



Thank you for your interest in our Charlotte Model Townhome.

House Details:

This stunning three storey (plus Basement), three/quarter Bedroom, four and a half Bathroom Townhome is bursting with features: 12' ceiling in the Family Room, gorgeous hardwood stairs to all levels, penthouse Master Suite on the third floor including a large, 4-piece Ensuite, walk-in closet and a massive private balcony with breathtaking views. The two Bedrooms on the second floor each also come with their own bathrooms and walk-in closets! The second floor is also a convenient home for the laundry facilities. The Kitchen features modern cabinets including pantry and peninsula flows seamlessly into the open-concept Family & Dining Rooms, and features brand-new stainless-steel appliances. The functional finished basement can be used as a Rec. Room or a fourth bedroom and has a fully finished 3-piece bathroom and walk-in closet. This home is perfect for a growing family! Attached is are the Floorplans along with the full specification details.

The asking price for this unique Model Home is \$875,000.

Further information:

- The Home is fully complete and available with Immediate Occupancy.
- This house is new and will carry full Tarion Warranty.
- The home is open and staffed for viewing from noon to 5pm on Saturdays and Sundays and most Holidays. See also our [Metric Homes Website](#) for details.
- Appointments are not needed to visit but please visit our [Metric Homes Website](#) for detail of our Covid Visit Policies.

If you have any questions, please feel free to email to our Info@MetricHomes.com email address.

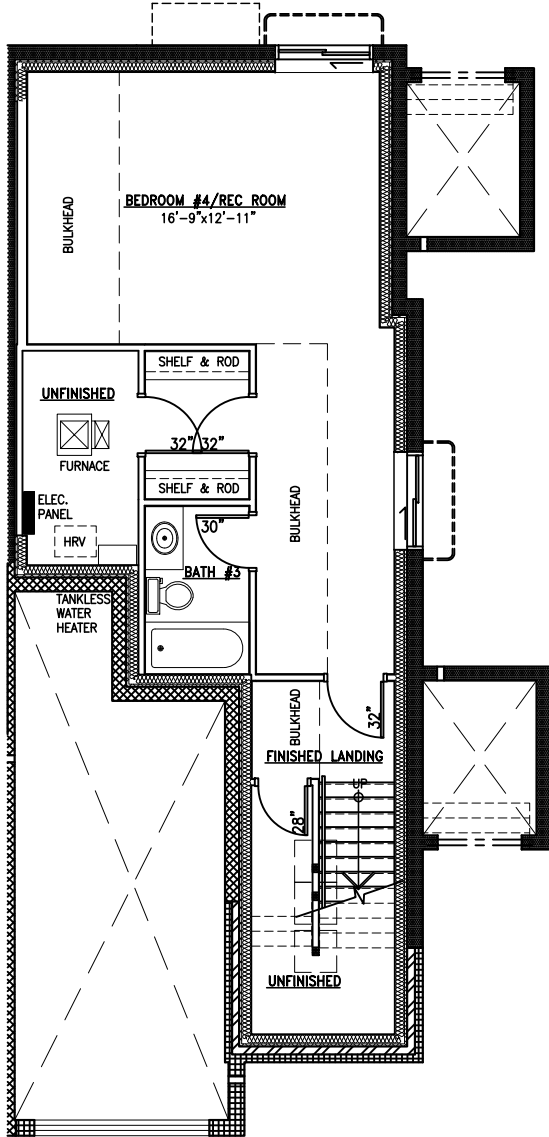
July 7, 2021



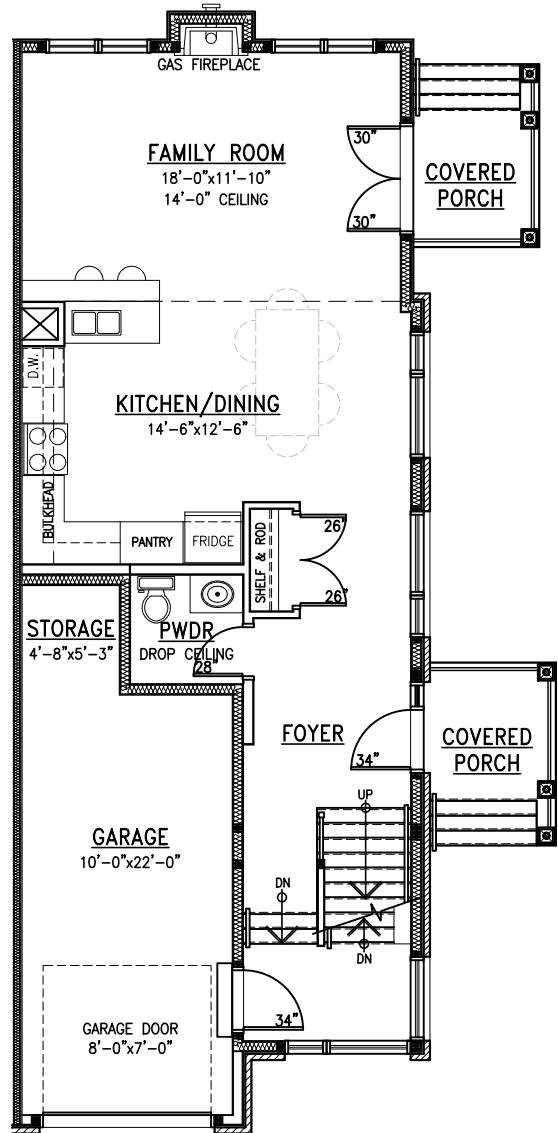


The Charlotte

Model Home
 2500 ft² (Incl. 455 ft² Finished Basement)
 4 Bedroom



Basement



Ground Floor

All measurements are approximate. Bulkhead and mechanical box locations may vary. Actual usable floor space may vary from stated floor area.

