



CONTEMPORARY TOWNS FOR THE MODERN YOU



LUXURY AND CONVENIENCE THAT DEFY CONVENTION



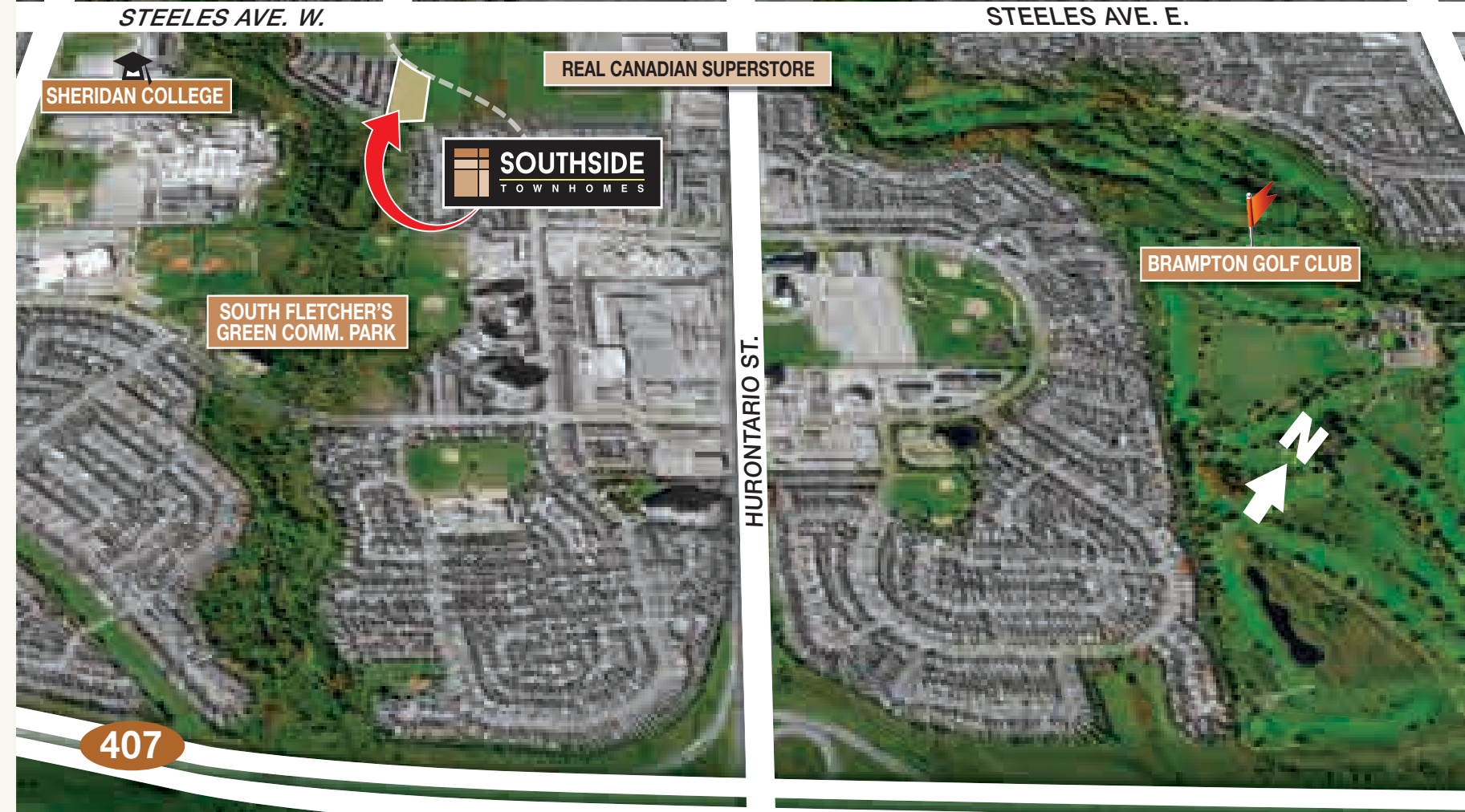
Leave yesterday's conventional towns behind, and move up to the townhomes of tomorrow at Southside. Own a home whose modern flair and contemporary spirit match your own, here in a spectacular south Brampton location. Luxury, convenience and style to spare – they're all captured in the most appealing 3 and 4-bedroom townhome designs ever unveiled in the GTA.





CONTEMPORARY
DESIGN MEETS
REFINED STYLING





SCHOOLS

- 1 Fletchers Creek Senior Public
- 2 Saint Kevin Separate
- 3 Bishop Francis Allen
- 4 Brampton Centennial Secondary
- 5 Saint Augustine Secondary
- 6 Turner Fenton Secondary
- 7 Centennial Senior Public
- 8 Ridgeview Public
- 9 St. Monica Separate Elementary
- 10 Roberta Bondar Public
- 11 Cherry Tree Elementary
- 12 W. G. Davis Middle
- 13 Sir Wilfrid Laurier
- 14 St. Francis Xavier Sep. Elementary
- 15 Parkway Elementary

SIMPLY THE BEST LOCATION IN BRAMPTON

Located at Steeles Avenue West and Hurontario, the best of Brampton surrounds you at Southside. Here you're right across the street from the stores and restaurants of Shoppers World, and steps from the supermarket. To the west lies the campus of Sheridan College, to the south is Fletcher's Green community park, and to the east are the fairways of the Brampton Golf Club. Plus enjoy easy access to Queen Street and downtown Brampton, as well as the 407.





OPEN-AIR LIVING

Artist's concept.



