



Sheldon Creek

HOMES

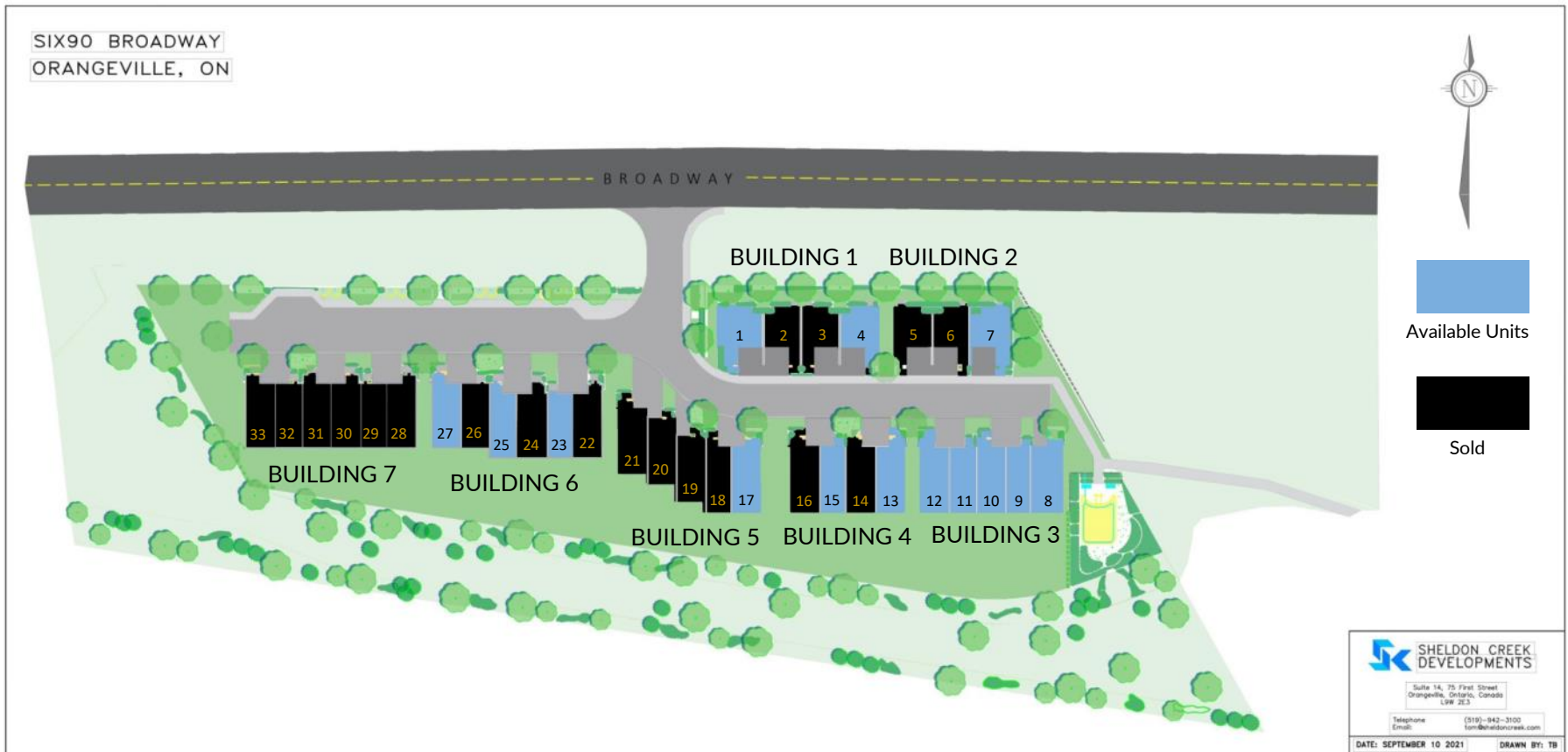
A Division of Sheldon Creek Developments Inc.

SIX90 TOWNS

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SITE PLAN





EXTERIOR CONCEPTS

BUILDING 1



These exterior images are renderings/concepts only.

Buildings to be constructed as per construction drawings and drawings subject to change without notice.

SIX⁹⁰ TOWNS

ELEVATION

BUILDING 1



④ DF-1 END
ELEV. 'A'
LEFT SIDE ELEVATION



④ DF-1 END
ELEV. 'A'
FRONT ELEVATION

③ DF-1
ELEV. 'A' (REV.)

② DF-1
ELEV. 'A'

① DF-1 CORNER
ELEV. 'A' (REV.)



① DF-1 CORNER
ELEV. 'A' (REV.)
RIGHT SIDE ELEVATION



① DF-1 CORNER
ELEV. 'A' (REV.)
REAR ELEVATION

② DF-1
ELEV. 'A'

③ DF-1
ELEV. 'A' (REV.)

④ DF-1 END
ELEV. 'A'

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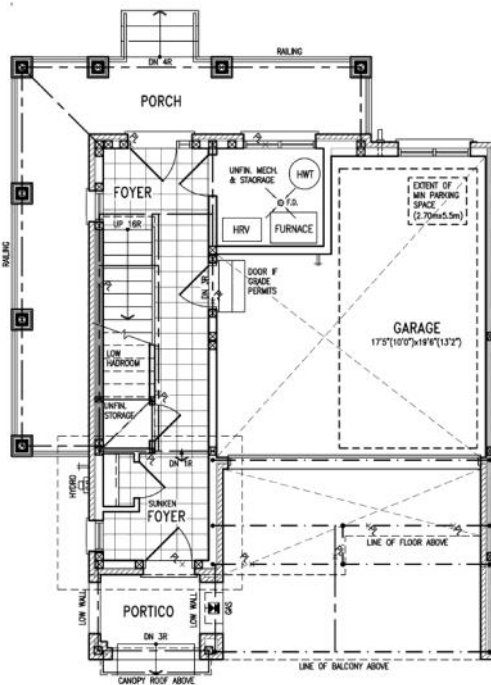
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FLOOR PLANS

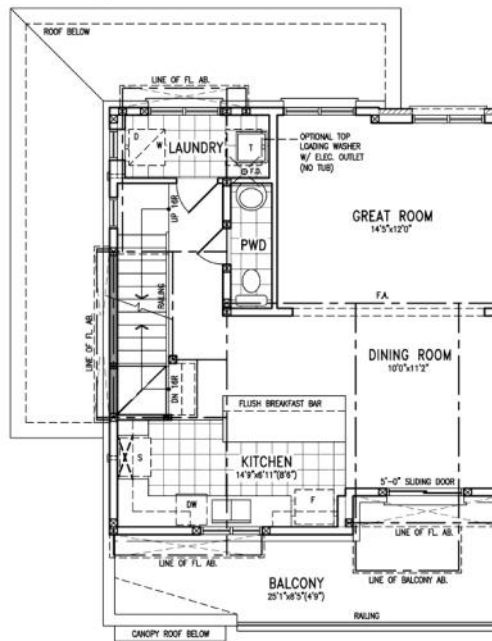
BUILDING 1 - UNIT 1

3 BEDROOM / OPT. 4th BEDROOM
2.5 BATHROOM



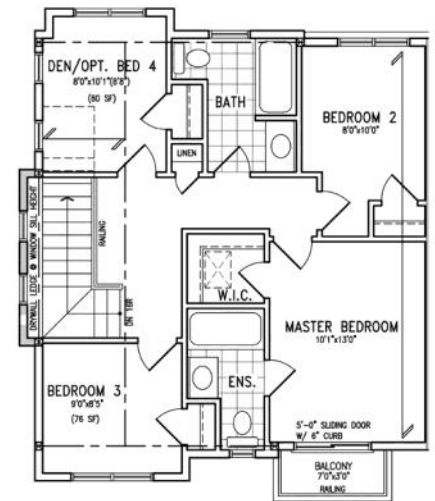
① DF-1 CORNER REVERSED

LOWER LEVEL PLAN



① DF-1 CORNER REVERSED

MAIN LEVEL PLAN



① DF-1 CORNER REVERSED

UPPER LEVEL PLAN

Floor plan shown may show optional items.

