WILLOWDALE

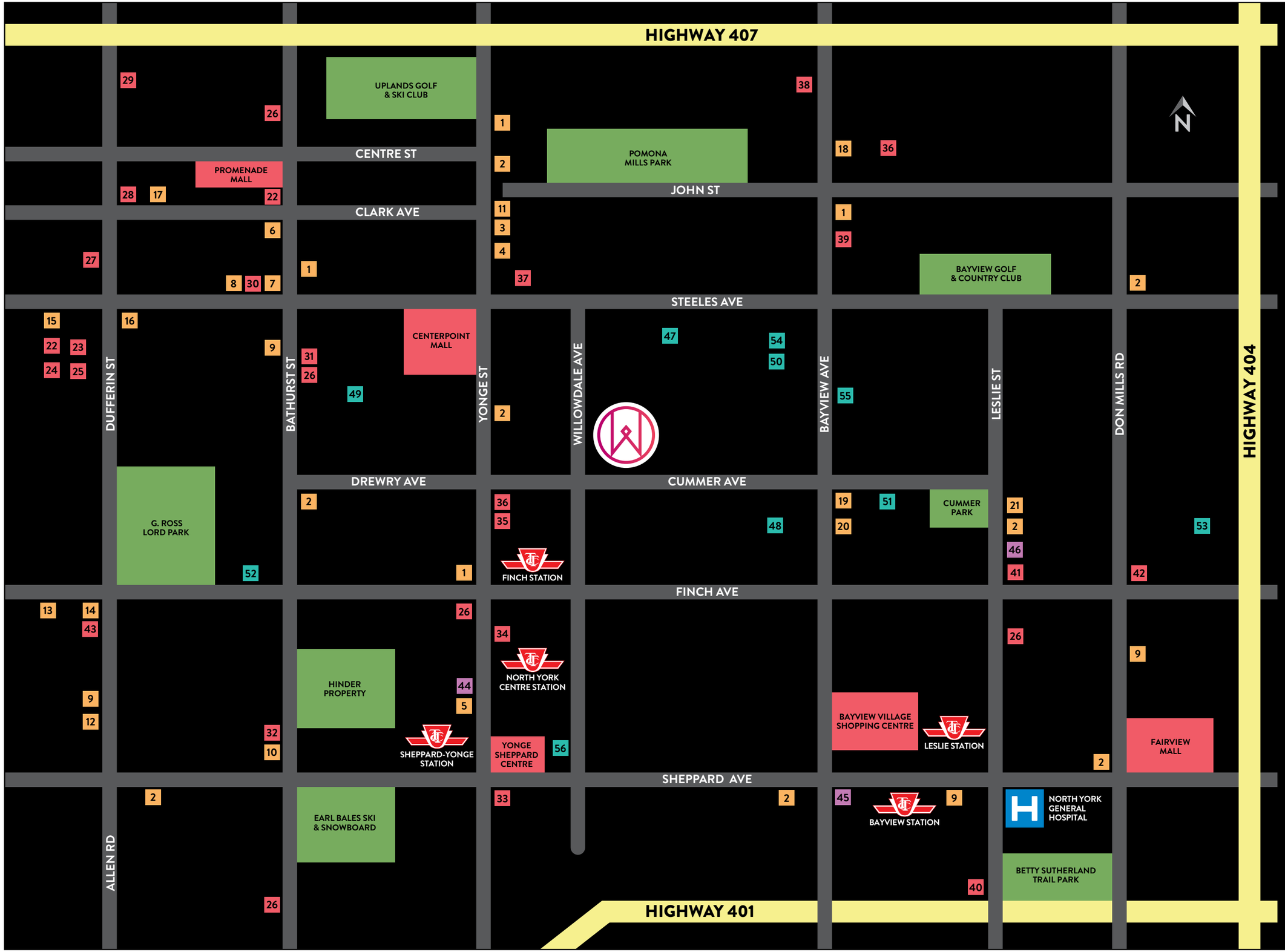
HEIGHTS

INDULGE IN

luxury living

WITH LIVANTE

LiVante Developments is proud to introduce **Willowdale Heights**. Situated in a desirable location in North York, this stunning enclave of single detached homes will feature exquisitely designed floor plans, the finest in architectural exteriors and the highest level of interior craftsmanship. Not to mention, everything you need is within minutes of your new home. For these reasons and so many more, **Willowdale Heights** is the perfect community for you and your family. Enjoy convenient living in a lavish setting. This is **Willowdale Heights**.



RESTAURANTS

1. STARBUCKS
2. TIM HORTONS
3. PARAMOUNT MIDDLE EASTERN KITCHEN
4. RED LOBSTER
5. BATON ROUGE STEAKHOUSE & BAR
6. AMADEUS PATISSERIE
7. ME VA ME
8. SECOND CUP
9. MCDONALD'S
10. WIMPY'S DINER
11. THE OCTAGON
12. BOSTON PIZZA
13. MANDARIN
14. ST. LOUIS BAR & GRILL
15. MONTANA'S BBQ & BAR
16. CORA
17. ANI RISTORANTE
18. PIZZA NOVA
19. HARVEY'S
20. SWISS CHALET
21. PICKLE BARREL

SHOPPING

22. LCBO
23. FABRICLAND HOME DECOR CENTRE
24. WINNERS
25. REAL CANADIAN SUPERSTORE
26. SHOPPERS DRUG MART
27. ONCE UPON A CHILD
28. STAPLES
29. CANADIAN TIRE
30. FRESHCO
31. PRICE CHOPPER
32. METRO
33. WHOLE FOODS
34. BEST BUY
35. CANADA COMPUTERS
36. FOOD BASICS
37. AMBROSIA NATURAL FOODS
38. DOLLARAMA
39. LONGO'S
40. IKEA
41. SUNNY SUPERMARKET
42. NO FRILLS
43. YUMMY MARKET

HEALTH + RECREATION

44. GOODLIFE FITNESS
45. TORONTO SHEPPARD AVE. YMCA CENTRE
46. TORONTO PUBLIC LIBRARY

EDUCATION

47. LILLIAN PUBLIC SCHOOL
48. CUMMER VALLEY MIDDLE SCHOOL
49. NEWTONBROOK SECONDARY SCHOOL
50. BREBEUF COLLEGE SCHOOL
51. LESTER B. PEARSON ELEMENTARY SCHOOL
52. NORTHVIEW HEIGHTS SECONDARY SCHOOL
53. SENECA COLLEGE
54. ST. AGNES CATHOLIC SCHOOL
55. ST. JOSEPH'S MORROW PARK CATHOLIC SCHOOL
56. EARL HAIG SECONDARY SCHOOL

MAP NOT TO SCALE

FANTASTIC

amenities

IN NORTH YORK

This beautiful collection of single homes in **Willowdale Heights** is located at Willowdale Avenue and Cummer Avenue, in one of the most prestigious and sought-after neighbourhoods of North York, just east of Yonge Street and north of Finch Avenue. Here, you are in close proximity to world class shopping destinations, delectable dining and exciting entertainment options. At **Willowdale Heights,** you will be centrally located with access to the rest of the GTA and beyond. Located to be close to three major highways; 401, 404/DVP and 407 ETR as well as Finch Station and Sheppard-Yonge Station, commuting is made easy.

Site Plan not to scale. Site Plan provided for general information only. Sidewalk and driveway locations, landscape and other details may vary. All details should be confirmed with municipality. Artist's concept. All dimensions on this plan are approximate only and in feet. E. & O. E.