The fourth floor of each townhome at Southside offers its own private rooftop terrace where you can enjoy basking in the sun or gathering with family and friends for a BBQ or to watch the stars come out at night. It's a spacious outdoor living space, offering beautiful views of the city that surrounds you...a place to get away from it all without going away at all.



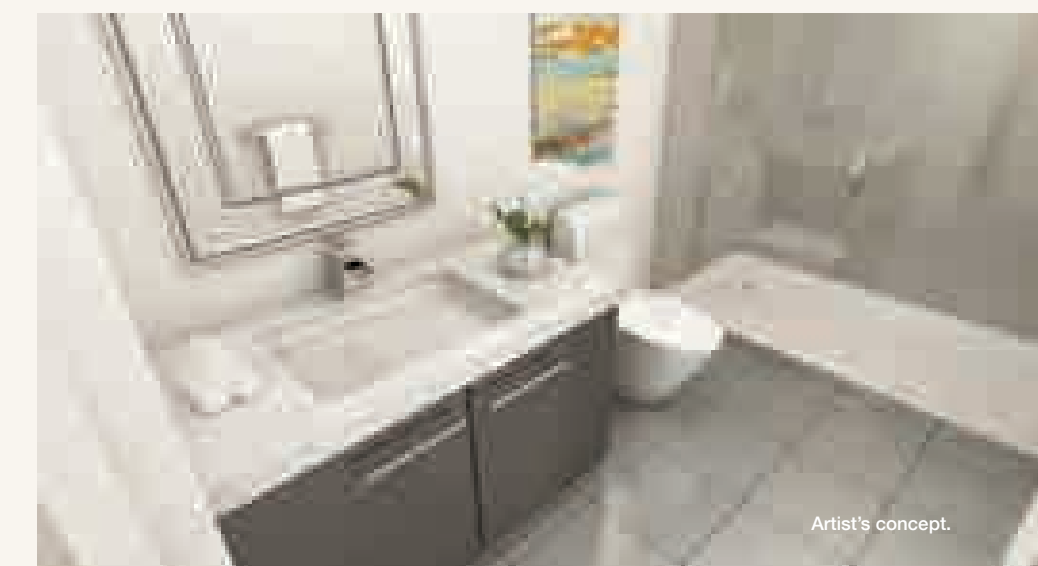
Artist's concept.



Artist's concept.



SPACE
DESIGNED
WITH THE
EMPHASIS
ON COMFORT



Artist's concept.

AN INTIMATE ENCLAVE IN A VIBRANT LOCATION

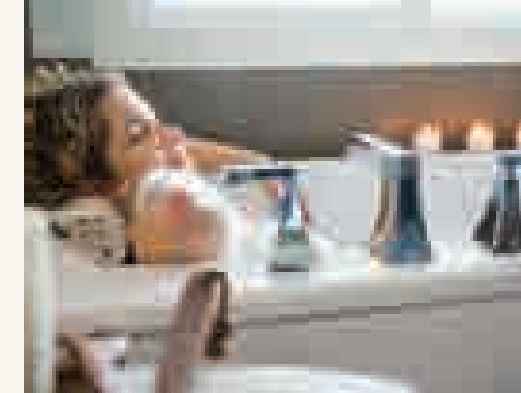


With a limited edition of just 109 townhomes, each with its own underground parking space, Southside is an intimate community in a superb infill location where all the neighbourhood amenities are already in place. It's a vibrant urban locale, close to the recreational and cultural attractions that make Brampton such a desirable location for a new home.





FEATURES AND FINISHES



MODERN EXTERIORS

- Modern home exteriors with architectural pre-selected colour package
- Architecturally controlled streetscape
- Individual front porch with single solid wood entry door
- Brick, stone, and stucco exteriors with maintenance-free aluminum or wood panels surrounding front bedroom windows as per elevations
- Concrete foundation walls
- Underground parking and storage space under or near each home
- Pre-finished maintenance free aluminum fascia, soffit, and eavestrough downspouts (as per elevation)
- Maintenance-free aluminum windows (as per plan)
- Metal insulated non-warp flush entry doors with designer glasslight and magnetic weather-strip seal at terrace level (as per plan)
- Deadbolt lock on all entry doors
- Custom exterior package including house number and light (as per plan)
- Landscape package consisting of sodded front, shrub planting and walkway to front entrance (as per landscape drawings and installed when season permits)
- Rooftop terrace with concrete pavers and privacy screen (as per plan)
- Exterior glass and aluminum railings (as per elevations)

GRACIOUS INTERIORS

- Nine-foot (9') high ceilings on main and second floors, eight-foot (8') high ceilings on all upper floors (except in powder room, bathrooms, laundry room, and where architectural design, mechanical or duct work requires ceiling height to be lowered), as per plan
- Textured ceilings throughout (bathrooms to have smooth ceilings)
- Quality interior paint with one coat primer, and one coat finish - white throughout
- Elegant solid oak handrail and pickets, including solid oak post – all in natural finish

- Modern styled interior passage doors
- Modern styled baseboards and casings on all windows and doors as per Builder's standard samples
- Interior doors and trim to be painted white
- Closets to have sliding doors or modern styled swing doors (as per plan)
- Brushed nickel hardware on all interior doors
- Mechanical rooms unfinished on upper level
- Upper floor laundry with standard laundry tub base
- Hot and cold taps for laundry tub and washer hook-up
- Dryer vented to exterior

CHEF'S KITCHENS

- Custom-designed quality kitchen cabinetry in a wide selection of styles and finishes, as per Builder's standard samples
- Double stainless steel sink with single lever chrome faucet and pull-out sprayer
- Stainless steel exhaust hood fan with venting to exterior
- Provision for rough-in and opening for future dishwasher
- Post-formed arborite or formica countertops