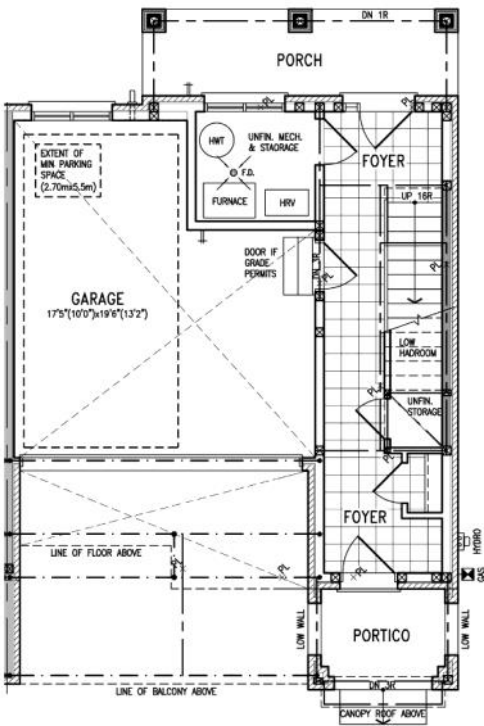
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FLOOR PLANS

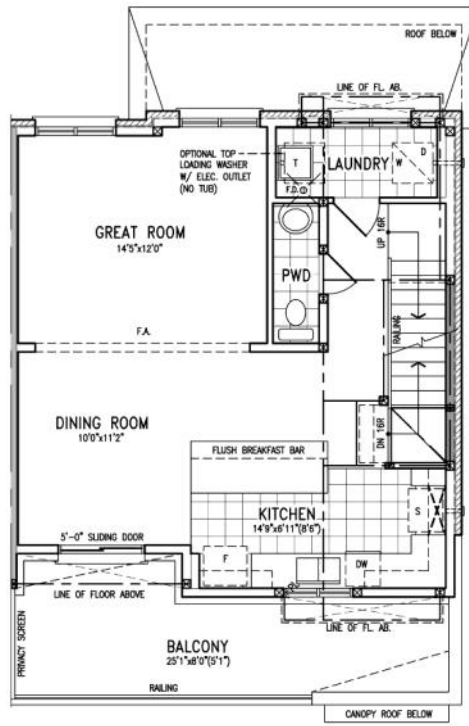
BUILDING 1 - UNIT 4

3 BEDROOM / OPT. 4th BEDROOM
2.5 BATHROOM



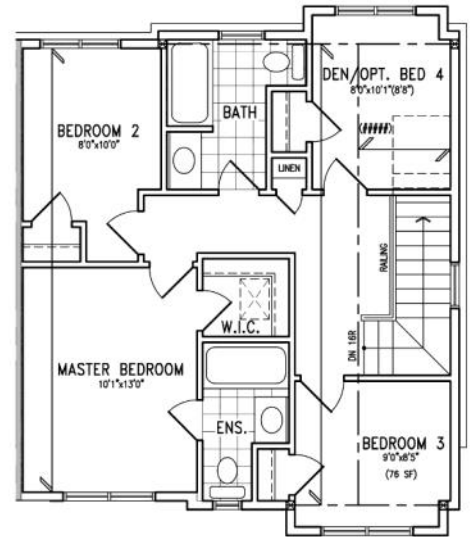
4 DF-1 END

LOWER LEVEL PLAN



4 DF-1 END

MAIN LEVEL PLAN



4 DF-1 END

UPPER LEVEL PLAN

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SIX⁹⁰ TOWNS

ELEVATION

BUILDING 2



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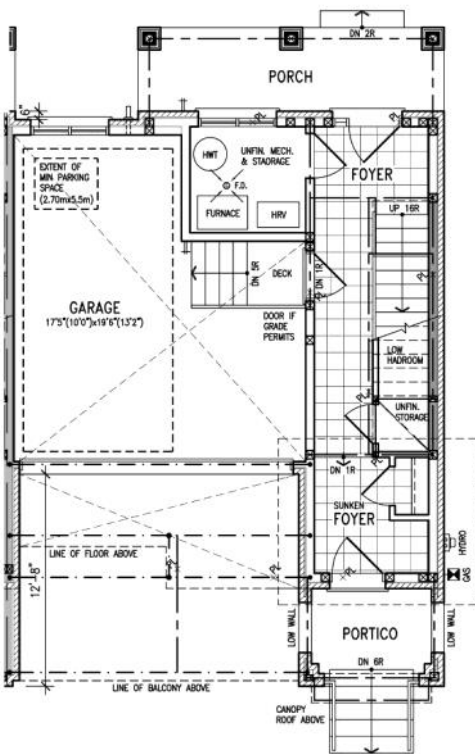
Buildings to be constructed as per construction drawings and drawings subject to change without notice.



FLOOR PLANS

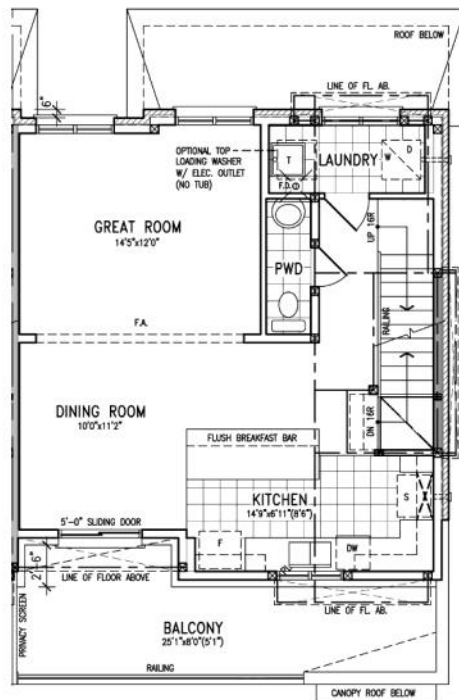
BUILDING 2 - UNIT 7

3 BEDROOM / OPT. 4th BEDROOM
2.5 BATHROOM



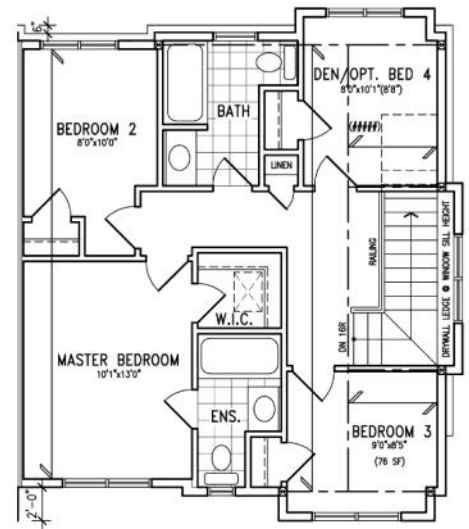
7 DF-1 END

LOWER LEVEL PLAN



7 DF-1 END

MAIN LEVEL PLAN



7 DF-1 END

UPPER LEVEL PLAN

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EXTERIOR CONCEPTS

BUILDING 3



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SIX⁹⁰ TOWNS

ELEVATION

BUILDING 3



8 TH-2E
ELEV. 'B'
LEFT SIDE ELEVATION



8 TH-2E ELEV. 'B' 9 TH-1 ELEV. 'B' 10 TH-2 ELEV. 'B' (REV.) 11 TH-1 ELEV. 'B' 12 TH-2E ELEV. 'B' MOD (REV.)
FRONT ELEVATION



12 TH-2E
ELEV. 'B' MOD (REV.)
RIGHT SIDE ELEVATION



12 TH-2E ELEV. 'B' MOD (REV.) 11 TH-1 ELEV. 'B' 10 TH-2 ELEV. 'B' (REV.) 9 TH-1 ELEV. 'B' 8 TH-2E ELEV. 'B'
REAR ELEVATION

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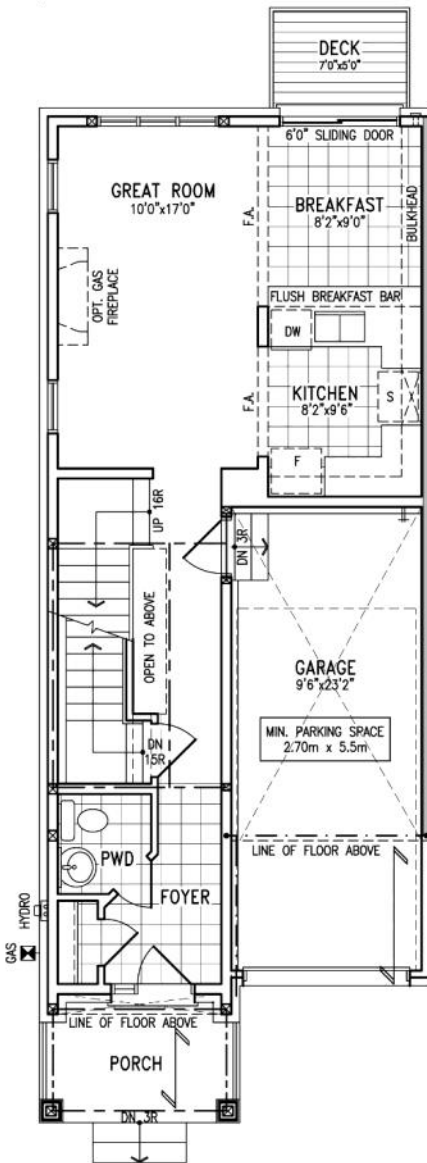
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FLOOR PLANS