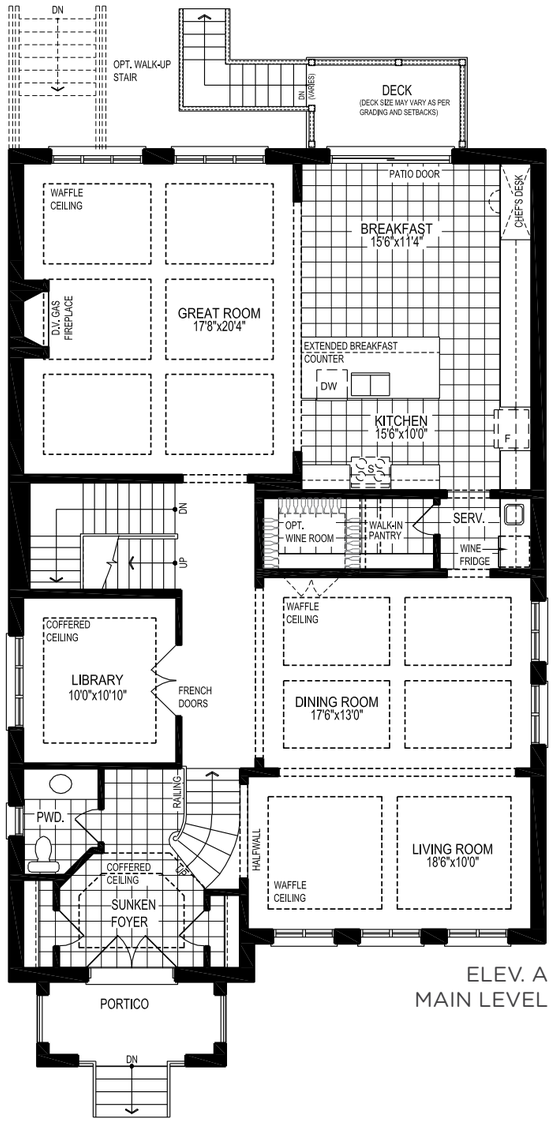
AN EXCLUSIVE COMMUNITY

Willowdale Heights is one of the many outstanding communities offered by LiVante Developments. These 14 exclusive homes are some of LiVante's finest and we are one of a handful of builders in North York building brand new, luxury homes. Our superior craftsmanship and attention to detail, combined with years of home building experience, is something that cannot be matched by a custom home builder. LiVante offers you all of that, and more. We are dedicated to providing you with the best quality living space possible, while also giving each home its own unique style. This one of a kind community is sure to exceed expectations in every way.

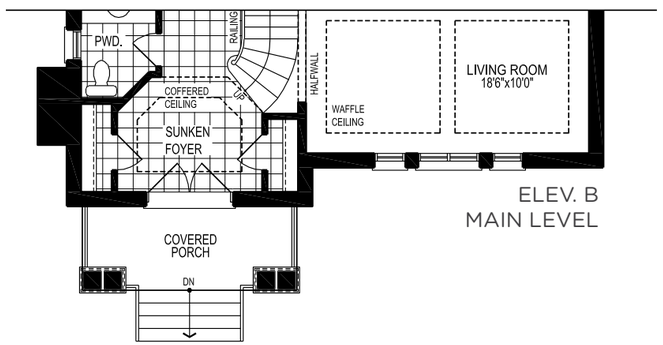
The Sycamore

TYPE A • ELEVATION A • 3,639 SQ.FT.*

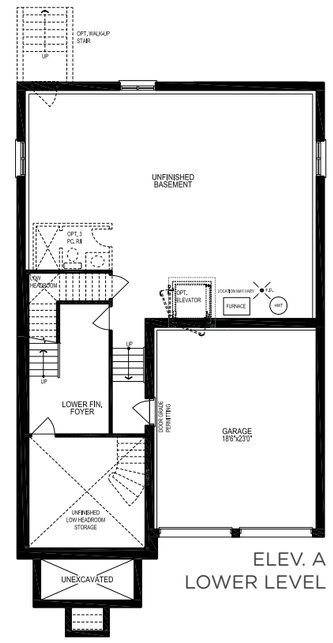
TYPE A • ELEVATION B • 3,687 SQ.FT.*



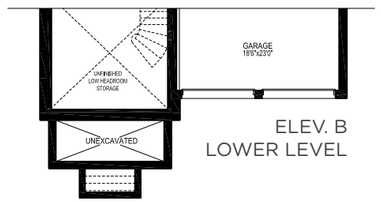
ELEV. A
MAIN LEVEL



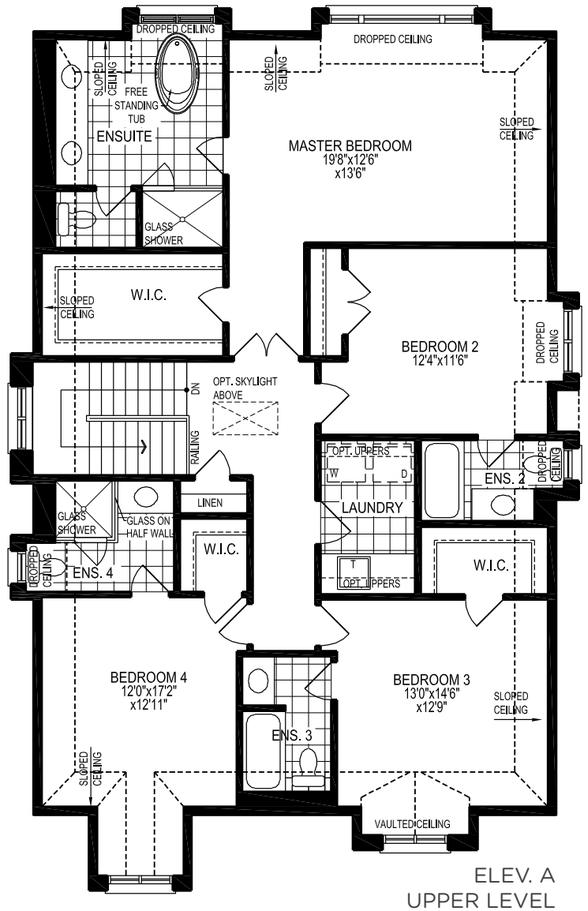
ELEV. B
MAIN LEVEL



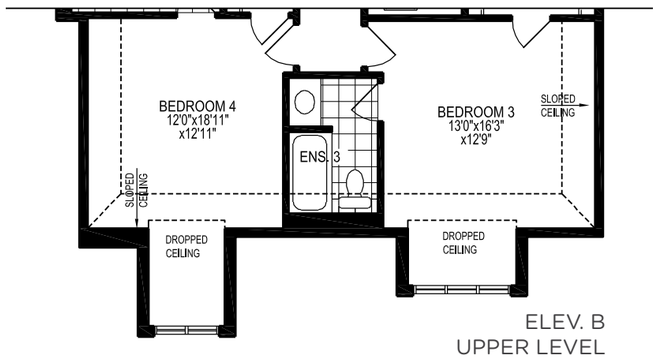
ELEV. A
LOWER LEVEL



ELEV. B
LOWER LEVEL



ELEV. A
UPPER LEVEL



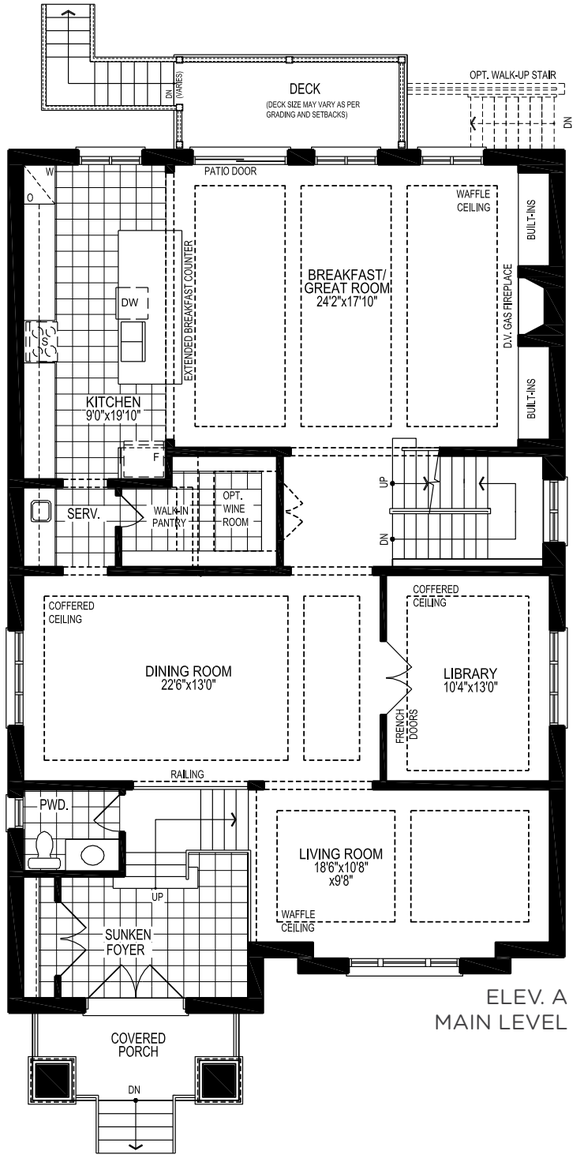
ELEV. B
UPPER LEVEL

***Includes 128 SQ.FT. of finished lower level.** Materials, specifications, colours, elevations and floor plans are subject to change without notice. All renderings are artist concept. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. Square footage includes 0 sq.ft. of open space. See a sales representative for more options. E. & O. E.