CONTEMPORARY BATHROOMS

- Quality ceramic wall tiles on bathroom enclosures
- Chrome towel bar and paper holder in all bathrooms
- Single lever chrome faucets throughout
- White plumbing fixtures (toilets, tub, drop-in sinks or shower base where applicable) in all bathrooms as per plans
- Quality vanity cabinetry in ensuite, bathrooms and powder room, from Builder's standard samples
- Post-formed arborite or formica countertops
- Make-up bar lighting over bathroom mirrors

- Mirrors in all bathrooms
- Privacy locks on bathroom doors
- Separate shower stall in master ensuite - complete with glass enclosure and shower light
- Low-flow showerheads in all showers
- Low-flow toilets throughout
- Exhaust fan in all bathrooms vented to exterior

LUXURY FLOORING

- Ceramic tile flooring in foyer, kitchen, bathrooms, laundry room, mechanical room, and mud room (if applicable as per plan and as per Builder's standard samples)
- Plush nylon broadloom (as per Builder's standard samples) with foam underpad in living/dining, hallways, all bedrooms, all mezzanine level

HEATING AND ENERGY-EFFICIENT FEATURES

- All ducts sized for future air conditioning
- High efficiency, high velocity heating system with high efficiency natural gas hot water tank (rental)
- Comprehensive air seal features to all windows and exterior doors
- Insulation in full conformity with Ontario Building Code for conservation of energy
- Water-saving toilets and showerheads throughout
- Thermostat centrally located on main floor

ELECTRICAL AND LIGHTING SYSTEMS

- 100 amp electrical service with circuit breakers and copper wiring
- Exterior waterproof electrical outlet on terrace
- Wired-in smoke detectors on each floor
- Electric door chimes on front door
- Ground fault interrupter protection in all bathrooms and powder room

- Ceiling lighting in all bedrooms, kitchen, living/dining room; interior light fixtures selected by Vendor
- Telephone pre-wired in kitchen and master bedroom
- All bathrooms vented to outside with mechanical fan
- Pre-wired rough-in family room (if applicable), living room, and master bedroom with RG6 co-axial cable
- Heavy-duty wiring outlet for stove, and clothes dryer
- White Decora-style light switches, plugs, and plates
- Carbon monoxide detector as per Ontario Building Code

WARRANTY

The Taron Warranty Protection Program which includes:

- Warranty against major structural defects for seven (7) years
- Free of defects in workmanship and material on electrical, plumbing, heating and building envelope for two (2) years
- Free from defects in workmanship and materials for one (1) year

All items allowing the purchaser a choice of colours and/or materials will be made from Builder's standard samples and no changes will be accepted after specified colour selection time. Purchaser agrees to select colour and materials within specified colour selection time, otherwise the Vendor reserves the right to make all selections and complete the unit, and the Purchaser agrees to close the transaction with such Vendor's choice of materials and colours.

Ceiling heights are approximate and may vary. Room dimensions, door, and window configurations may vary with final construction drawings.

All plans and specifications are subject to modification at the sole discretion of the Vendor. The Vendor reserves the right to change the foregoing specifications without notice. January 2017. E.O. & E.