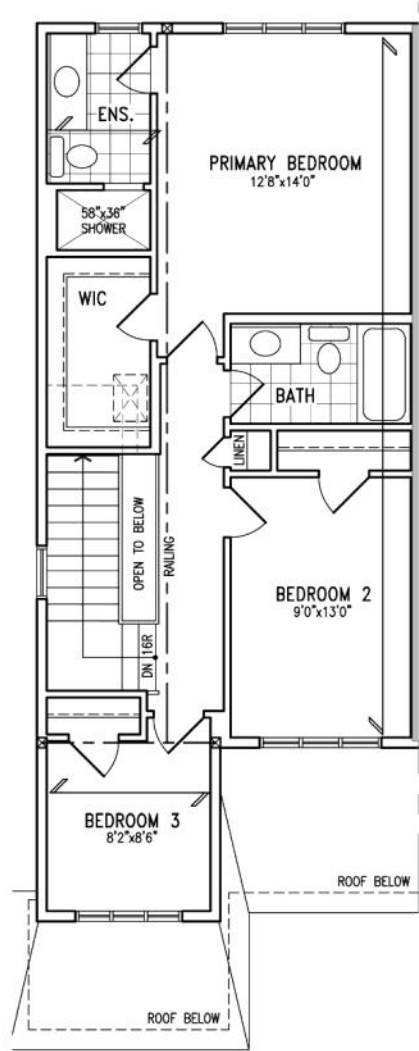
BUILDING 3 - UNIT 8

3 BEDROOM, 2.5 BATHROOM



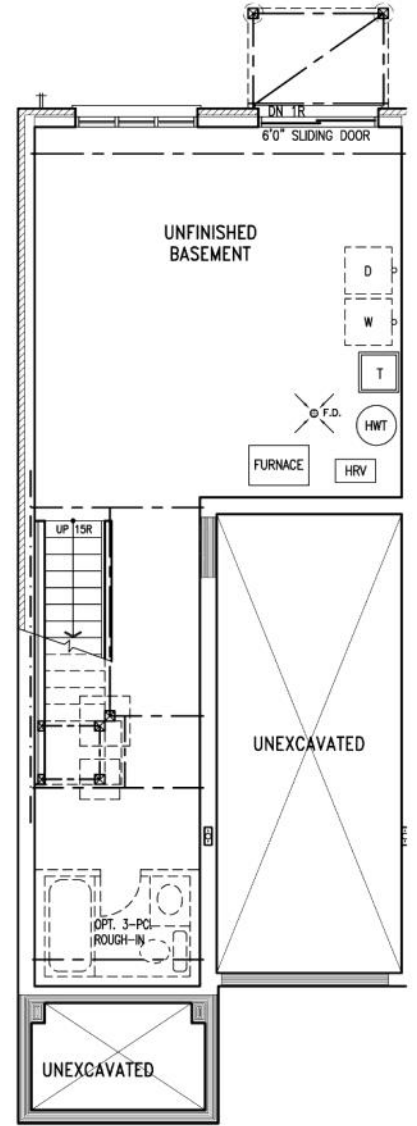
8 TH-2E

GROUND FLOOR



8 TH-2E

SECOND FLOOR



8 TH-2E

BASEMENT

Floor plan shown may show optional items.

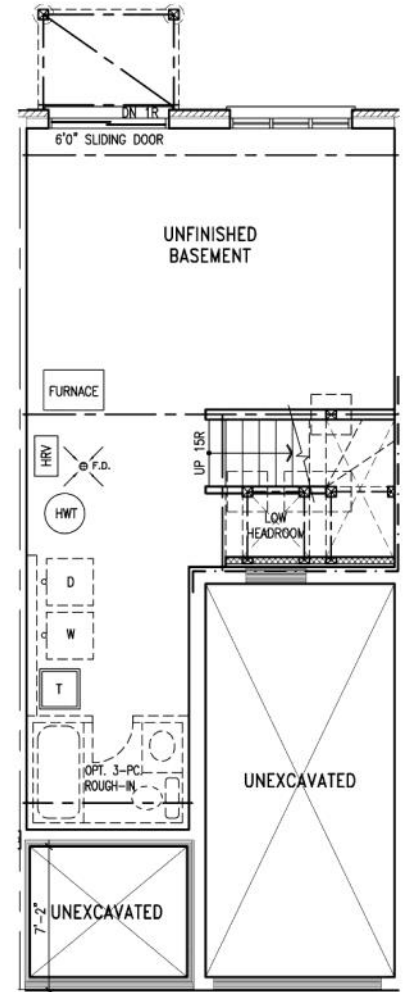
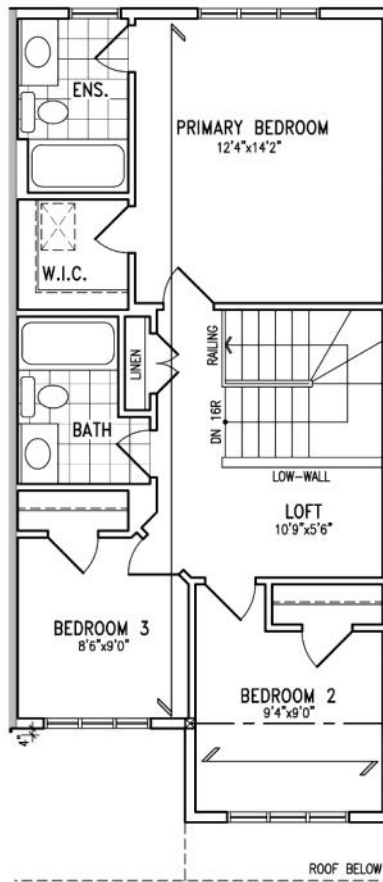
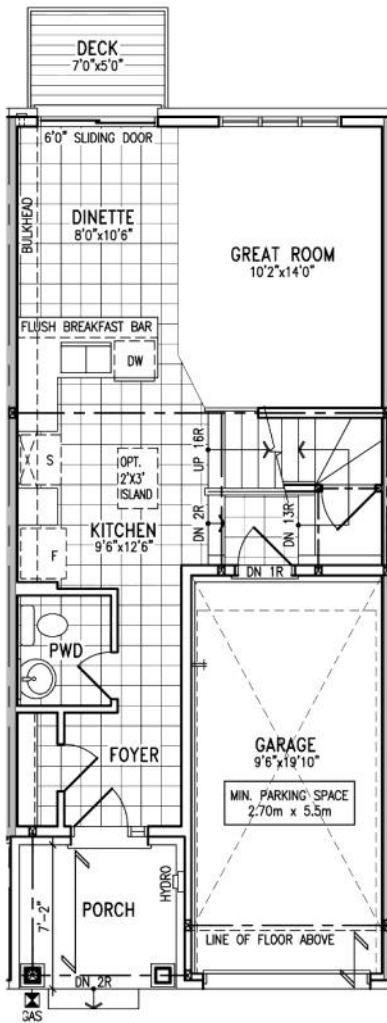
Buildings to be constructed as per construction drawings and drawings subject to change without notice.



FLOOR PLANS

BUILDING 3 - UNIT 9

3 BEDROOM, 2.5 BATHROOM



9 TH-1

9 TH-1

9 TH-1

GROUND FLOOR

SECOND FLOOR

BASEMENT

Floor plan shown may show optional items.

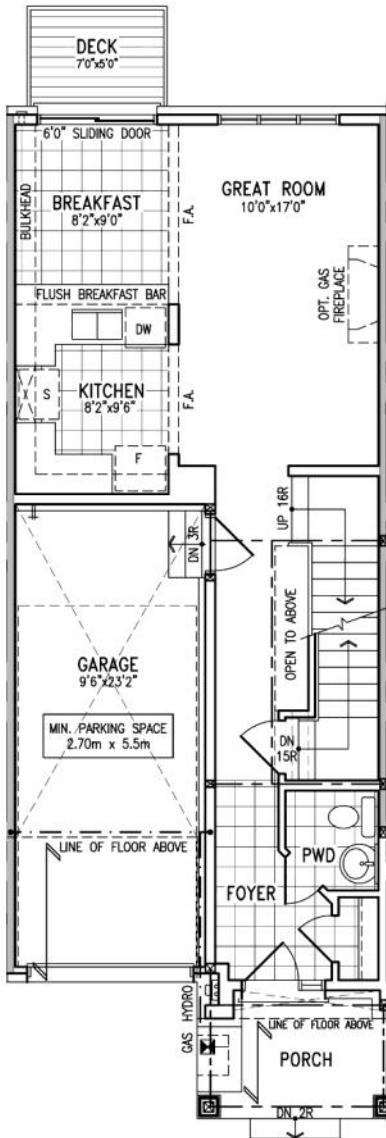
Buildings to be constructed as per construction drawings and drawings subject to change without notice.