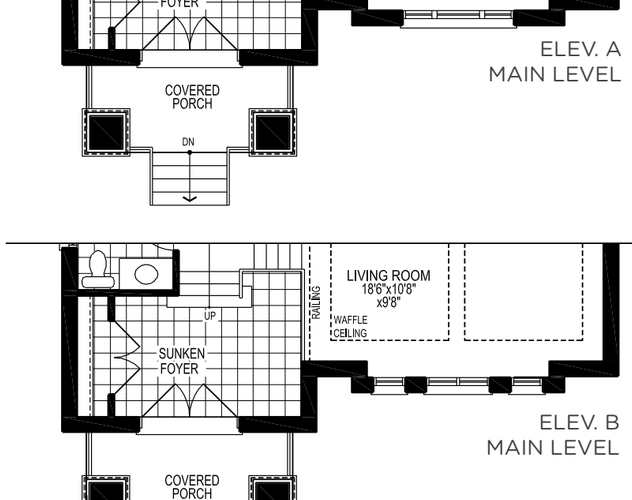
The Redwood

TYPE A • ELEVATION A • 3,611 SQ.FT.*

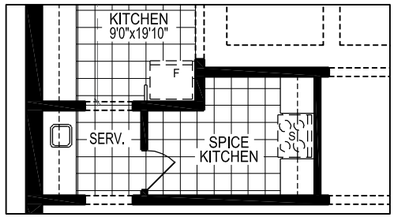
TYPE A • ELEVATION B • 3,588 SQ.FT.*



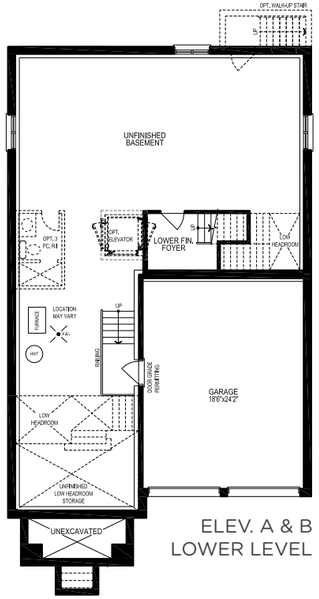
ELEV. A
MAIN LEVEL



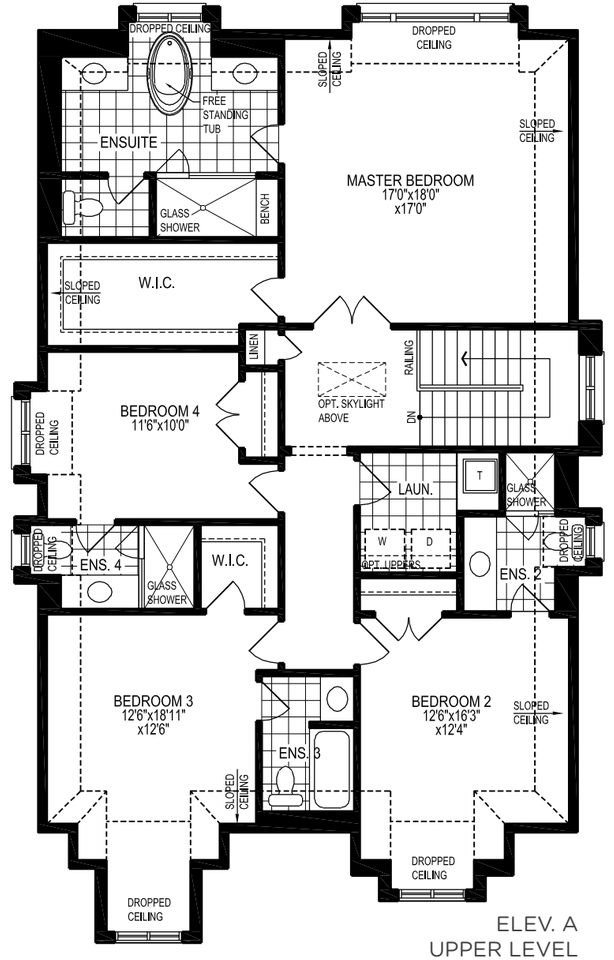
ELEV. B
MAIN LEVEL



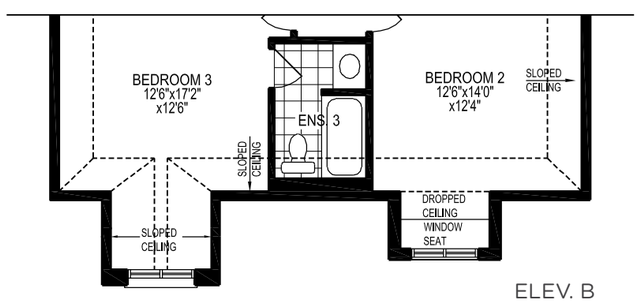
ELEV. A
OPT. MAIN LEVEL



ELEV. A & B
LOWER LEVEL



ELEV. A
UPPER LEVEL



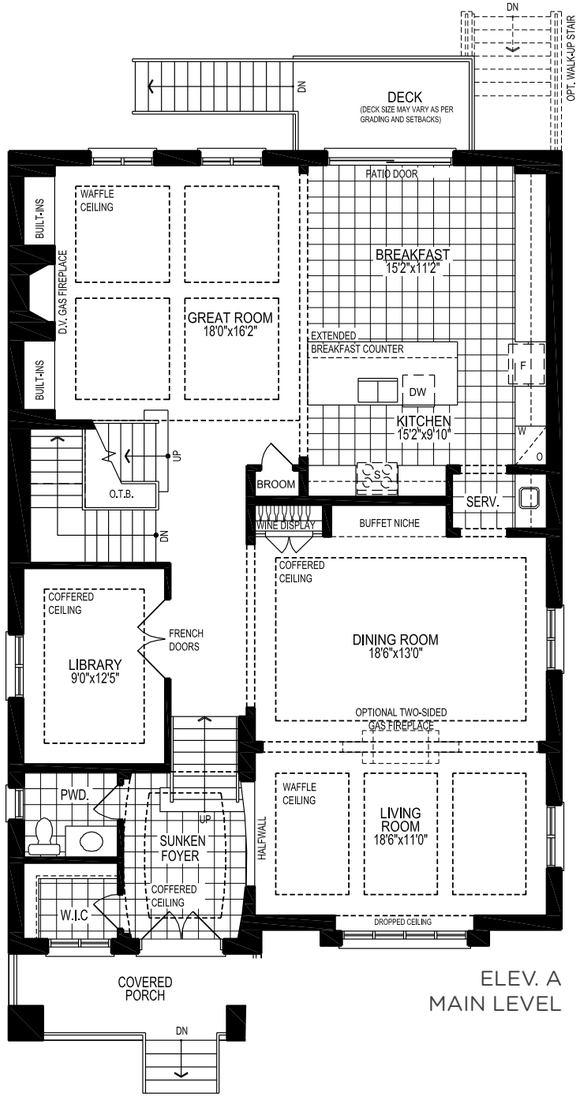
ELEV. B
UPPER LEVEL

***Includes 84 SQ.FT. of finished lower level.** Materials, specifications, colours, elevations and floor plans are subject to change without notice. All renderings are artist concept. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. Square footage includes 0 sq.ft. of open space. See a sales representative for more options. E. & O. E.