A

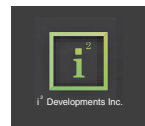
END | MID UNIT

1685 | 1625 FT²

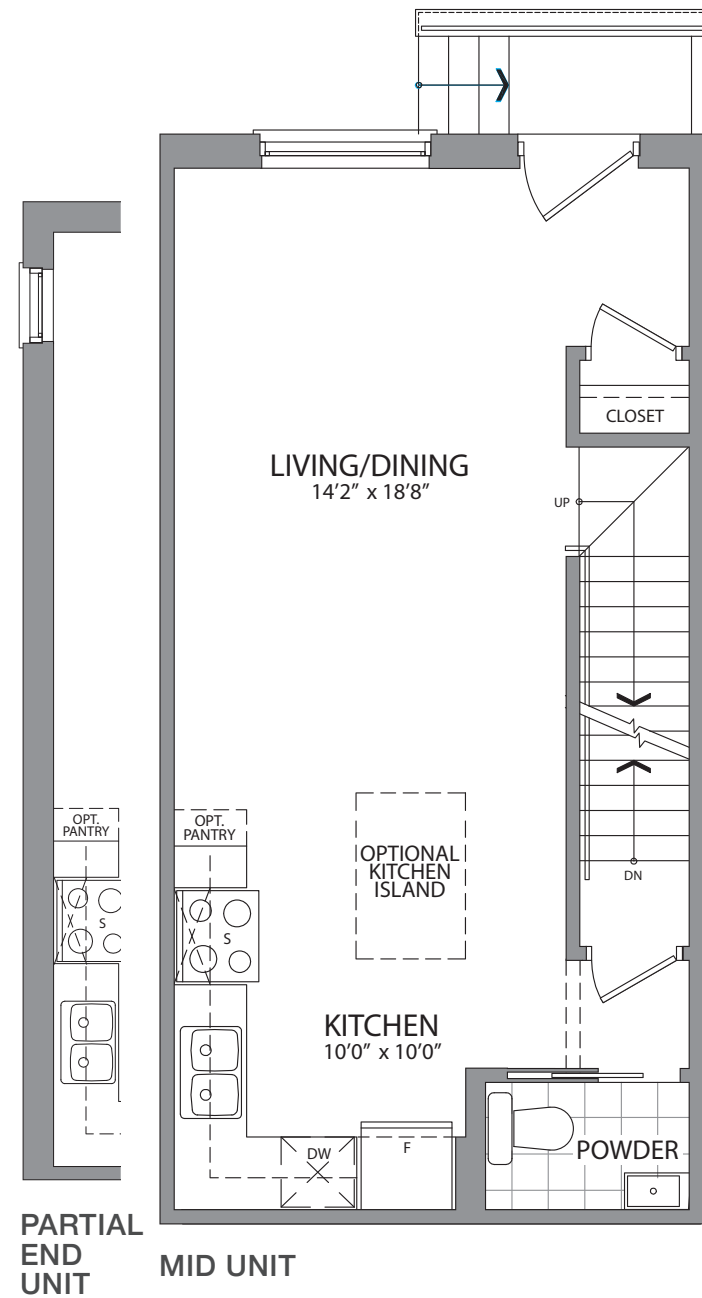
INCLUDES
40 FT²
IN UNDERGROUND

+ 255 | 245 FT²
UNDERGROUND

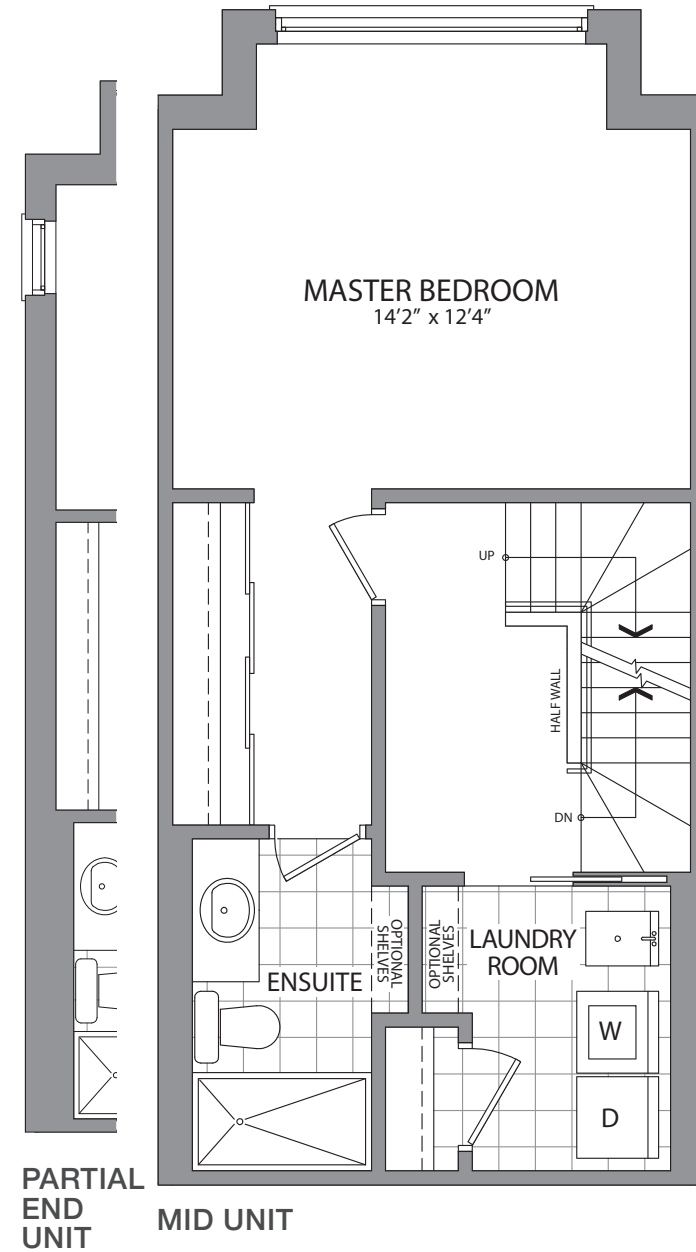
+ 185 | 190 FT²
TERRACE



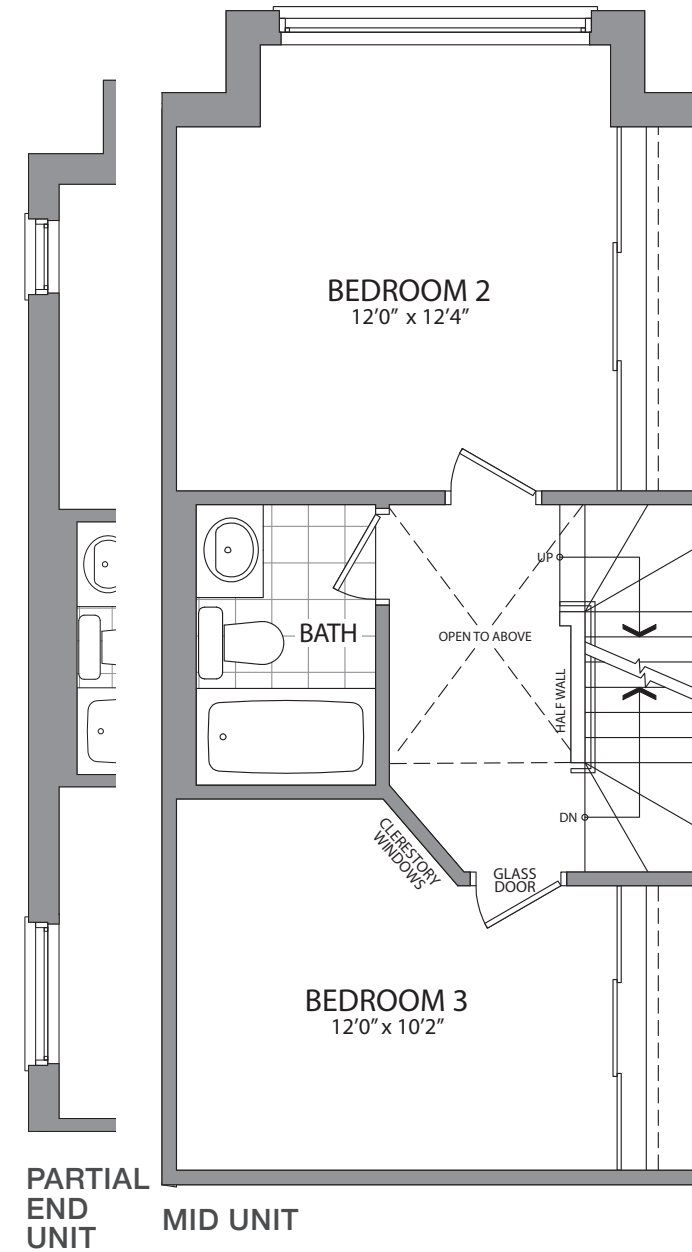
Plans and specifications are subject to change without notice.
The actual usable floor space may vary from the stated floor area.
All renderings are artist's concept. E. & O. E.