FLOOR PLANS

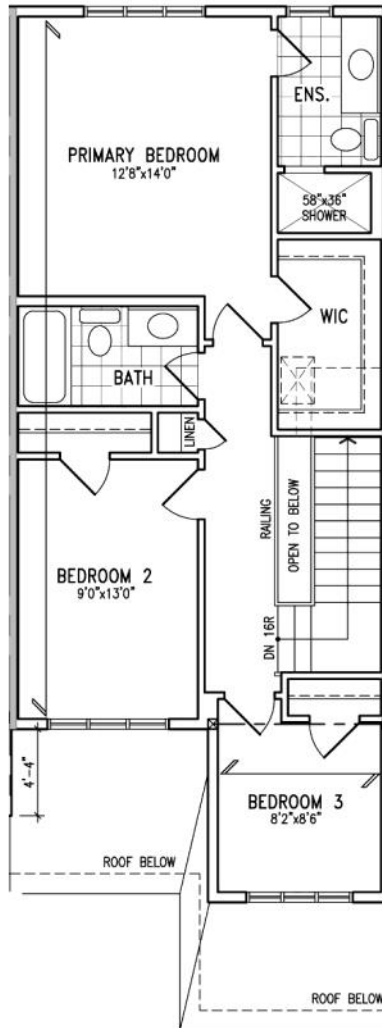
BUILDING 3 - UNIT 10

3 BEDROOM, 2.5 BATHROOM



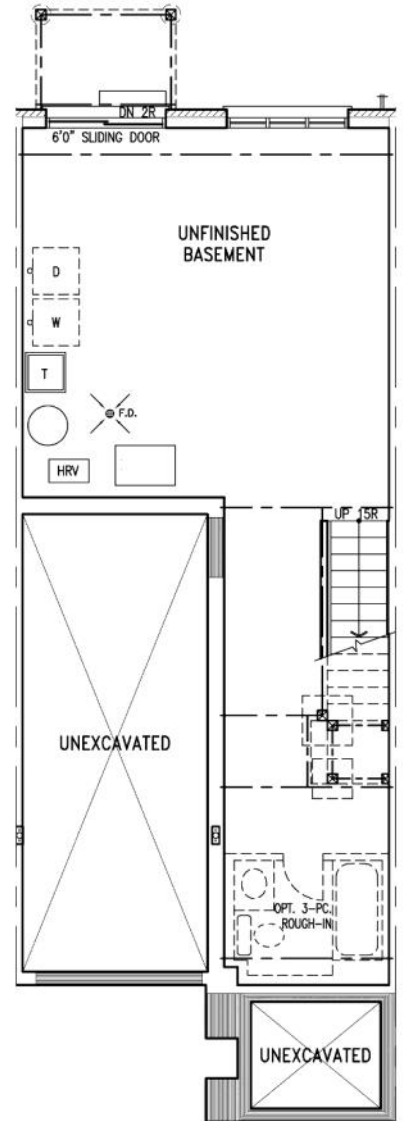
10 TH-2 REVERSED

GROUND FLOOR



10 TH-2 REVERSED

SECOND FLOOR



10 TH-2 REVERSED

BASEMENT

Floor plan shown may show optional items.

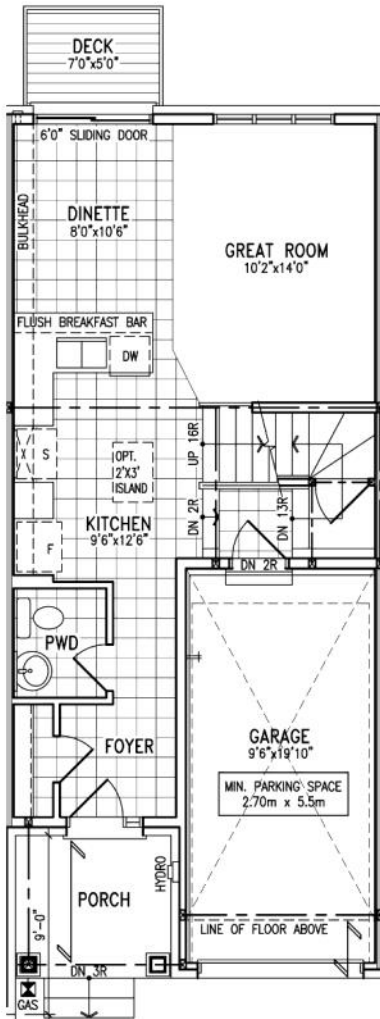
Buildings to be constructed as per construction drawings and drawings subject to change without notice.



FLOOR PLANS

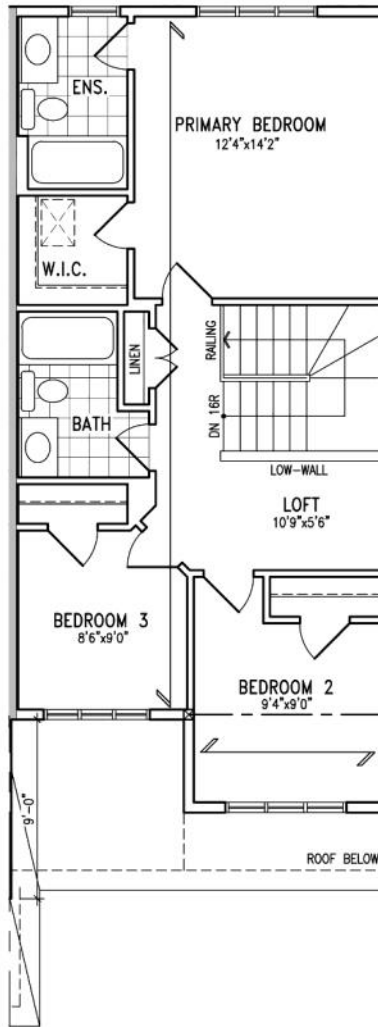
BUILDING 3 - UNIT 11

3 BEDROOM, 2.5 BATHROOM



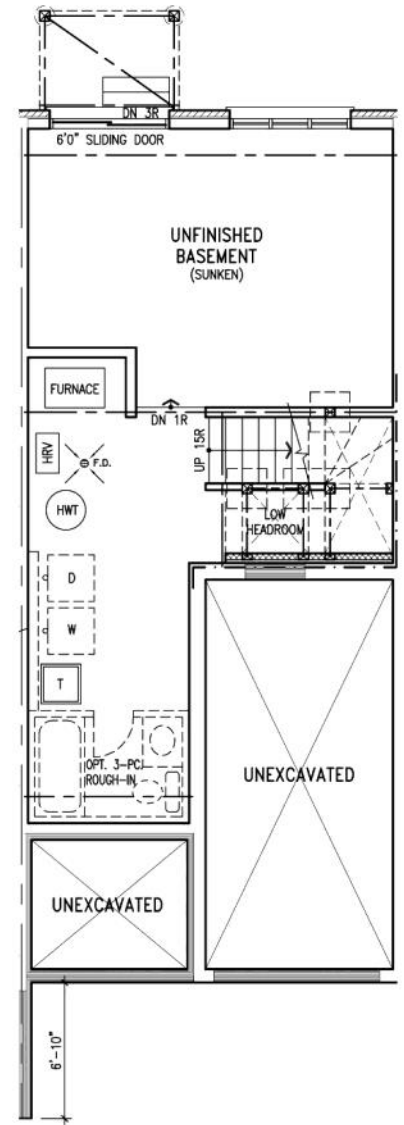
11 TH-1

GROUND FLOOR



11 TH-1

SECOND FLOOR



11 TH-1

BASEMENT

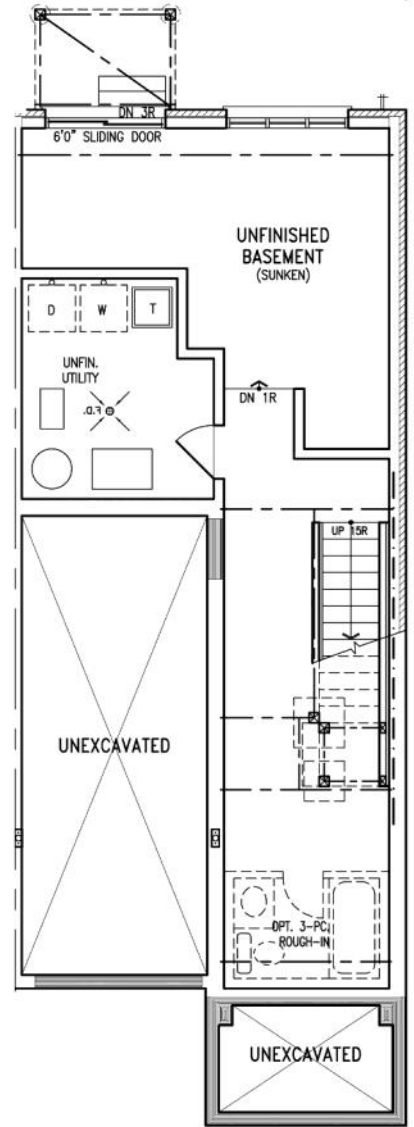
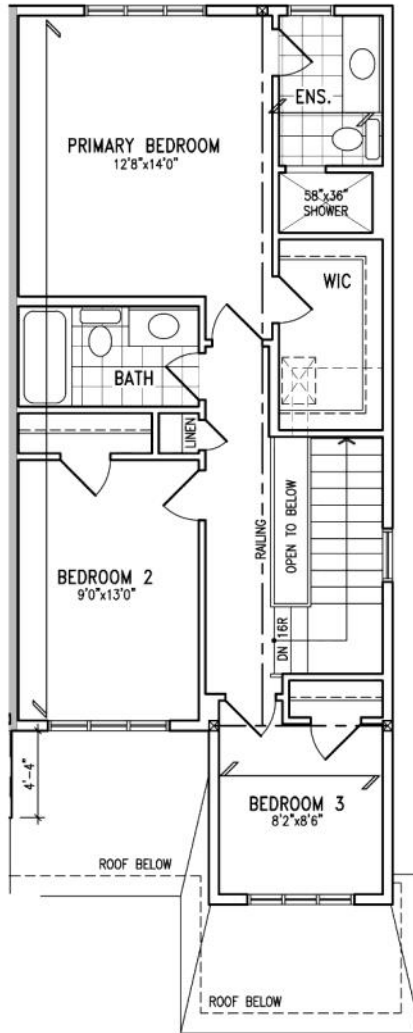
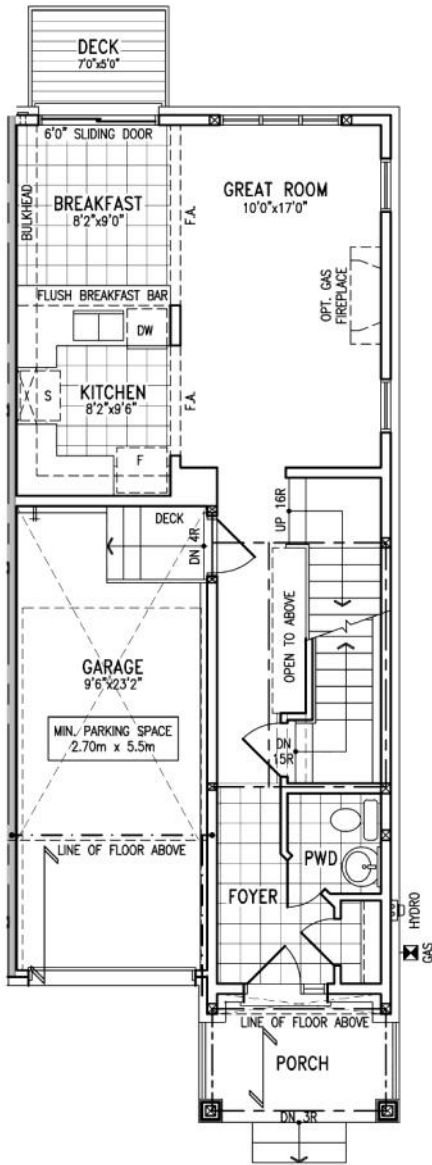
Floor plan shown may show optional items.