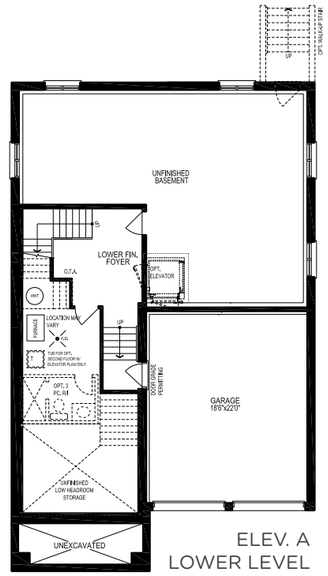
The Magnolia

TYPE B • ELEVATION A • 3,513 SQ.FT.*

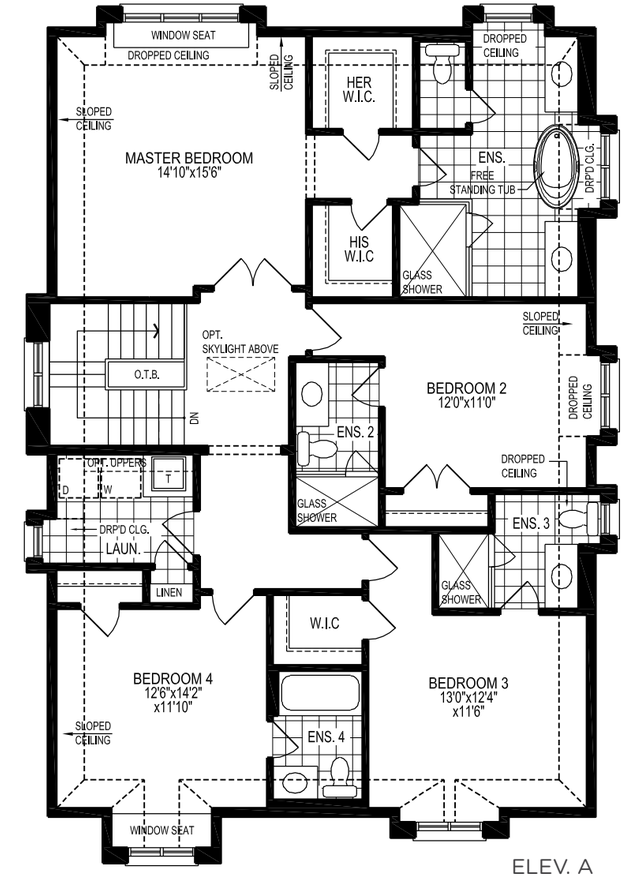
TYPE B • ELEVATION B • 3,542 SQ.FT.*



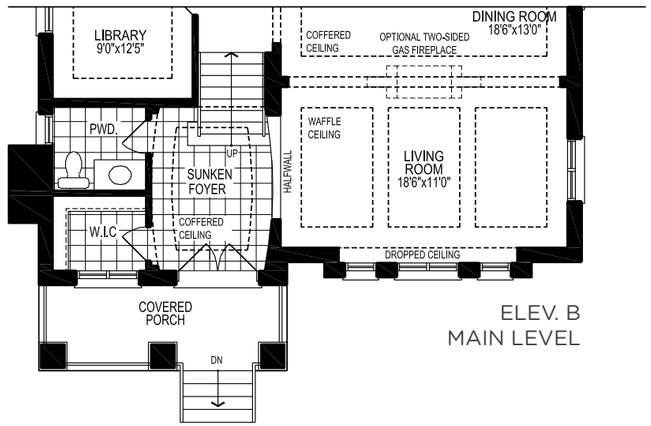
ELEV. A
MAIN LEVEL



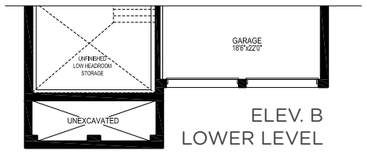
ELEV. A
LOWER LEVEL



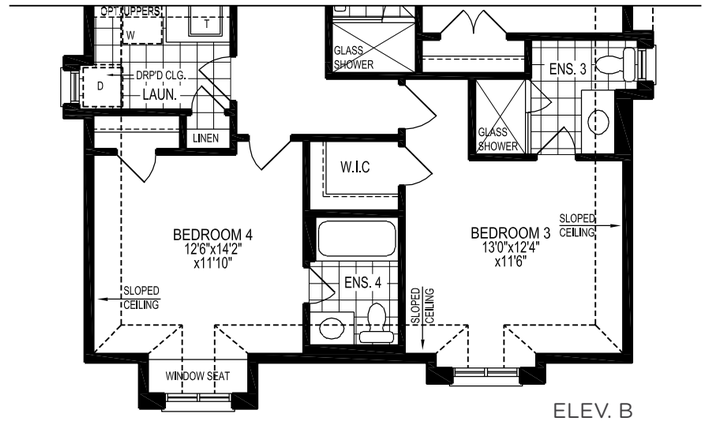
ELEV. A
UPPER LEVEL



ELEV. B
MAIN LEVEL



ELEV. B
LOWER LEVEL



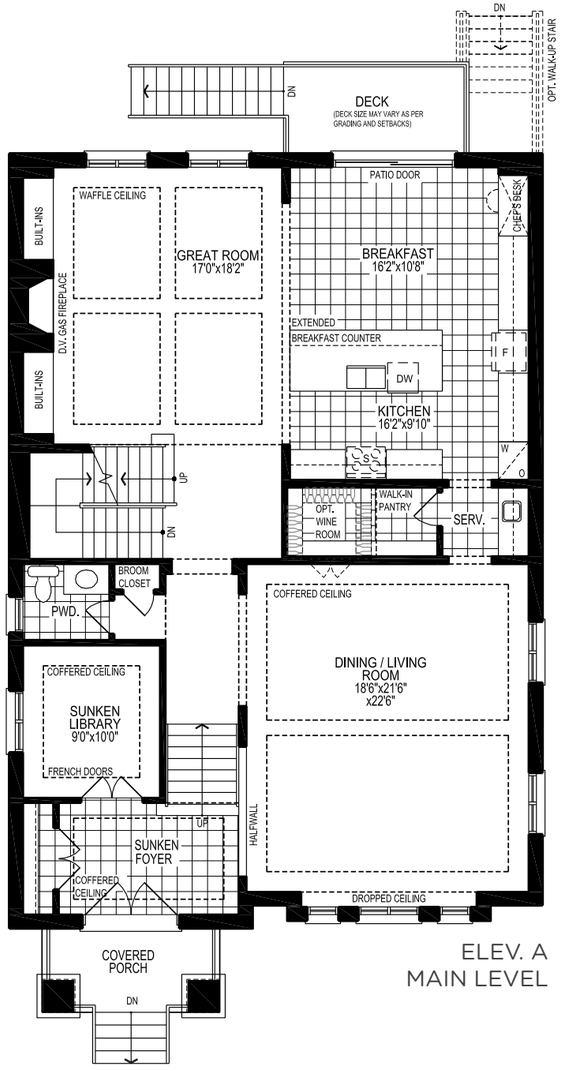
ELEV. B
UPPER LEVEL

***Includes 158 SQ.FT. of finished lower level.** Materials, specifications, colours, elevations and floor plans are subject to change without notice. All renderings are artist concept. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. Square footage includes 0 sq.ft. of open space. See a sales representative for more options. E. & O. E.