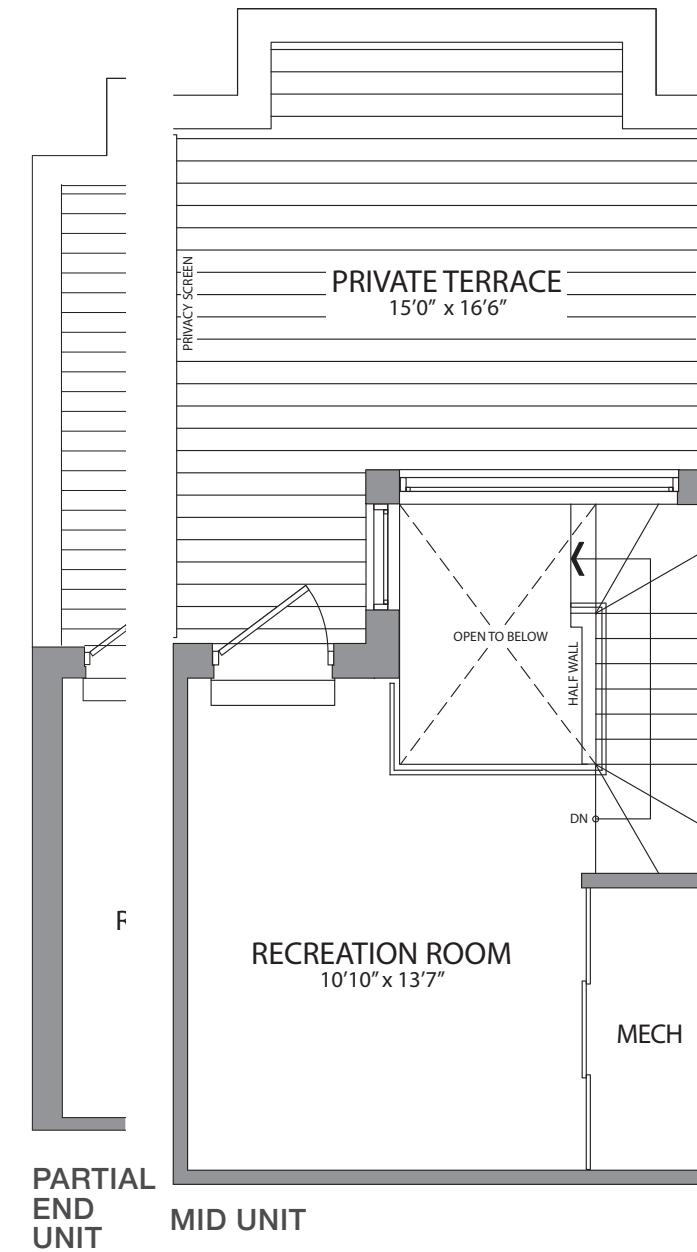
GROUND LEVEL



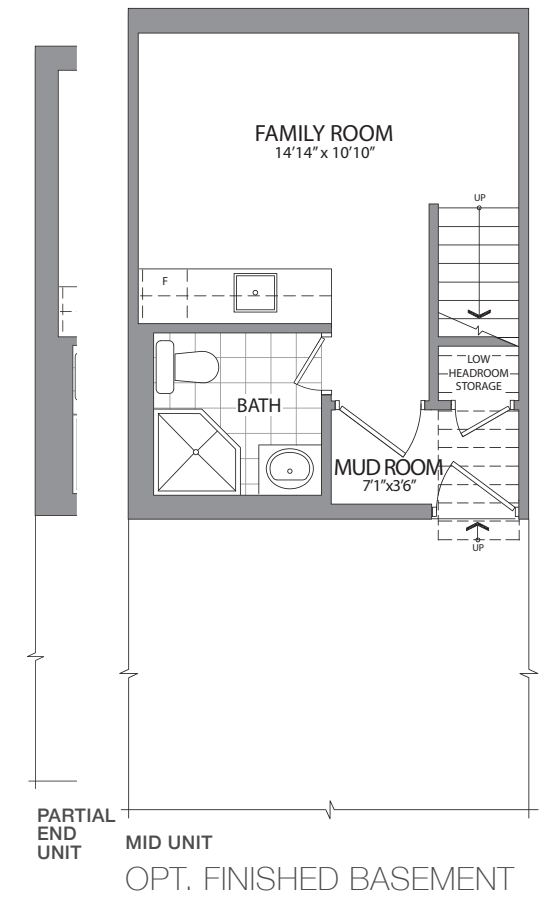
SECOND LEVEL



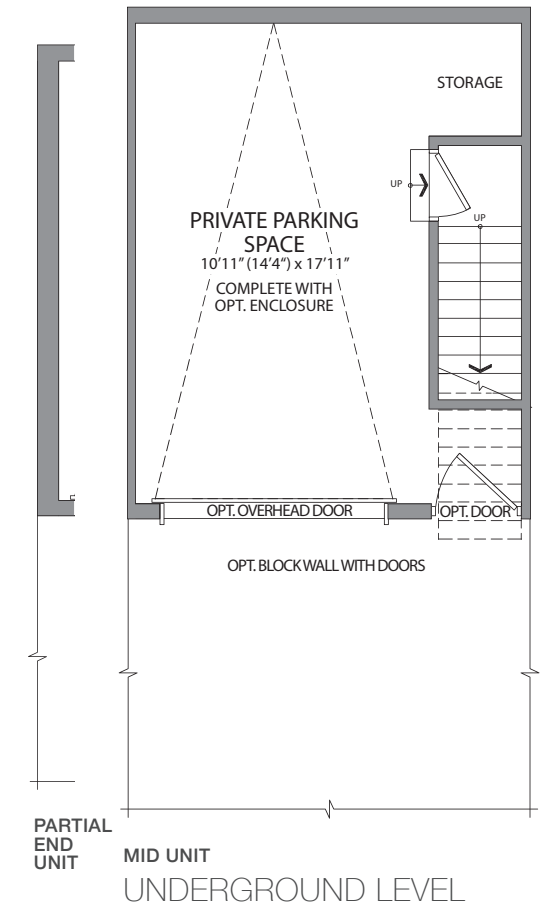