Buildings to be constructed as per construction drawings and drawings subject to change without notice.

FLOOR PLANS

BUILDING 3 - UNIT 12

3 BEDROOM, 2.5 BATHROOM



12 TH-2E REVERSED

12 TH-2E REVERSED

12 TH-2E REVERSED

GROUND FLOOR

SECOND FLOOR

BASEMENT

Floor plan shown may show optional items.

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ELEVATION

BUILDING 4



13 TH-2E
ELEV. 'A'
LEFT SIDE ELEVATION



13 TH-2E
ELEV. 'A'
FRONT ELEVATION

14 TH-2
ELEV. 'A' (REV.)

15 TH-1
ELEV. 'A'

16 TH-2E
ELEV. 'A' MOD (REV.)



16 TH-2E
ELEV. 'A' MOD (REV.)
RIGHT SIDE ELEVATION



16 TH-2E
ELEV. 'A' MOD (REV.)
REAR ELEVATION

15 TH-1
ELEV. 'A'

14 TH-2
ELEV. 'A' (REV.)

13 TH-2E
ELEV. 'A'

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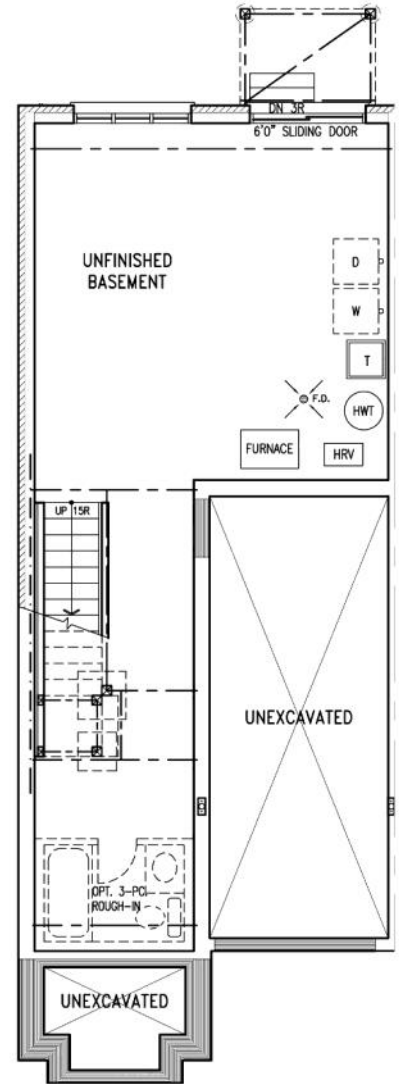
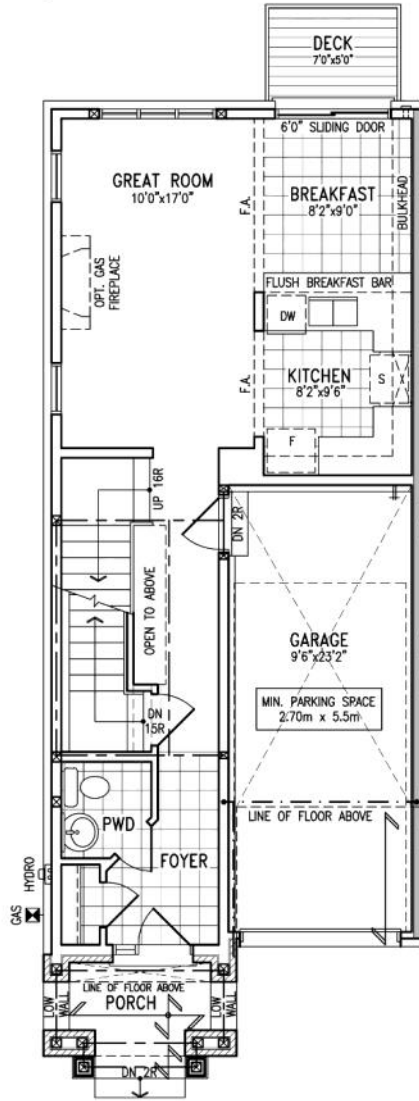
Buildings to be constructed as per construction drawings and drawings subject to change without notice.



FLOOR PLANS

BUILDING 4 - UNIT 13

3 BEDROOM, 2.5 BATHROOM



13 TH-2E
ELEV. 'A'

GROUND FLOOR

13 TH-2E

SECOND FLOOR

13 TH-2E

BASEMENT

Floor plan shown may show optional items.

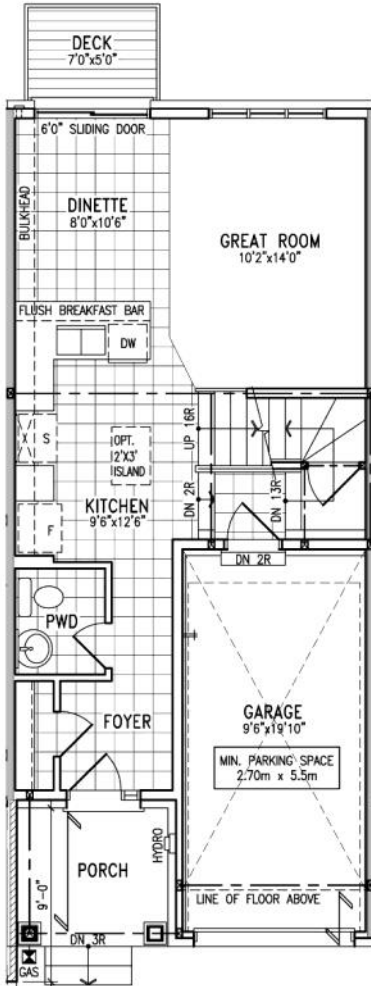
Buildings to be constructed as per construction drawings and drawings subject to change without notice.



