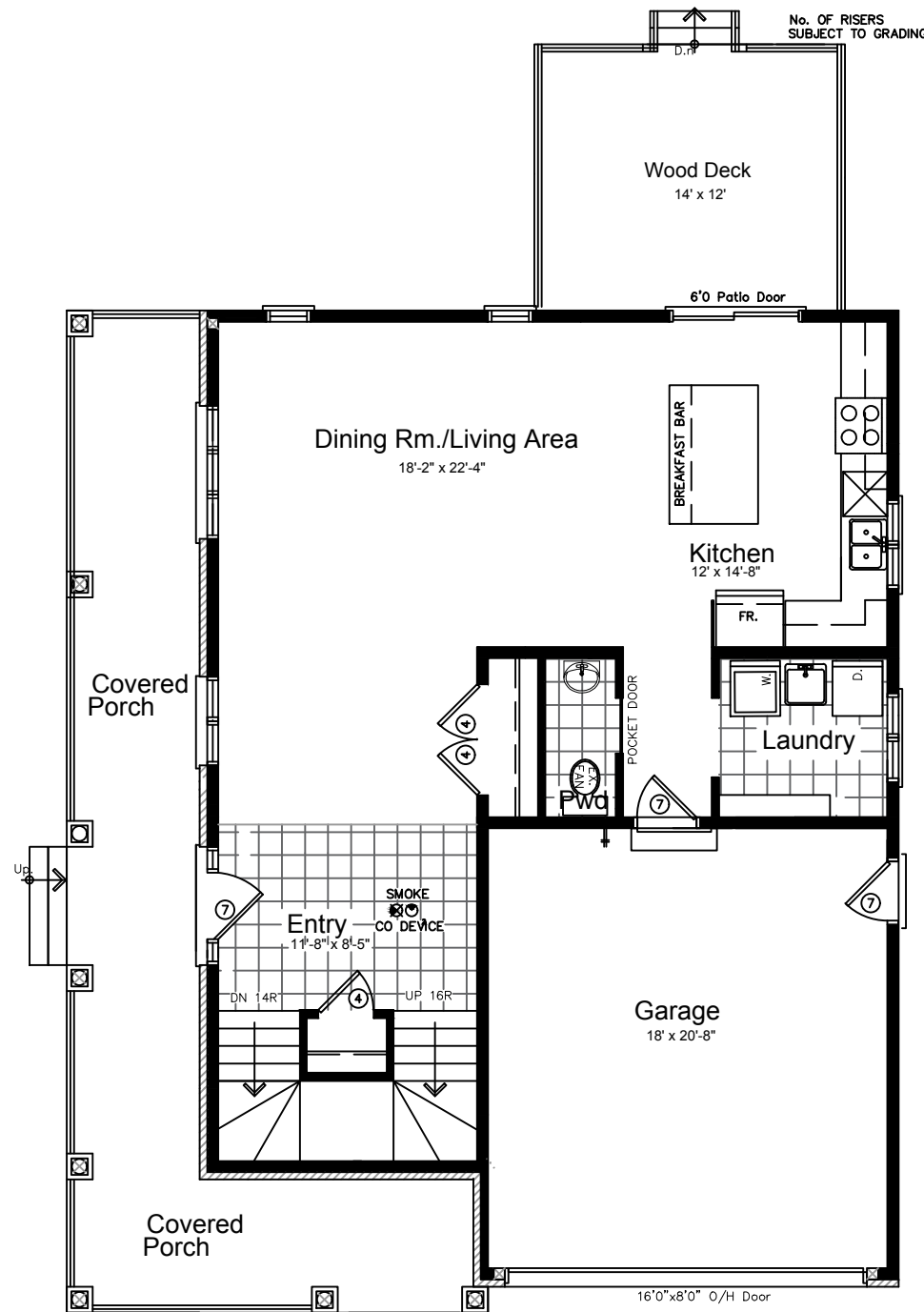
ELECTRICAL FEATURES

1. One roughed in station for electric car plug in.
2. 200 AMP electrical service with circuit breaker panel (labelled) and all copper wiring.
3. White Decora switches and plugs throughout in all finished areas.
4. Interior light fixtures throughout including all bedrooms.
5. Modern light fixtures throughout upper, main and lower hall areas.
6. Polished chrome vanity light fixtures with satin white glass in all bathrooms and powder room.
7. Rough in security system as per Builder's standard.