THIRD LEVEL



MEZZANINE



OPT. FINISHED BASEMENT



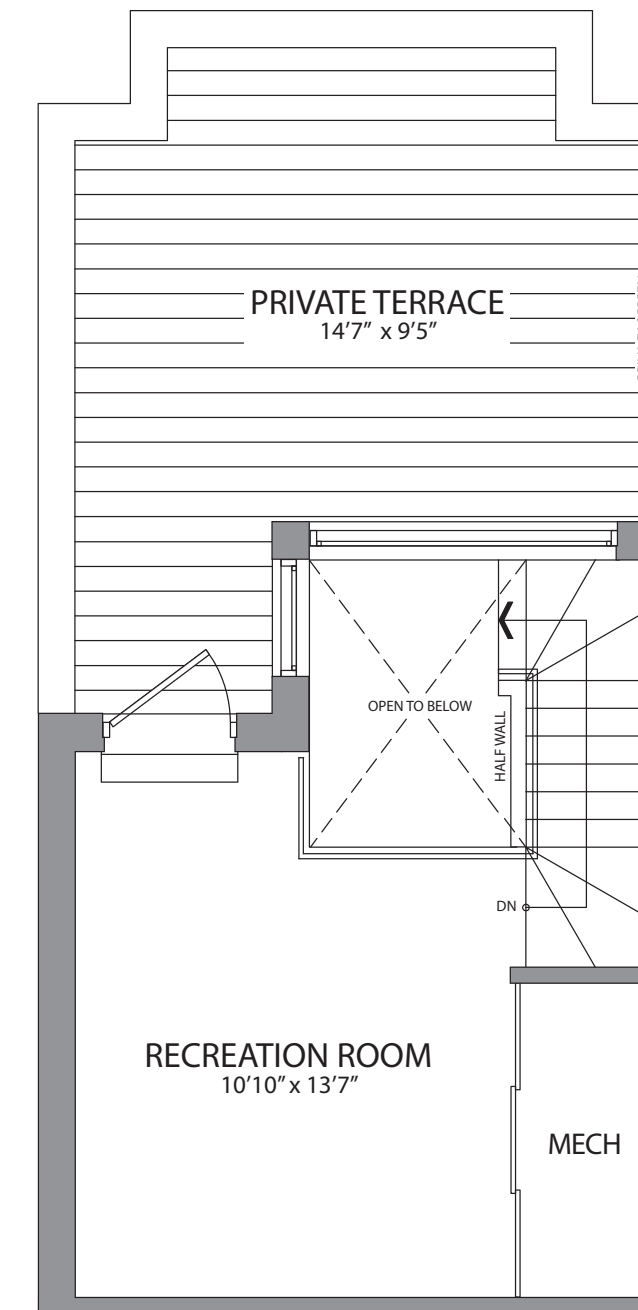
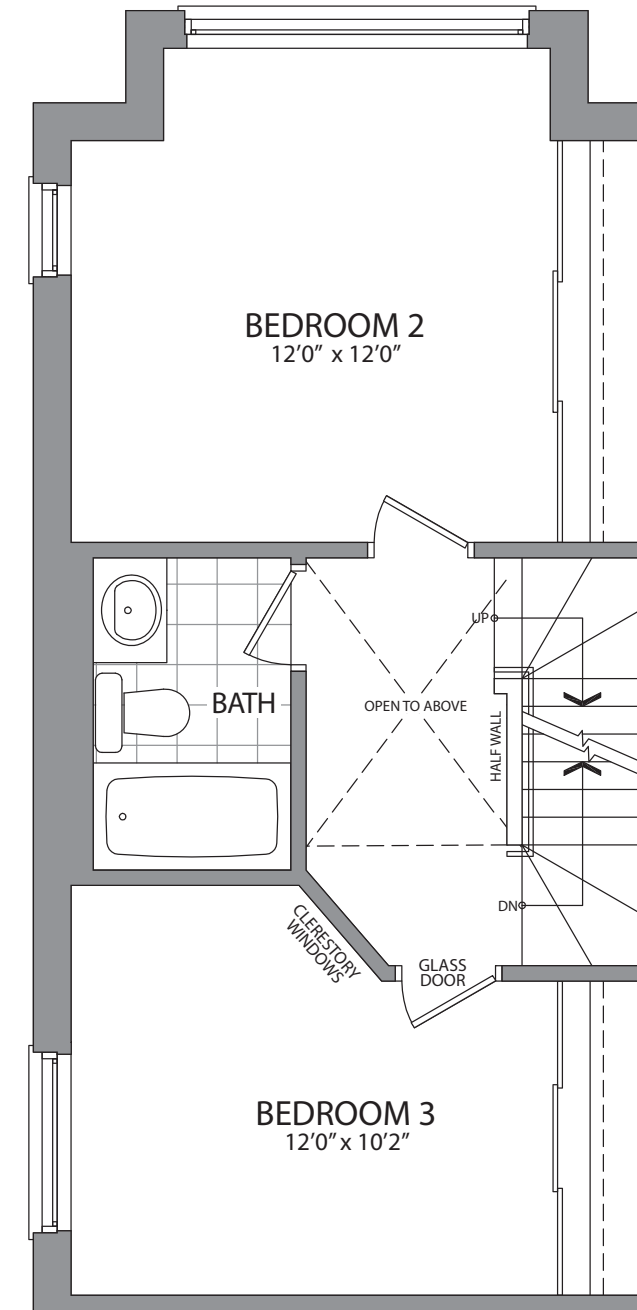