Plans and specifications are subject to change without notice. E.&O.E.
 December 9, 2019

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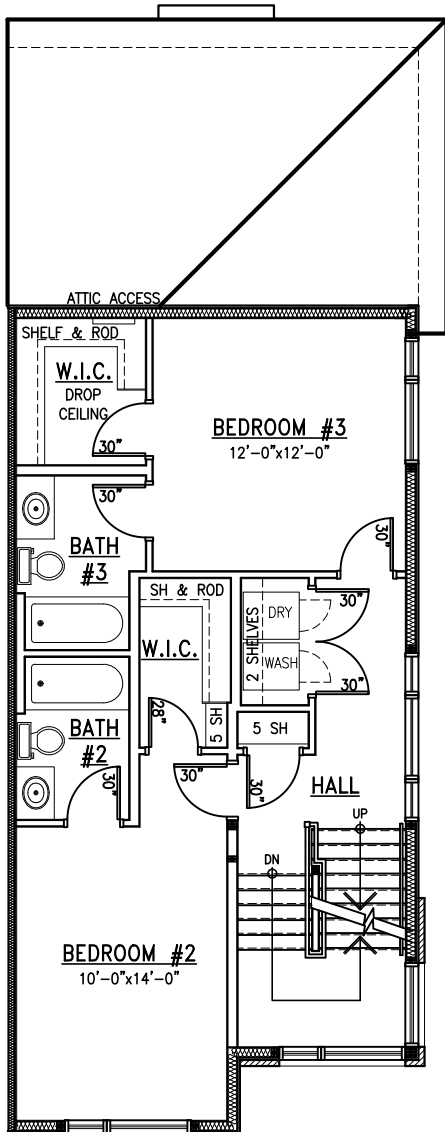


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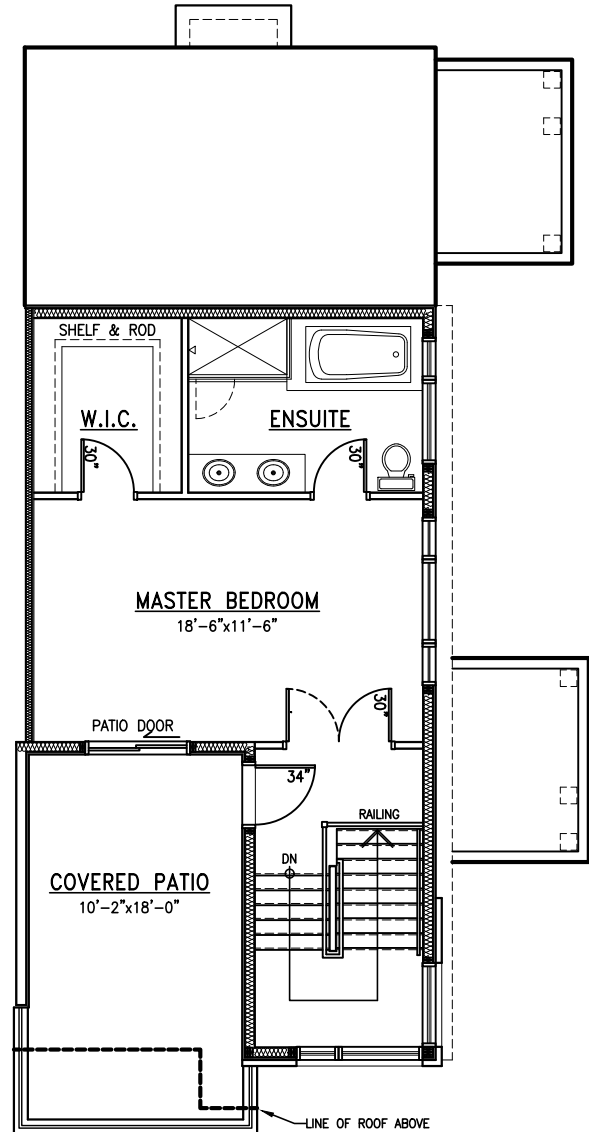


The Charlotte

Model Home
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Second Floor



Third Floor

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Townhome Model for Sale – The Charlotte