Please Note: The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the dwelling may vary from Vendor's samples as a result of normal manufacturing and installation processes.

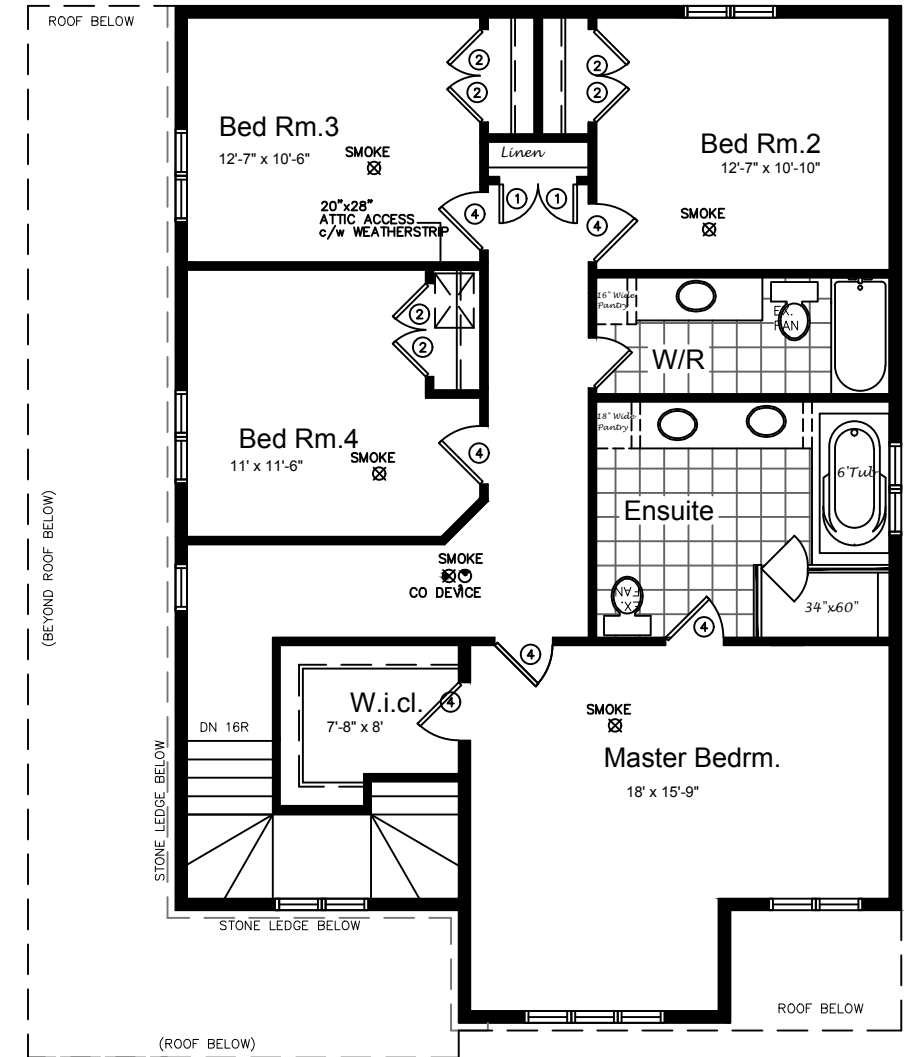


Basement



Ground Floor Plan

940.00 Sq.Ft.
TOTAL 2205.00 Sq.Ft.



Second Floor Plan

1265.00



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LOT-1

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Front Elev. (Facing Lindsay Way)



Street Side Elevation (Facing Park. Road)