FLOOR PLANS

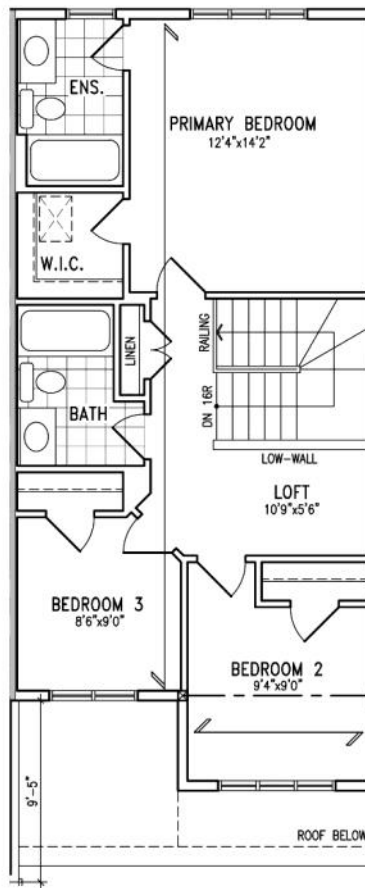
BUILDING 4 - UNIT 15

3 BEDROOM, 2.5 BATHROOM



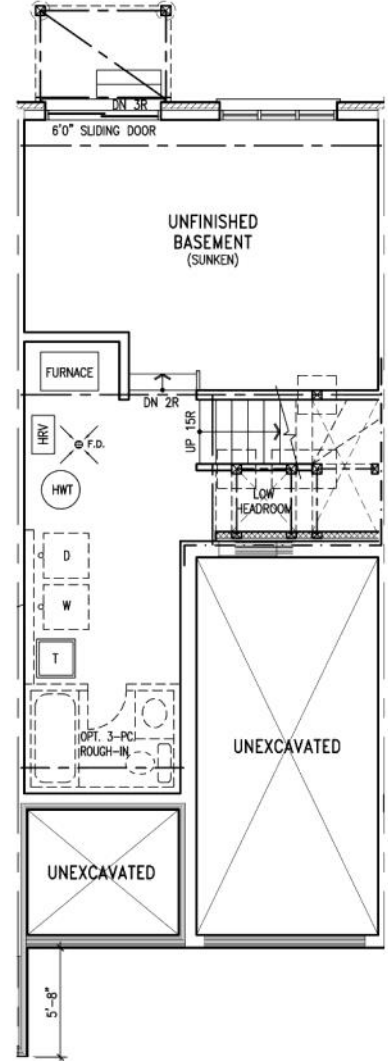
15 TH-1

GROUND FLOOR



15 TH-1

SECOND FLOOR



15 TH-1

BASEMENT

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EXTERIOR CONCEPT

BUILDING 5



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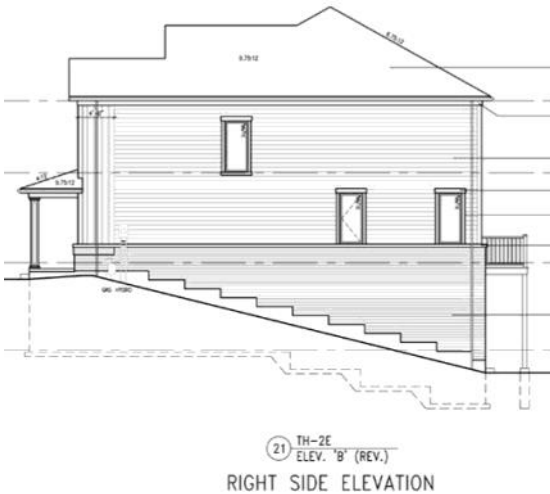
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SIX⁹⁰ TOWNS

ELEVATION

BUILDING 5



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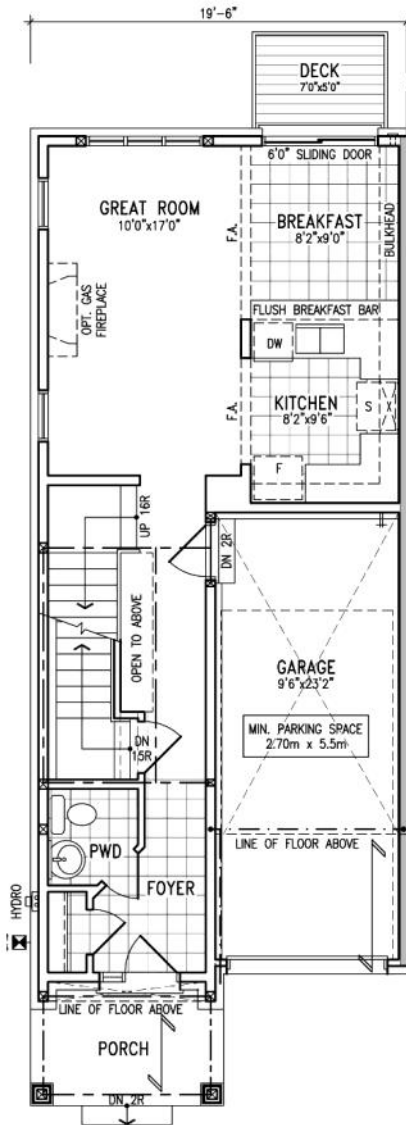
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FLOOR PLANS

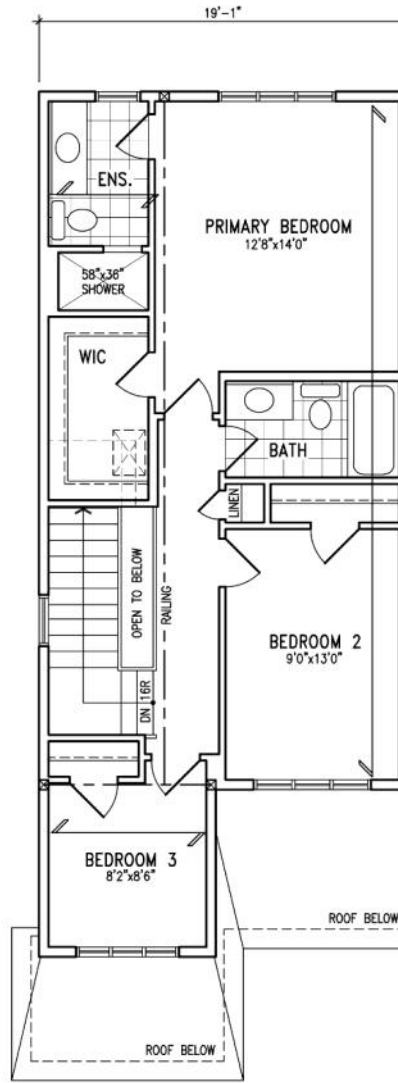
BUILDING 5 - UNIT 17

3 BEDROOM, 2.5 BATHROOM



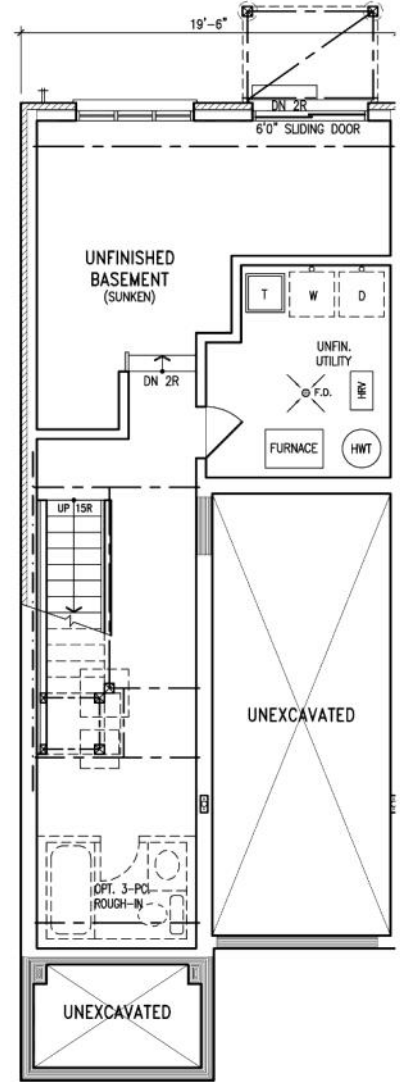
17 TH-2E

GROUND FLOOR



17 TH-2E

SECOND FLOOR



17 TH-2E

BASEMENT

Floor plan shown may show optional items.

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EXTERIOR CONCEPTS

BUILDING 6



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SIX⁹⁰ TOWNS

ELEVATION

BUILDING 6



22 TH-2E
ELEV. 'A' MOD

LEFT SIDE ELEVATION



22 TH-2E
ELEV. 'A' MOD

23 TH-1
ELEV. 'A' (REV.)

24 TH-2
ELEV. 'A'

25 TH-2
ELEV. 'A' (REV.)

26 TH-1
ELEV. 'A'

27 TH-2E
ELEV. 'A' MOD (REV.)

FRONT ELEVATION



27 TH-2E
ELEV. 'A' MOD (REV.)

RIGHT SIDE ELEVATION



27 TH-2E
ELEV. 'A' MOD (REV.)

26 TH-1
ELEV. 'A'

25 TH-2
ELEV. 'A' (REV.)

24 TH-2
ELEV. 'A'

23 TH-1
ELEV. 'A' (REV.)

22 TH-2E
ELEV. 'A' MOD

REAR ELEVATION

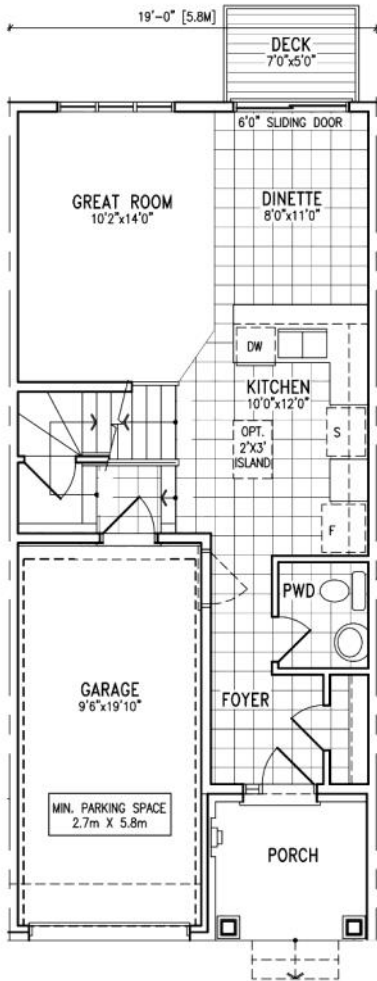
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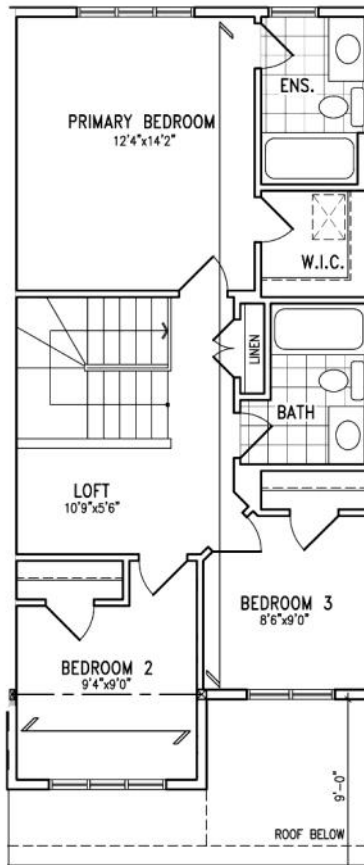
FLOOR PLANS