The Sequoia

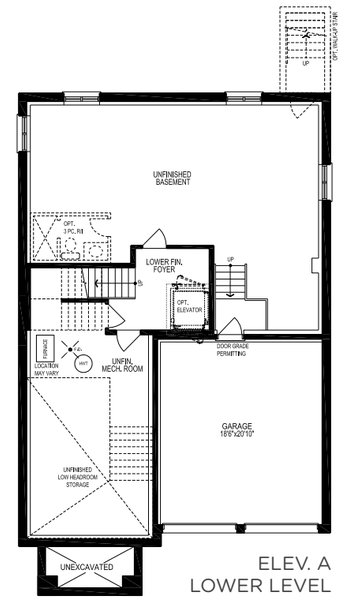
TYPE B • ELEVATION A • 3,435 SQ.FT.*

TYPE B • ELEVATION B • 3,470 SQ.FT.*

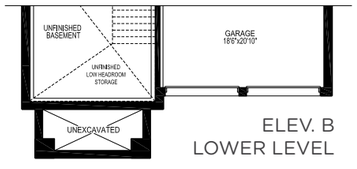


ELEV. A
MAIN LEVEL

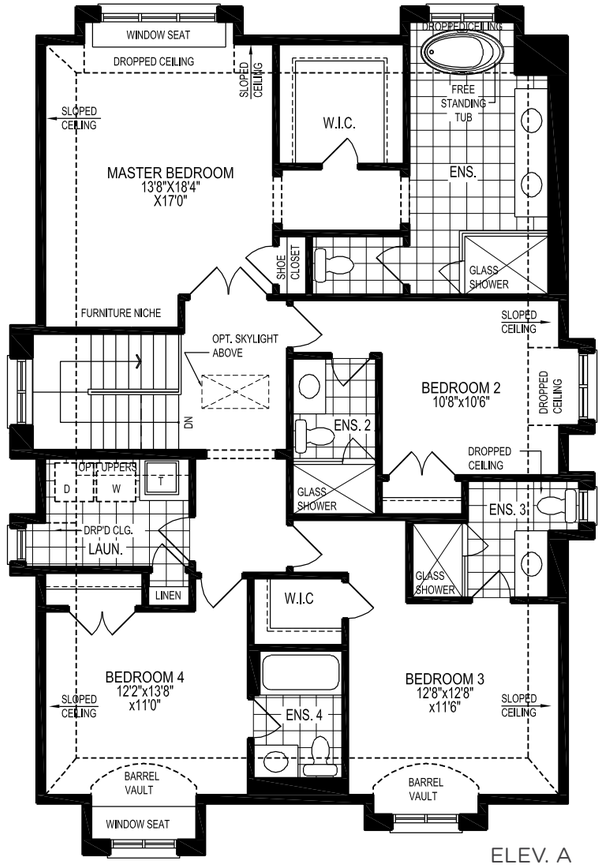
ELEV. B
MAIN LEVEL



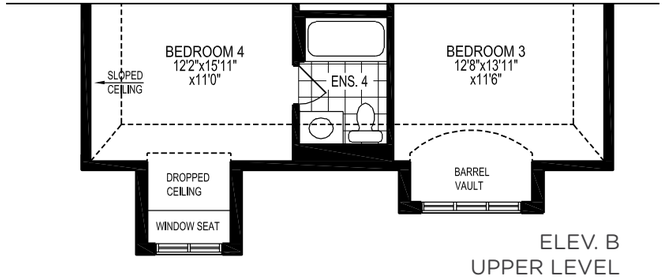
ELEV. A
LOWER LEVEL



ELEV. B
LOWER LEVEL



ELEV. A
UPPER LEVEL



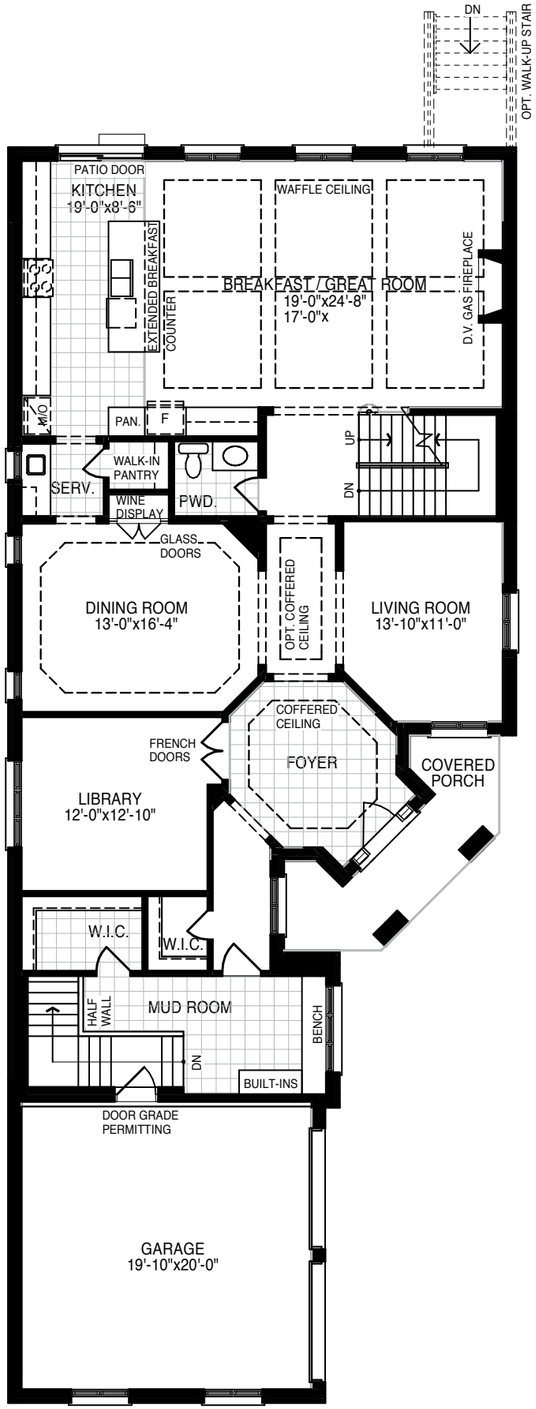
ELEV. B
UPPER LEVEL

***Includes 106 SQ.FT. of finished lower level.** Materials, specifications, colours, elevations and floor plans are subject to change without notice. All renderings are artist concept. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. Square footage includes 0 sq.ft. of open space. See a sales representative for more options. E. & O. E.