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LOT - 1

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PRICING

		Lot Size	House Size
Lot 1	\$729,900	55' x 83'-9"	2,205 sq ft
Lot 10	SOLD	49' x 84'-2"	2,341 sq ft
Lot 5A	SOLD	25'-5" x 83'-9"	1,610 sq ft
Lot 5B	SOLD	25'-5" x 83'-9"	1,610 sq ft
Lot 6A	SOLD	25'-5" x 83'-9"	1,610 sq ft
Lot 6B	SOLD	25'-9" x 83'-9"	1,610 sq ft
Lot 7A	SOLD	24'-3" x 84'-0"	1,530 sq ft
Lot 7B	SOLD	24'-3" x 84'-0"	1,530 sq ft
Lot 8A	SOLD	24'-3" x 84'-2"	1,530 sq ft
Lot 8B	SOLD	24'-3" x 84'-2"	1,530 sq ft
Lot 9A	SOLD	24'-3" x 84'-4"	1,530 sq ft
Lot 9B	SOLD	24'-3" x 84'-4"	1,530 sq ft
Lot 2	SOLD	51'-4" x 83'-9"	2,485 sq ft
Lot 3	SOLD	51'-4" x 83'-9"	2,485 sq ft
Lot 4	SOLD	51'-4" x 83'-9"	2,485 sq ft

Condo Fees \$85.00 per month

We've Got Your Back Mortgages



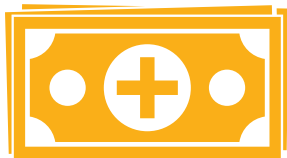
Meridian Rate Blend

Let's say rates drop and you want to take advantage of lower rates. Simple. One of the things we can do is extend your mortgage and blend your current rate with the new lower one. No fees. No penalties. No problem.



Meridian 20/20 Option

Want to pay off your mortgage faster? Well you can make a lump sum payment of up to 20% of your original mortgage amount or increase your regular payment amount by 20%. Just say the word (or number).



Cash Bonus Offer

Now you have a home. How about some furniture to go with it? Get a few extra bucks for all those new home expenses with up to 3% cash bonus on your mortgage.



Skip-a-Mortgage-Payment

Need a little break from your mortgage? You can skip one month's payment per year, up to a maximum four times per mortgage term.



Local Decision-Making

One of the things that makes us different is the control we give to our branch managers. They are empowered with the tools and resources to make time-saving decisions at the local level on your mortgage. It's just another way we have your back.



We've Got Your Back

No matter which Meridian mortgage you choose, if for an unexpected reason you think you may find yourself unable to meet your repayment obligations, we will work with you to re-structure your mortgage or find another solution. Our goal is to make sure you stay in your home.



PERSONAL FINANCIAL STATEMENT

Name of borrower(s): _____

Surname	First Name	Middle Name	Birth Date (MO, DD, YYYY)	S.I.N (include spaces)
Address	City	Postal Code	Phone #	Driver's Licence #
Previous Address			# of Dependents (excluding spouse)	
Employer Name	Occupation	Business Phone #	Years Employed	Gross Annual Income

Spouse Surname	First Name	Middle Name	Birth Date (MO, DD, YYYY)	S.I.N (include spaces)
Employer Name	Occupation	Business Phone #	Years Employed	Gross Annual Income

Real Estate Address	Registered Owner	Purchase Price	Year Purchased	Current Est. Market Value	Mortgage Holder	Mortgage Ballance	Annual Taxes	Payment P+I+T
Total				\$0.00		\$0.00		\$0.00
				(i)		(ii)		(iii)

Assets	Value	Liabilities	Balance	Monthly Payment
Cash (Credit Union / Bank, etc.)		Credit Cards		
Non Registered Investments		Investment Loans		
Registered Investment		Unpaid Income Tax		
Live Insurance CSV				
Real Estate (Schedule 1 above)	from Total (i) \$0.00	Real Estate Loans (Schedule 1 above)	from Total (ii) \$0.00	from Total (iii) \$0.00
Vehicles (Make / Model / Year)		Vehicle Loans		
Vehicles (Make / Model / Year)		Vehicle Loans		
Vehicles (Make / Model / Year)		Vehicle Loans		
Other Assets (excluding borrower		Vehicle Loans		
Total Assets (A)	\$0.00	Total Liabilities (B)	\$0.00	\$0.00
	Net Worth (A-B)		\$0.00	