GENERAL CONSTRUCTION ITEMS, DESIGN

FEATURES & NOTES

- 12' ceilings in Family Room
- 3 Bedrooms each with ensuites & walk-in closets
- "Penthouse" Master Suite on 3rd floor incl. massive approx., 180 sq.ft. covered balcony
- Covered balcony comes with PVC Gorilla decking floor and black aluminium/glass railings incl. full-glass sliding door & pot lights/switch
- Finished approx. 480 sq.ft. in basement (carpet flooring) incl. 3-pc. Bathroom
- Approx. 25 sq.ft. storage area in Garage

SITE WORK / CONCRETE / EXTERIOR FINISHES / METALS & BEAMS

- Aluminium colour-matched eavestroughs

CABINETS/COUNTERTOPS

- Blackberry granite Kitchen countertop from Metric std. selections
- Kitchen upper cabinets upgraded to have recessed bottoms & no hardware

WINDOWS, EXTERIOR DOORS, OVERHEAD

GARAGE DOOR(S)

- Oversized windows throughout
- Double garden doors off Family Room

GENERAL INTERIOR FINISHES (DRYWALL, INSULATION, RAILING, STAIRS, TRIM & INTERIOR DOORS, PAINTING)

- Upgraded red-oak hardwood stairs, stained "true black" with stain-matched hardwood landings
- Metric std. "modern" railing package (stained to match stairs) incl. contemporary handrail, 1-1/4" square spindles, 3" modern bevel-top posts, and black wall-mount handrail brackets
- Metric std. "modern" trim package incl. 4-1/2" bevelled baseboards, 2-1/2" bevelled casing
- Metric std. Madison door slabs
- Upgrade to double doors to Master Bedroom
- Metric std. Weiser Winston lever door hardware in satin chrome incl. privacy locks on all bathrooms & Master Bedroom
- Add 5x MDF shelving sections in Bed #2, Bed #3 and Master WICs
- 2x paint colours
- Misc. window coverings

FLOORING & TILE

- Metric std. 7-5/8" wide Richmond Dovedale Halstead laminate flooring in Kitchen/Dining Room, Family Room
- Upgrade Metric std. carpet to 7-5/8" wide Richmond Dovedale Halstead laminate flooring on 3rd floor incl. landing, Master Bedroom, and WIC

- Metric std. New Horizons Ashes of Lilac 9mm HD carpet with 7lb underlay on upper hall, 2nd floor bedrooms & closets, and basement
- Metric std. 12"x12" Saran Imarmi Calacmos floor tiles in Foyer & Hall, Powder Room, Garage Entrance, and Laundry Closet
- Metric std. 13"x13" Sarana Imarmi Stratuario floor tiles in Master Ensuite & on tub deck/belt
- Metric std. 13"x13" Sarana Modern Gris floor tiles in Ensuite #2 and Ensuite #3
- Metric std. 3"x6" Olympia Colour & Dimensions Arctic White Kitchen backsplash tiles
- Metric std. 8"x12" Ceratec Fung Shui White wall tiles in Master Ensuite shower
- Metric std. 10"x13" Olympia Kelly Bronze wall tile in Ensuite #2 tub/shower
- Metric std. 6"x8" Olympia Bamboo Grey wall tile in Ensuite #3 tub/shower

PLUMBING

- Metric std. Rinnai tankless on-demand hot water heater (rental)
- KITCHEN: Metric std. Moen Integra faucet in Chrome (67315C) with Metric std. Blanco Essentials Double Undermount Sink
- POWDER ROOM: Metric std. Gerber top-mount sink with std. Moen Chateau faucet in Chrome (L4621) & std. Gerber Maxwell toilet
- ENSUITE: Upgrade 5x3 acrylic base shower incl. 2x custom glass walls with 12" loop handle on glass swing-door, 2x ceramic tile walls, Metric std. Moen Chateau chrome showerhead & valve trim (TL182); Metric std. Maax Exhibit 6032 drop-in soaker tub with std. Moen Chateau tub filler (T994 + 4792); 2x std. Gerber top-mount sinks with std. Moen Chateau faucets in Chrome (L4621); and std. Gerber Maxwell toilet
- ENSUITES #2, #3 & BASEMENT BATHROOM: Metric std. MAAX Exhibit 6032 alcove tubs with std. Moen Chateau chrome tub/shower faucet (TL183); std. Gerber top-mount sink with std. Moen Chateau faucet in Chrome (L4621); and std. Gerber Maxwell toilet

HVAC, FIREPLACES, APPLIANCES

- Metric std. 16-SEER Energy Star certified air conditioner (incl. rough-in)
- Metric std. Napoleon Ascent 36 natural-gas fireplace incl. clean-face front
- Metric std. Venmar Jazz 30" stainless steel chimney-style hood fan
- Whirlpool Stainless-Steel Dishwasher
- Whirlpool 30" Stainless-Steel Electrical Range
- Whirlpool 33" Stainless-Steel French-Door Fridge with Bottom Freezer

ELECTRICAL, SMART WIRE

- Metric std 1x porch pot light & garage wall sconce
- Metric std. 5x kitchen pot lights
- Add 16x extra pot lights throughout (interior & exterior)
- Add 2x switches
- Henderson Security alarm system (monitoring not included)