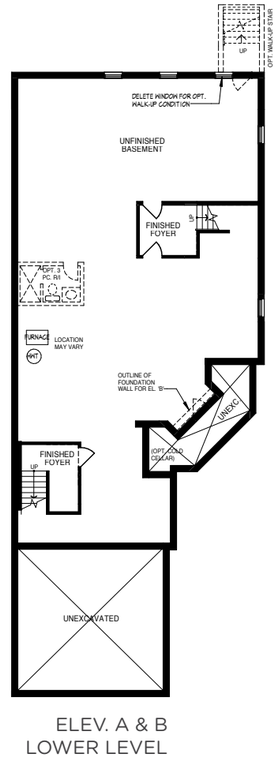
The Willow

TYPE E • ELEVATION A • 4,178 SQ.FT.*

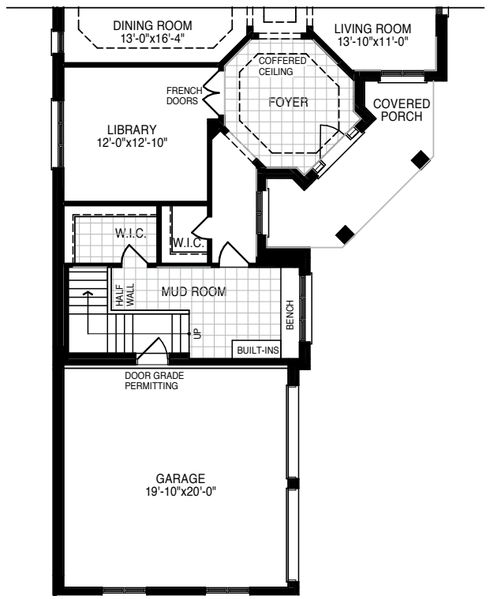
TYPE E • ELEVATION B • 4,153 SQ.FT.*



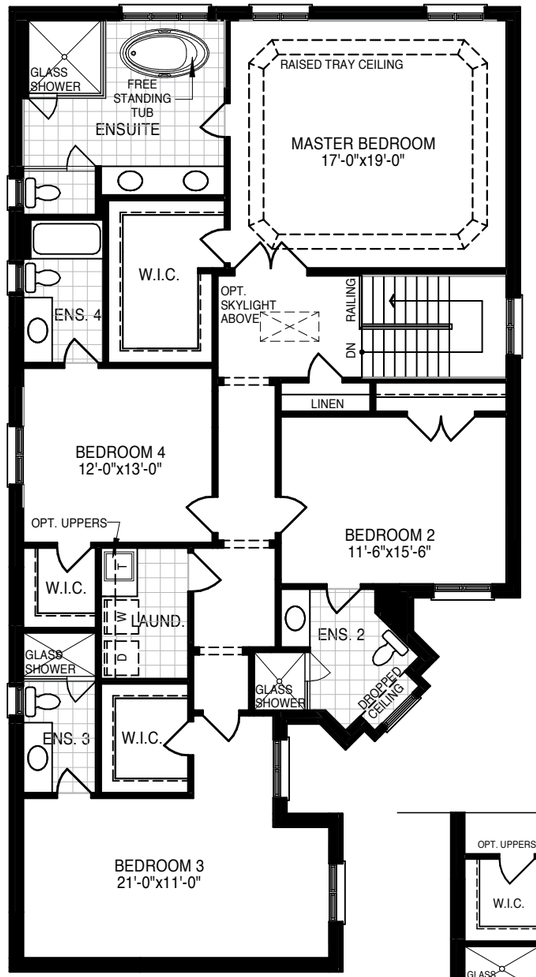
ELEV. A
MAIN LEVEL



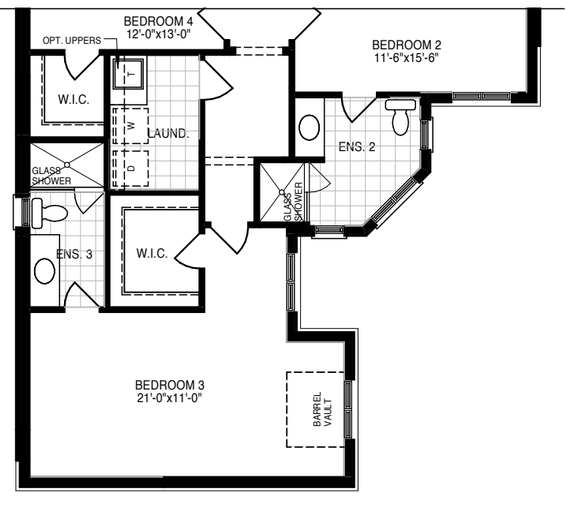
ELEV. A & B
LOWER LEVEL



ELEV. B
MAIN LEVEL



ELEV. A
UPPER LEVEL



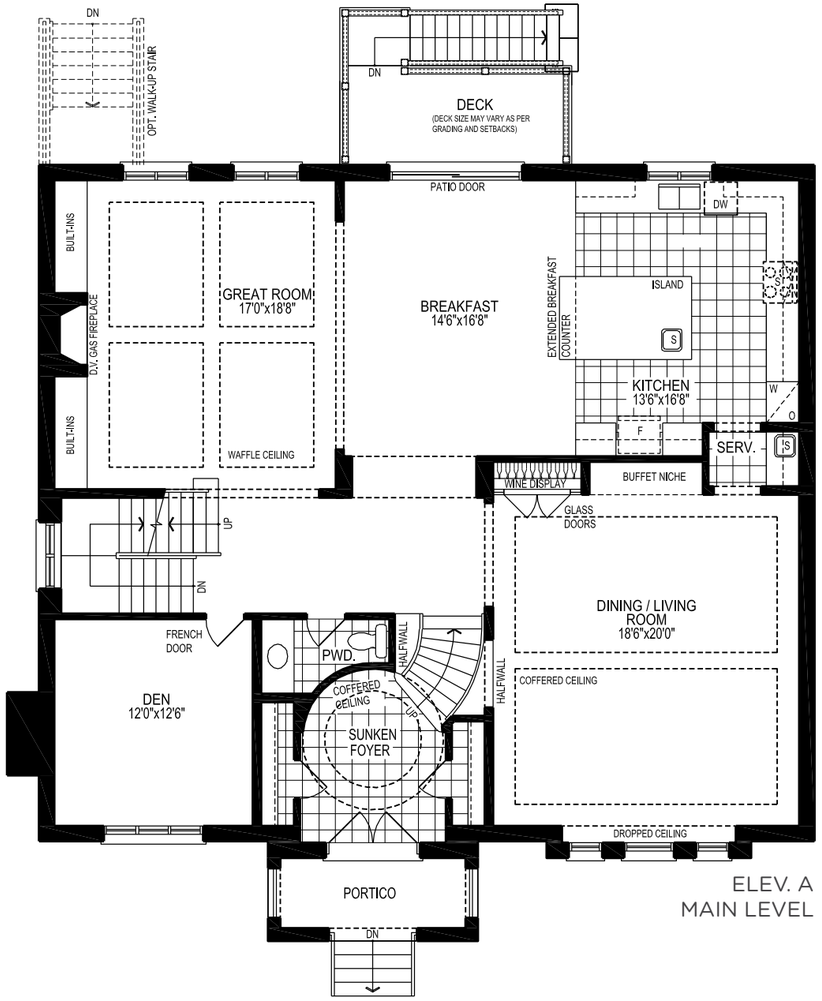
ELEV. B
UPPER LEVEL

***Includes 134 SQ.FT. of finished lower level.** Materials, specifications, colours, elevations and floor plans are subject to change without notice. All renderings are artist concept. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. Square footage includes 0 sq.ft. of open space. See a sales representative for more options. E. & O. E.

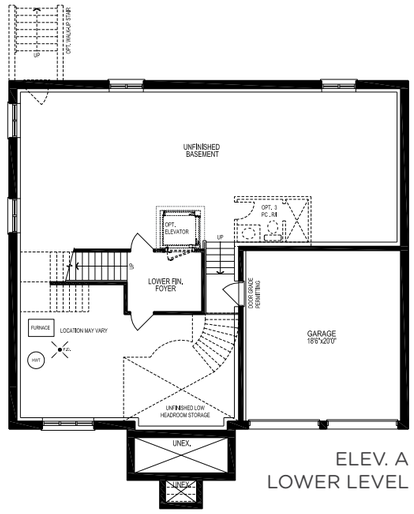
The Hawthorn

TYPE D • ELEVATION A • 3,759 SQ.FT.*

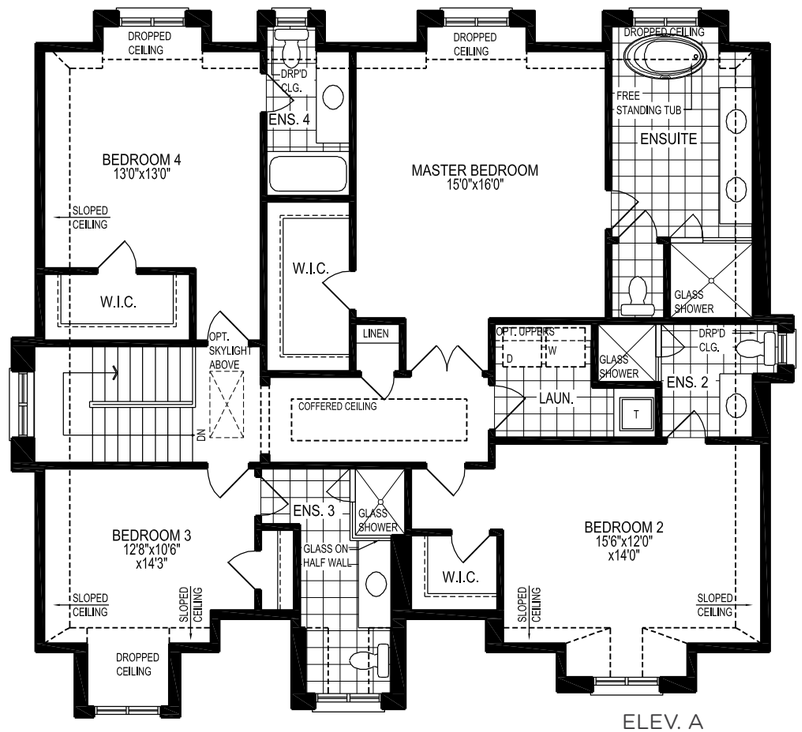
TYPE D • ELEVATION B • 3,708 SQ.FT.*



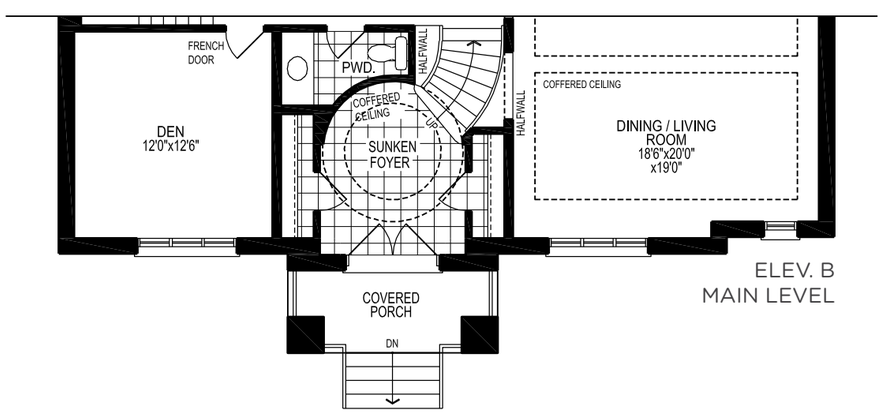
ELEV. A
MAIN LEVEL



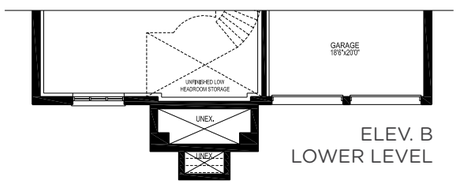
ELEV. A
LOWER LEVEL



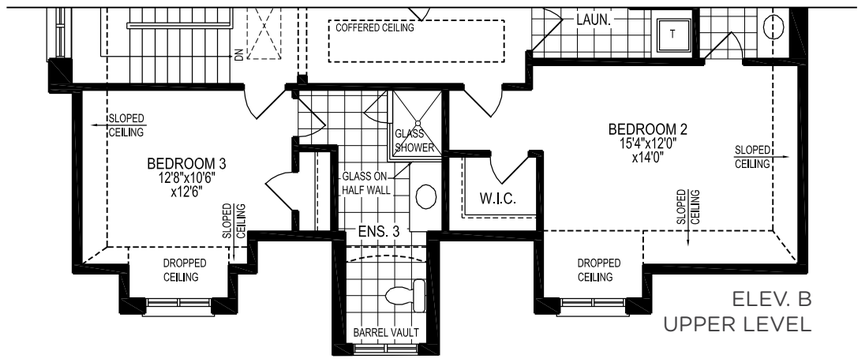
ELEV. A
UPPER LEVEL



ELEV. B
MAIN LEVEL



ELEV. B
LOWER LEVEL



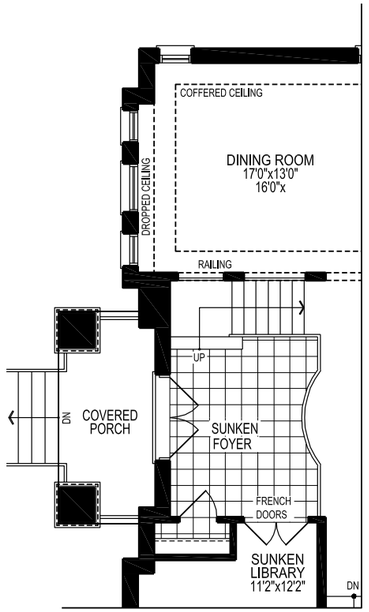
ELEV. B
UPPER LEVEL

***Includes 70 SQ.FT. of finished lower level.** Materials, specifications, colours, elevations and floor plans are subject to change without notice. All renderings are artist concept. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. Square footage includes 0 sq.ft. of open space. See a sales representative for more options. E. & O. E.