Are you presently a co-signer or guarantor for indebtedness of another party? Yes No

If Yes, provide detail: _____

Have you ever declared personal bankruptcy, or been an owner or director of a corporation that declared bankruptcy? Yes No

If Yes, provide detail: _____

I hereby certify that the above statement is accurate and true to my best knowledge as at the under noted date. I authorize Meridian Credit Union to obtain such factual and investigative information regarding me from others as permitted by law and to furnish other credit granters and any credit bureau particulars of this personal financial statement. In addition, I hereby acknowledge notice from the credit union that a consumer report containing credit information may or will be referred to in connection with an application for credit or any renewal or extension thereof.

Date: _____

witness: _____

Signature: _____

Spousal Signature (If applicable) _____

Welcome to Meridian. Welcome to different.



Sarah Taylor
Mobile Mortgage Specialist
sarah.taylor@meridiancu.ca

Cell: 905 481 4857

In order to help us assist you and provide you with the best possible advice, kindly bring the following noted information with you to your appointment with your Meridian Mobile Mortgage Specialist **Sarah Taylor**

Income confirmation

- If you are salaried ** 2 pieces are required ** most recent paystub and/or T-4 slip and/or Notice of Assessment and/or Job Letter
- If you are a business owner, last two years tax returns, most recent Notice of Assessment and confirmation of paid GST, 3 months business account statements
- Financial statements of the business for the past 2 years (not required if sole proprietorship)

Home value

- Most recent property tax bill to confirm payments are up to date

Your savings

- Bank account statements
- Other savings
- Investment account statements

RRSP and TFSA savings

- RRSP or TFSA statements
- Notice of Assessment

Outstanding debts

- Mortgage statement
- Credit card statements
- Loan or line of credit statements

Rental Properties (if applicable)

- For each rental unit: mortgage statement, property tax bill, and statement of real estate rentals from personal income tax return

Purchase Agreement

- Lawyer contact information

Other

- SIN card
- Identification



Own Your Home Sooner

Meridian is Ontario's largest credit union, helping more than a quarter of a million Members in communities from Windsor to Ottawa grow their lives and businesses. Over the last six years we have invested millions in donations and sponsorships to make our communities even stronger and more vibrant.

We get to know our Members so that we can proactively advise them on ways to save money, how to invest for the future and what financial solutions are in their best interest. Many decisions on things like mortgages, loans and small business financing are made on the spot, in the branch by employees who know you. Phone calls are answered by the local branch or routed through a 1-800 number in our Ontario-based Contact Centre.

Our Members know that we have their backs. Our employees – more than 1,300 in our branches, Commercial Business Centres, Contact Centre and corporate offices - have the ability and power to make decisions on the spot, because they know our Members' and their circumstances best.

We look for ways to save you money and anticipate things before they become an issue, like blend and extend mortgage feature, which results in reduced mortgage payments for the Member with more of the payments going towards the principal of the mortgage. Best of all, Meridian doesn't charge any brokerage or admin fees.

Meridian combines exceptional Member service with a full range of products and services such as telephone, mobile and online electronic banking services that allow our Members to access their money anywhere, any time.



Talk to me today



So what is it that makes Meridian different anyhow?

What do we offer Real Estate agents who choose to do business with us?

Quite simply:

- Common sense lending practices which will get more clients approved for financing quicker.
- Niche financing products that help grow your sales
- Very competitive Rates
- A strong emphasis on your clients' satisfaction leading to increased referrals back to you.

There's a better way to mortgage with Meridian

To discover the Meridian difference, contact one of our mobile mortgage specialists. We really do like meeting face to face. Guess that's one more way we're different.



Our Members have access to services that are not available through the banks, including

- No-fee access to THE EXCHANGE® Network, with more than 2,500 ABMs across Canada and 425,000 ABMs in the United States;
- Unlimited insurance, unavailable at banks, on registered deposits like RSPs and TFSA's and \$100,000 insurance on regular deposits, the same coverage as banks.