BUILDING 6 - UNIT 23
3 BEDROOM, 2 BATHROOM



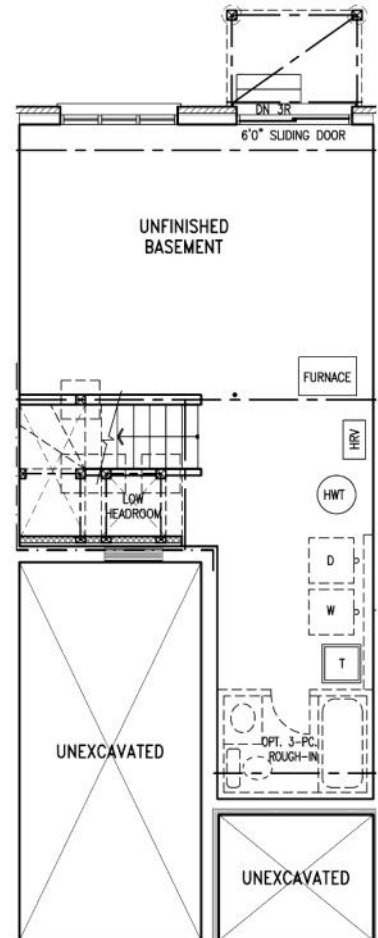
23 TH-1 REVERSED

GROUND FLOOR



23 TH-1 REVERSED

SECOND FLOOR



23 TH-1 REVERSED

BASEMENT

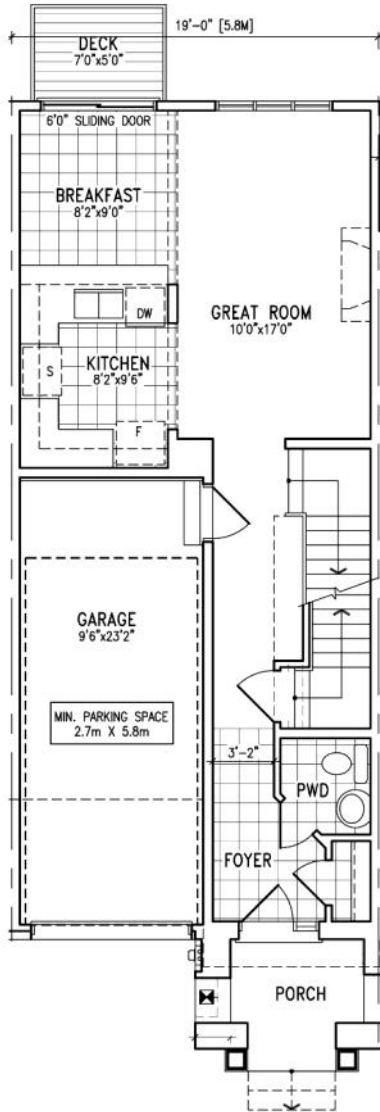
Floor plan shown may show optional items.

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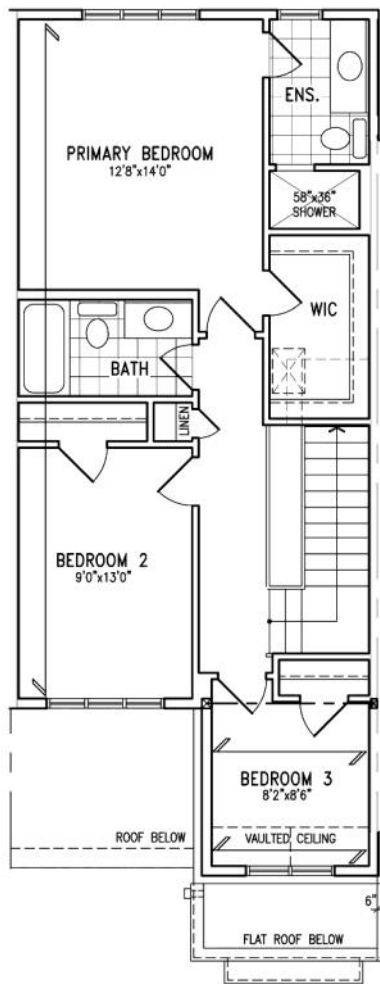
FLOOR PLANS

BUILDING 6 - UNIT 25
3 BEDROOM, 2 BATHROOM



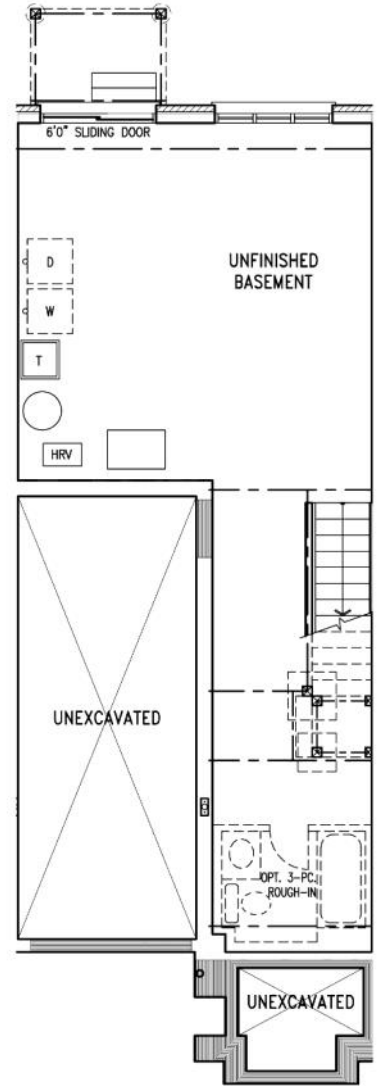
25 TH-2 REVERSED

GROUND FLOOR



25 TH-2 REVERSED

SECOND FLOOR



25 TH-2 REVERSED

BASEMENT

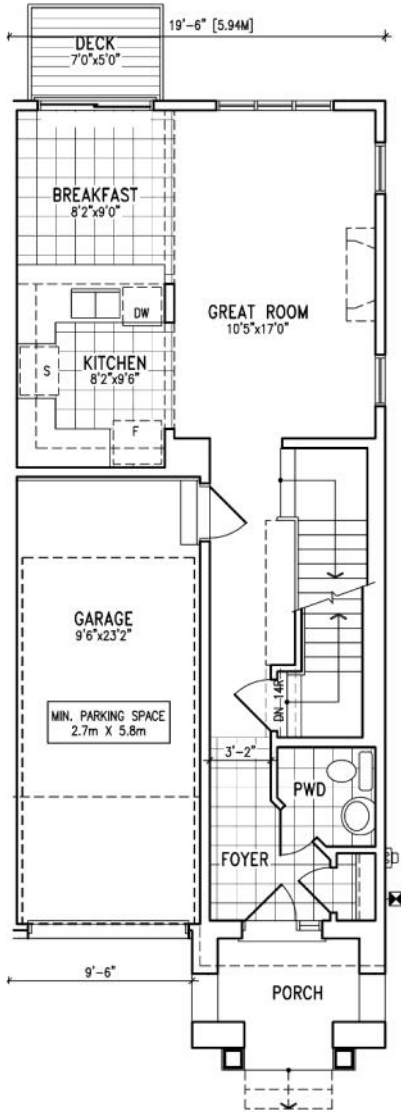
Floor plan shown may show optional items.

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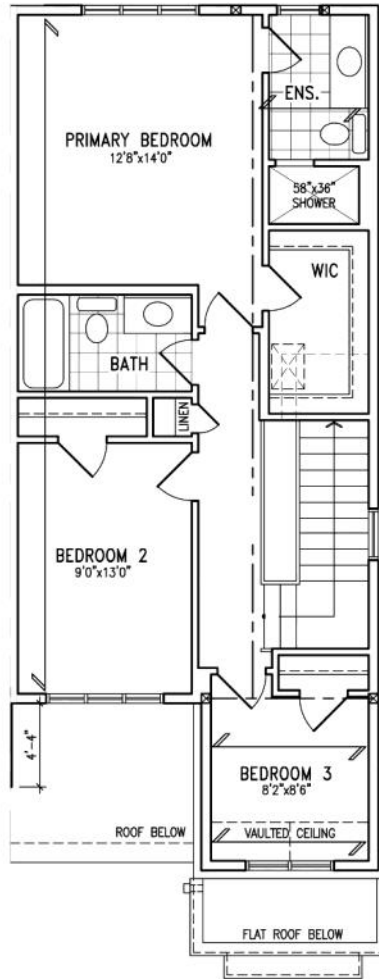
FLOOR PLANS