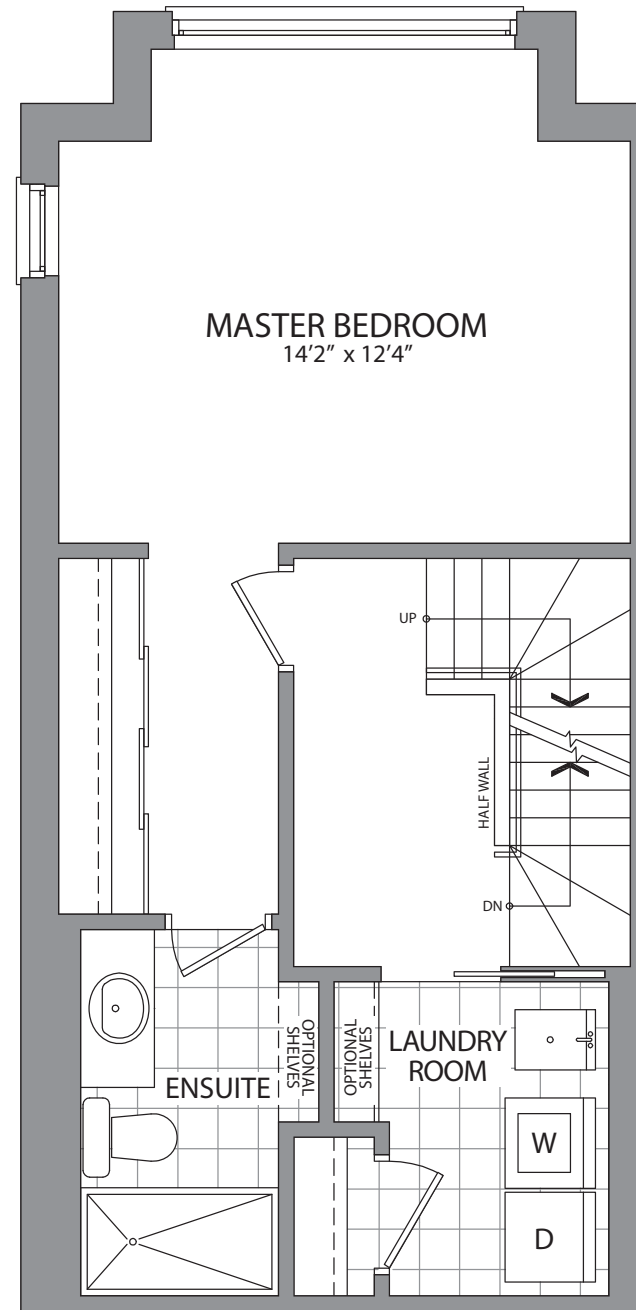
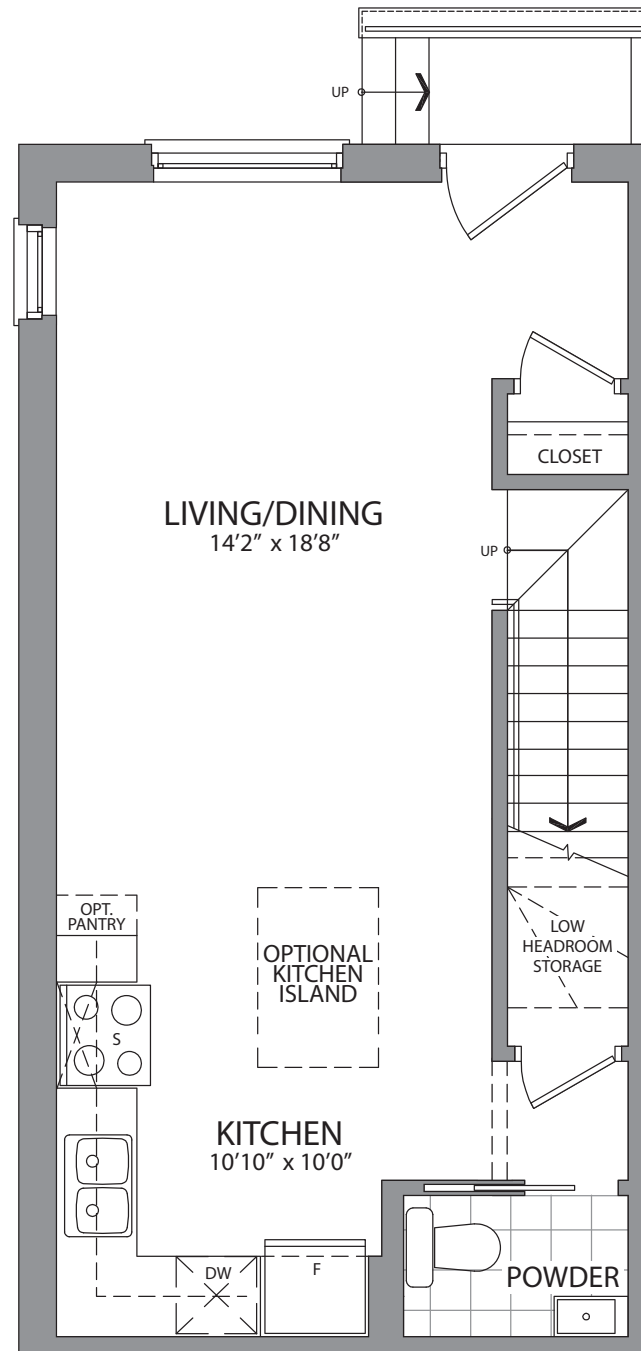
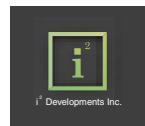
UNDERGROUND LEVEL