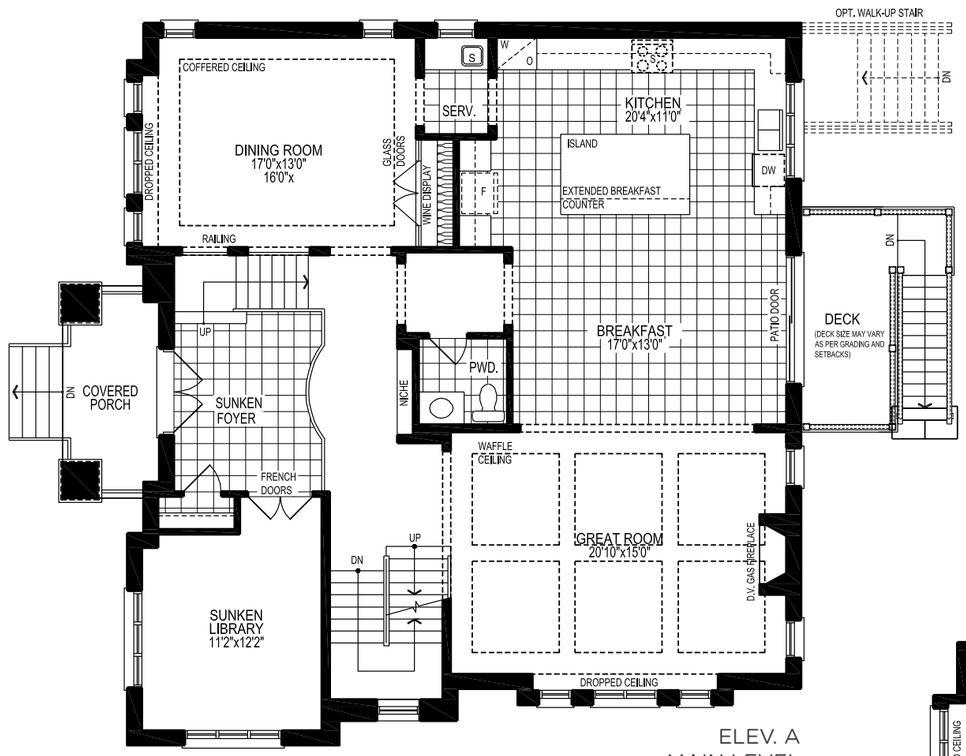
The Maple

TYPE C • ELEVATION A • 3,375 SQ.FT.

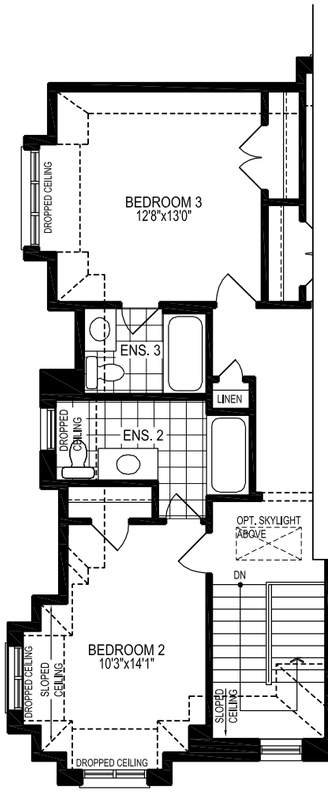
TYPE C • ELEVATION B • 3,400 SQ.FT.



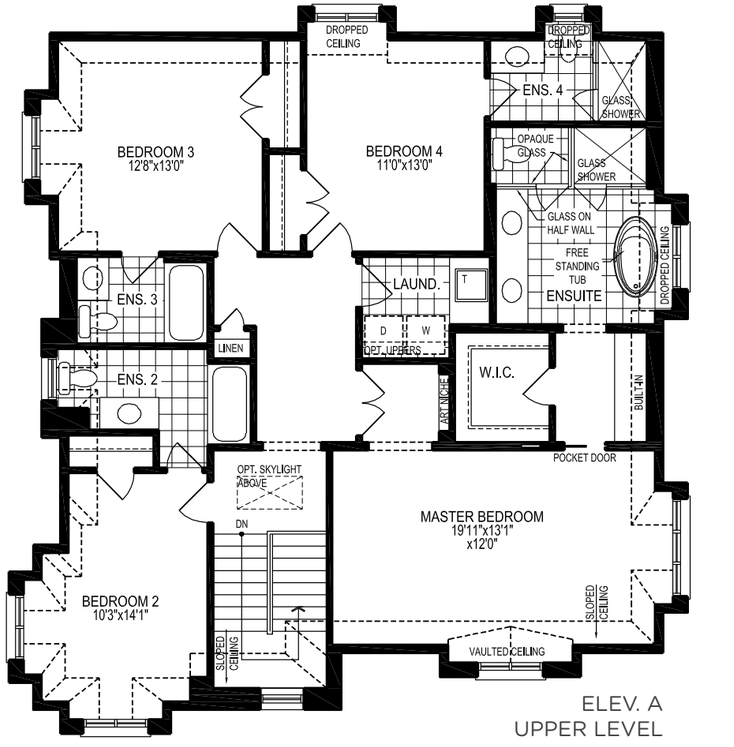
ELEV. B
MAIN LEVEL



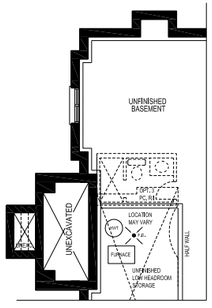
ELEV. A
MAIN LEVEL



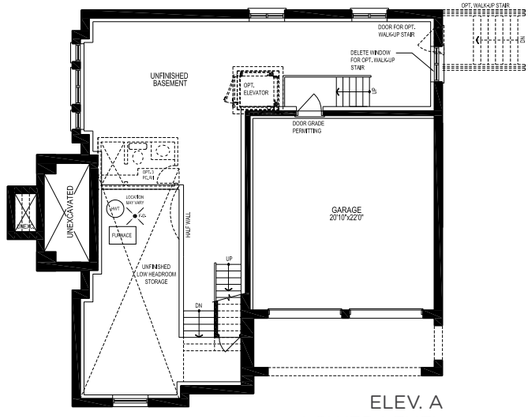
ELEV. B
UPPER LEVEL



ELEV. A
UPPER LEVEL



ELEV. B
LOWER LEVEL



ELEV. A
LOWER LEVEL

Materials, specifications, colours, elevations and floor plans are subject to change without notice. All renderings are artist concept. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. Square footage includes 0 sq.ft. of open space. See a sales representative for more options. E. & O. E.

WHY BUY A LIVANTE HOME?

LiVante is committed to crafting homes that you will be proud to live in. Our expert team has years of experience in the home building sector and a keen eye when it comes to design. In contrast to custom-built homes in the area, we offer an exceptional home warranty through Tarion Warranty Corporation which includes 1, 2 and 7-year plans, all with great coverage. These warranty plans cover everything from water penetration to electrical, plumbing, heat delivery systems, and more. In an area that is predominantly custom-built homes, we value the opportunity to give our customers peace of mind in knowing they are secure within their living space.

features & finishes

EXTERIOR FINISHES

- LiVante's custom elevations feature architecturally inspired exteriors which include genuine clay brick, Arriscraft stone or equivalent stone, stucco, vinyl siding with ornamental trim detail, precast sills and surrounds, shutters and covered porches and balconies as per elevation.
- House siting and exterior colour will be architecturally coordinated and predetermined to ensure a harmonious streetscape in conformance with applicable zoning and architectural control guidelines.
- Soldier coursing, exterior columns, arches, keystones and other detailing as per applicable plan.
- Limited lifetime warranty on laminated roof shingles.
- Maintenance-free aluminum soffits, fascia, eaves-trough and downspouts.
- Roll-up style moulded or composite sectional garage doors with heavy-duty springs and decorative glazing.
- Coach lights on front façade location to be determined by the builder.
- Fully sodded lot.
- Rough-in gas line for BBQ.
- Fully paved (2-stage) driveway including base and top coat.
- Two exterior water taps (one in rear of home and one in the front).
- Porches include maintenance-free columns and railings as per elevation and grade requirements.