BUILDING 6 - UNIT 27
3 BEDROOM, 2 BATHROOM



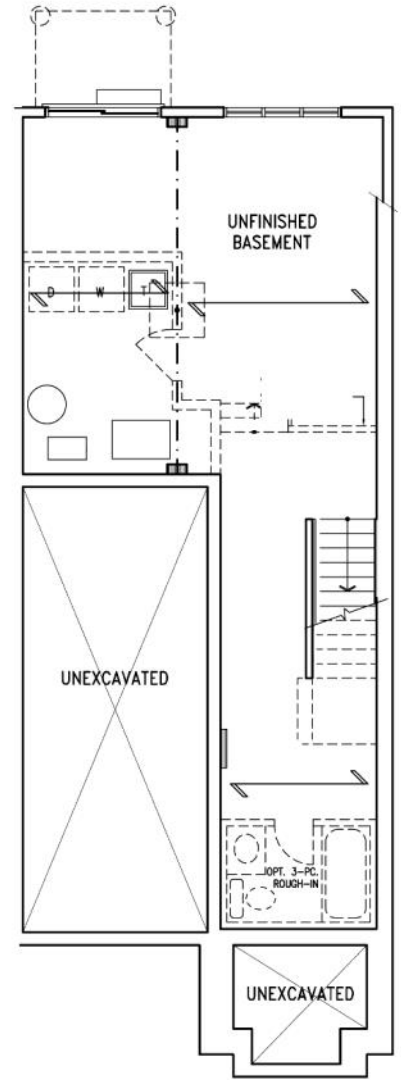
27 TH-2E REVERSED

GROUND FLOOR



27 TH-2E REVERSED

SECOND FLOOR



27 TH-2E REVERSED

BASEMENT

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FEATURES

Quality Construction Features

- 8" or 10" poured concrete exterior basement walls as per plans with damp proofing and heavy-duty exterior drainage and membrane.
- 3/4" tongue-and-groove subfloors. All subfloors to be sanded, screwed and glued.
- Conventional framed construction, all ceiling and roof members 16" O.C., trusses may be used on larger spans 24" O.C. Engineered floor joists and manufactured floor joists as per engineered designs.
- Glued on round corner bead to eliminate shrinkage cracks.
- 9'-0" ceilings on main floor and 8'-0" ceilings on upper floor.
- 3" concrete basement floor (and ground floor where applicable) and 4" concrete garage floor.
- Sound barrier and fire-safe interior demising walls

Exterior Features and Finishes

- Architecturally distinctive exterior finishes with brick veneer as per elevation.
- Vinyl siding complete with aluminum, trim, soffit, fascia and eavestrough on second floor or where applicable as per elevations .
- Craftsman exterior detailing applicable as per elevation.
- Limited Lifetime shingles.
 - DF-1 INT/END and DF-1 COR complete with Fibreglass shingles
 - TH-1, TH-2 and TH-2E complete with Asphalt shingles
- Superior quality, vinyl clad thermal low 'E' argon gas filled glass windows.
- Vinyl clad, low 'E' argon gas filled glass patio door and screen as per plan.
- Screens on operating windows.
- Insulated entry door with designer glass inserts including dead-bolt lock.
- Pre-finished sectional steel roll-up garage door.
- Pre-wired for garage door opener (where applicable)
- Minimum two exterior weatherproof electrical outlets. One at front elevation & one at side or rear elevation.
 - DF-1 (INT/END): one at front entrance, one at back entrance and one at balcony (off dining room) (incl. "holiday-outlet(s)" in soffits) as per plans
 - DF-1 (COR): one at front entrance, two at rear on porch, one at balcony (off master bedroom) and one at balcony (off dining room) (incl. "holiday-outlet(s)" in soffits) as per plans
 - TH-1, TH-2 and TH-2E: one at rear access (basement), one at deck (off breakfast/dinette), and one at front entrance (incl. "holiday-outlet(s)" in soffits) as per plans
- Two exterior frost-free water taps. One in garage & one at the rear or side elevation as per plan.
- Outside light fixtures near each exterior door.



FEATURES

- Entire lot graded to city requirements and disturbed areas sodded.
- Eco-landscaping package included.
- Precast steps and sidewalk slabs included in landscape package (where applicable).
- Paved driveway, base coat asphalt.
- Full underground services including natural gas, underground hydro and provision for telephone and cable.
- DF-1 INT/END SPECIFIC
 - Comes with wood frame balcony off dining room with 42" high pre-finished metal railing with pickets (spaced 4" max) and 52" high balcony wall with prefinished aluminum cap (wall finish as per elevations). Also comes with 6'-0" high privacy wall dividing balconies as per plan. (Privacy wall constructed of 2x4 framing at 16" o.c. finished with Type 'X' drywall, Tyvek and vinyl siding).
 - Portico at main entrance (framing as per plan) and covered porch at back entrance. Poured in place steps to portico where grade requires
- DF-1 COR SPECIFIC
 - Comes with wood frame balcony off dining area with 42" high pre-finished metal railing with pickets (spaced 4" max) and 52" high balcony wall with prefinished aluminum cap (wall finish as per elevations). Also comes with 6'-0" high privacy wall dividing balconies as per plan. (Privacy wall constructed of 2x4 framing at 16" o.c. finished with Type 'X' drywall, Tyvek and vinyl siding).
 - Wood frame balcony at master bedroom with 42" high pre-finished metal railing with pickets at spaced at 4" max
 - Portico at main entrance (framing as per plan) and covered porch at side and back entrance. Picket railings at porch to meet Ontario Building code where grade requires. Poured in place steps to porch and portico where grade requires.
- TH-1, TH-2 and TH-2E SPECIFIC
 - Comes with wood frame deck off rear elevation at dinette/ breakfast area with 42" high pre-finished aluminum railing and pickets spaced at 4" o.c. max.
 - Exterior steps from porch as required by grade



FEATURES

Interior Features and Finishes

- DF-1 INT/END/COR: 3 bed + den + 2 bath
- TH-1, TH-2 and TH-2E: 3 bed + 2 bath (or option of 4 bed + 2 bath)
- TH-1, TH-2 and TH-2E come with unfinished basement
- Manufactured kitchen cabinets and vanities with quartz countertops (choice of colour).
- 2 panel moulded doors with flat stock trim complete with brushed nickel finish hardware.
- Flat stock trim, painted white.
- Wire shelving in all closets.
- Solid oak pickets and railings in natural finish (where applicable)
- "California" textured ceilings except in closets and bath.
- Interior walls are decorated in builder grade white
- Luxury vinyl in great room, dining (DF-1 INT/END/COR) and main floor hallway, one colour throughout.
- 40 oz. carpet in all bedrooms and upper floor hallway, and carpet grade stairs, one colour throughout.
- Ceramic tile flooring as per plan. Choice of quality imported ceramic tile standard throughout foyer and bathrooms or as per plan from vendor's standard samples.
- Doorbell at main entry.
- Light fixtures installed throughout.
- Prewired for up to 2 telephone locations including jacks.
- Prewired for 2 cable TV outlets.
- Central vac rough-in to basement (optional)
- Installation of plastic laundry tub where applicable with provision for washer and dryer hook-up.
- Smoke detectors and carbon monoxide detectors installed according to ESA standards.

Special Kitchen Features to Enhance Your Home

- Designer kitchens including the following conveniences:
 - RI plumbing for dishwasher & dishwasher opening
 - Microwave shelf & plug
 - Stainless steel double kitchen sink
 - Two speed hooded fan over stove, vented to exterior.
 - Single lever washerless tap in kitchen.

Special Bathroom Features for Your Home

- Vanities in main bath and ensuite, and pedestal sink in powder room.
- Showers/Tubs include temperature balancing valves.
- Exhaust fan vented to exterior in all bathrooms
- White plumbing fixtures in bathrooms with ceramic accessories (where applicable).
- Luxurious one-piece tub/shower in main bath and one-piece shower in ensuite.
- Mirrors over vanities in all bathrooms and mirrors over pedestal sinks in powder room.



FEATURES

For Your Comfort and Convenience

- Energy efficiency in accordance with OBS SB-12
- Heat recovery ventilation system (HRV) with minimum efficiency of 75%.
- High efficiency Natural Gas forced air heating system with minimum efficiency of 96%.
- Natural Gas water heater from local utility will be a rental.
- Drain Water Heat Recovery from local utility will be a rental.
- Rough-In provisions for Central Air Conditioning.
- 100 AMP electrical service with copper wiring and circuit breaker panel.
- Cross-link Polyethylene water pipes with ABS drain.
- Insulation package for exterior walls and ceiling to meet current O.B.C. requirements. R60 in ceiling (with attic space) (where applicable) and R31 in ceiling (without attic space) and exposed floors (where applicable), R22 in walls above grade and R20 in basement walls.
- R10 insulation below concrete slabs as per plans
- Entire home sealed on exterior walls with 6 mil poly vapour barrier system (on interior) and "Tyvek" or equivalent air barrier (on exterior).
- Heavy-duty wiring and outlet for stove in kitchen and clothes dryer in laundry area. Outside vent hood installed.

For Your Peace of Mind

- All homes are covered by the Tarion Warranty Corporation which includes a comprehensive one- year warranty plus a two-year warranty covering the electrical, plumbing and heating systems and water penetration of the building envelope. Seven-year coverage against major structural defects. Warranty enrollment fee to be paid by Purchaser on closing.
- Sheldon Creek Developments Inc. is a registered builder with the Tarion Warranty Corporation.
- Survey paid for by the builder.
- Water meter paid by Purchaser at closing (approximately \$225.00. Price subject to change).

Special Note

- Brochures and Renderings are Artist's concepts only and may show optional features. Room sizes are approximate. Plans and specifications are subject to change without notice and may show optional items such as fireplaces, window grills etc.
- Outside details are artist concept only. Purchaser to accept the exterior decorator choices of brick, shingles, paint colours etc.