DOORS AND WINDOWS

- Low E energy efficient vinyl casement windows throughout Main and Upper Level. All operable windows are pre-designated by the Builder and include screens.
- 8' solid wood stained front door.
- All exterior doors excluding the front door are insulated non-warp metal doors with energy efficient weather stripping.
- Insulated metal entry door from garage to house if grade permits.
- Tarnish free brushed nickel finish front door grip-set and brushed nickel finished passage and deadbolts on all exterior front doors.
- All exterior windows and doors are caulked and completed with weather stripping.

INTERIOR FEATURES

- 10' ceiling height on Main Level. 9' ceiling on Upper Level. 9' ceiling height on Lower Level. All aforementioned ceiling heights are subject to location of mechanical, plumbing, electrical, insulation and other utility components and/or structures.
- Smooth ceilings throughout.
- Tray ceilings within appropriate ceiling height within the tray as per plan.
- Waffle ceiling included as indicated on the plan.
- Coffered ceiling included as indicated on the plan.
- 7-1/4" colonial style baseboards throughout with 3-1/4" casings on all Main Level and Upper Level windows, doorways and flat arches.
- Simulated stonecast fire place mantle may be available as per plan. Not included as standard where available by option.
- 8' solid core interior doors on Main Level and 8' solid core interior doors on Upper Level, Classique Series with brushed nickel finish hinges, locks and lever handles (except exterior entry doors).
- Interior doors and trim to be painted white and walls to be painted one neutral colour throughout.
- Natural finish oak veneer stairs with natural finish oak 1-3/4" pickets and 3" half round handrails with solid oak nosing for all finished areas (and as per applicable plan).
- Interior decorative smooth columns (as per applicable plan). Sizes vary according to structural requirements.
- Trimmed openings on Main Level as per applicable plan.
- Built-in shelving as per plan.

FLOORING

- Natural finish 3-1/4" x 3/4 " engineered hardwood flooring in all non-tiled areas of the Main Level including all non-tiled areas of the Upper Level.
- Choice of high quality porcelain tile flooring (12"x24" or 24"x24") in Foyer, Kitchen, Powder Room, per Builder's standard samples.
- In the Lower Level, unless otherwise specified, the finished flooring will be 12" x 12" ceramic or porcelain tiles from the builder's standard samples.

BATHROOMS

- High quality ceramic tiles from Builder's samples in all tub enclosures, up to the ceiling. Separate shower stalls to include tiled ceiling.
- Master Ensuite separate shower stalls with pot light fixture with freestanding tub as per applicable plan.
- Frameless glass showers with rain shower head as per plan.
- Master Ensuite to include granite countertop with 2cm mitered edge profile.
- Single lever faucets with mechanical pop ups in all Bathrooms, as per Builder's standard selections
- Mirrors in all Bathrooms.
- Choice of quality designed cabinets from Builder's standard samples.
- Porcelain sinks in all Bathrooms.
- Elongated toilets in all Bathrooms.
- Exhaust fan vented to exterior in all Bathrooms.
- Choice of accessories to include towel bars, toilet tissue dispensers, and soap dish in tubs.

KITCHENS

- Custom quality cabinets with extended height uppers in a variety of colours and styles with granite countertops in all kitchens with 2cm mitered edge profile. As per Builder's standard samples.
- Double compartment under-mount stainless steel Kitchen sinks.
- Glass, metals or stone backsplashes as per Builder's standard samples.
- Single lever kitchen faucet with pull-out spray as per Builder's standard selection.
- Rough-in for dishwasher and space provided including electrical and plumbing supply.
- Flush breakfast bars as per applicable plan.
- Rough-in gas line for stove.
- Rough-in water supply for fridge ice maker.
- Exhaust fan over stove area. Vented to exterior.

ELECTRICAL AND HEATING

- 200 Amp electrical service.
- Weatherproof exterior electrical outlets, one at rear; one at front entry and one on accessible front balcony as per applicable plan.
- Electrical outlet(s) in garage.
- Extra electrical outlet in garage for future garage door opener.
- Interior light fixtures in all bedrooms, Family Room, Great Room, Living Room, Kitchen, Breakfast Area, Den, halls and Laundry Area as per applicable plan.
- Hardwired smoke detectors and carbon monoxide detectors (as per the Ontario Building Code).
- Upgraded white Decora plugs and switches throughout. Light switches to be installed at child accessible height.
- Complete central vacuum system with equipment.
- Telephone outlet in Kitchen, Family Room and Master Bedroom.
- Pre-wired with CAT7 network cables in Family Room, Living Room and RG6 high speed cable TV/internet rough-in outlets in Family Room or Living Room and all bedrooms.
- High efficiency natural gas fired furnace.
- Energy efficient gas fired hot water system (rental agreement).

CONSTRUCTION

- Poured concrete Lower Level walls with heavy-duty damp proofing, drainage membrane and weeping tiles.
- Cold cellar included as per plan.
- Rough-in washroom in all Lower Levels as per plan.
- Lower Level insulation wrap (as per the Ontario Building Code).
- Poured concrete porch (as per applicable plan).
- Poured concrete garage floor.
- 5/8" tongue and groove sub-flooring.
- Sub-flooring to be nailed, sanded and screwed.
- 3/8" plywood roof sheathing.
- 2"x 6" exterior wall construction with insulation value (as per the Ontario Building Code).
- All interior walls and ceilings to be drywall construction.
- Steel post and wood beam construction with engineered floor system.
- Insulation installed through-out as per the Ontario Building Code.
- Spray foam insulation in garage ceiling below livable areas as well as all cantilevered areas.
- Subdivision services to include paved roads, curbs and sidewalks where applicable. Sewer and water connection, natural gas, telephone, electrical and cable.

TARION WARRANTY CORPORATION COVERAGE

- Seven Years: MAJOR STRUCTURAL DEFECTS.
- Two Years: PLUMBING, HEATING, ELECTRICAL SYSTEM AND BUILDING ENVELOPE.
- One Year: ALL OTHER SYSTEMS.
- Tarion Warranty subject to change without notice by Tarion Warranty Corporation.

NOTES TO PURCHASERS

- Exterior colours are architecturally controlled and selected by the Builder to provide a pleasing streetscape.
- Number of steps at front and rear yards may vary from that shown according to grading conditions and municipal requirements.
- Variations in uniformity and colour from Builders' samples may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to normal production processes.
- Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards.
- Actual square footage may vary slightly depending on elevation selected.
- Ceilings and walls may be modified to accommodate mechanical systems. Ceiling height may vary from standard, where ceiling must be dropped to accommodate mechanical and/or structural systems.
- House to be finished in good, workmanship manner.
- All Purchasers' selections are from the Builder's standard samples only. Purchaser acknowledges that various decorative items, including light fixtures, window coverings and other items shown in the Model Homes, Sales Office or Décor Centre are not necessarily included in the purchase price.
- Purchaser acknowledges that garage is unfinished area. Lower Level may be unfinished as per applicable plan.
- Options shown on floor plan are available at an extra cost.
- Terms "as per elevation" or "as per applicable plan" refer to illustrations provided in marketing documentation.

***SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. BUILDER HAS THE RIGHT TO SUBSTITUTE MATERIALS OF EQUAL VALUE.

In addition to any other provisions contained in this Agreement, the Purchaser confirms, acknowledges and agrees that all Marketing Materials (as hereinbefore defined) are used for marketing purposes only and are deemed as artist's concepts only and do not constitute a warranty or representation on the party of the Vendor as to any finishes, upgrades or details that are not expressly reduced to writing in this Agreement of Purchase and Sale. Further, any landscaping, fencing, walkways or other items used to accessorize the renderings are for illustrative purposes only.

E. & O. E. September 2018

LIVANTE MEANS living well

There's a difference between simply living and living well, and our aim at LiVante Developments is to bring this difference to your life. A GTA home builder based in Richmond Hill, Ontario, LiVante has been redefining the modern living experience since 2011. The LiVante team has collectively built more than 15,000 award-winning homes and has over 30 years of industry experience across the GTA. Specializing in elegant, contemporary and family-friendly townhomes, luxurious semi and single-detached homes, home buyers have the unique opportunity to find a home that delivers on the promise of living well. From the very first brick to the final finishing detail, a LiVante home embraces life and creates the backdrop for life's most important moments. In our philosophy, there is nothing more important than Living Well.

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