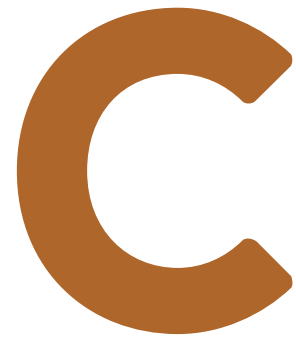
B

END UNIT

1645 FT²

+ 185 FT²
TERRACE





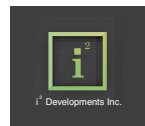
END UNIT

2100 FT²

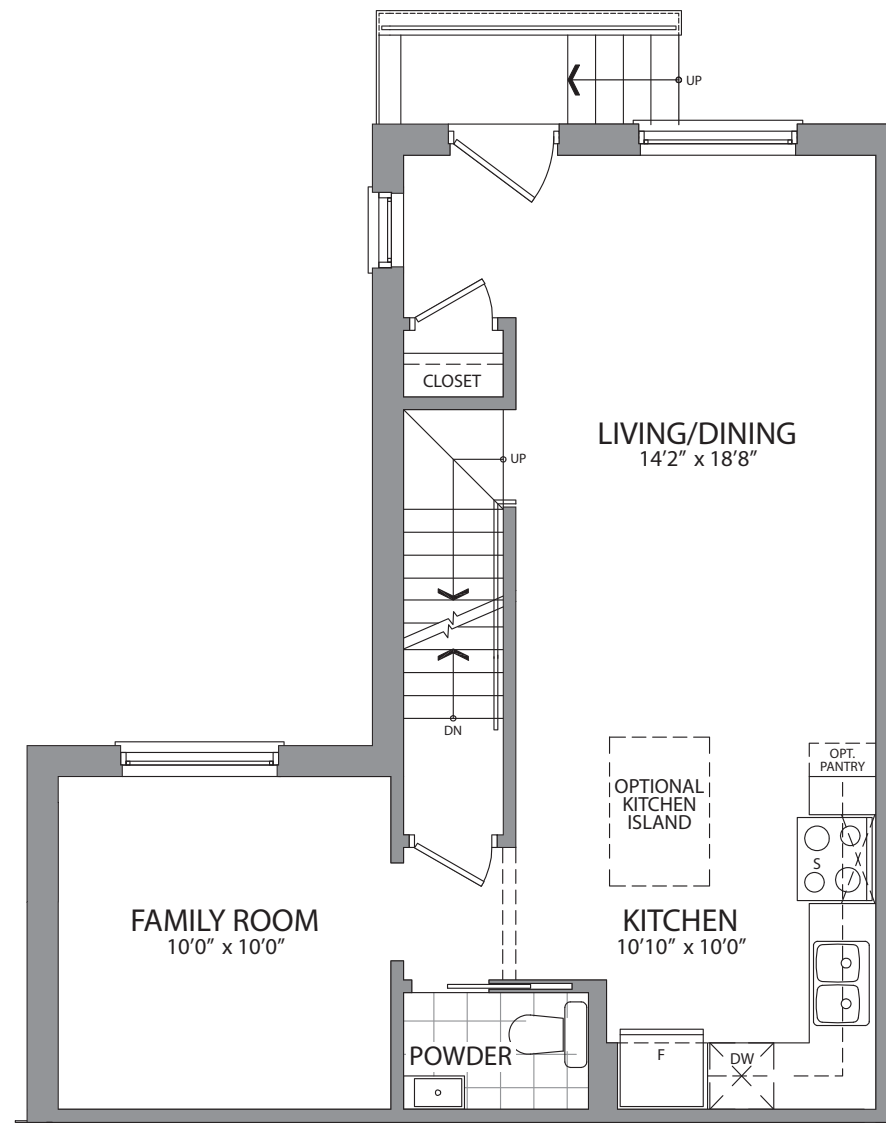
INCLUDES
50 FT²
IN UNDERGROUND

+ 250 FT²
UNDERGROUND

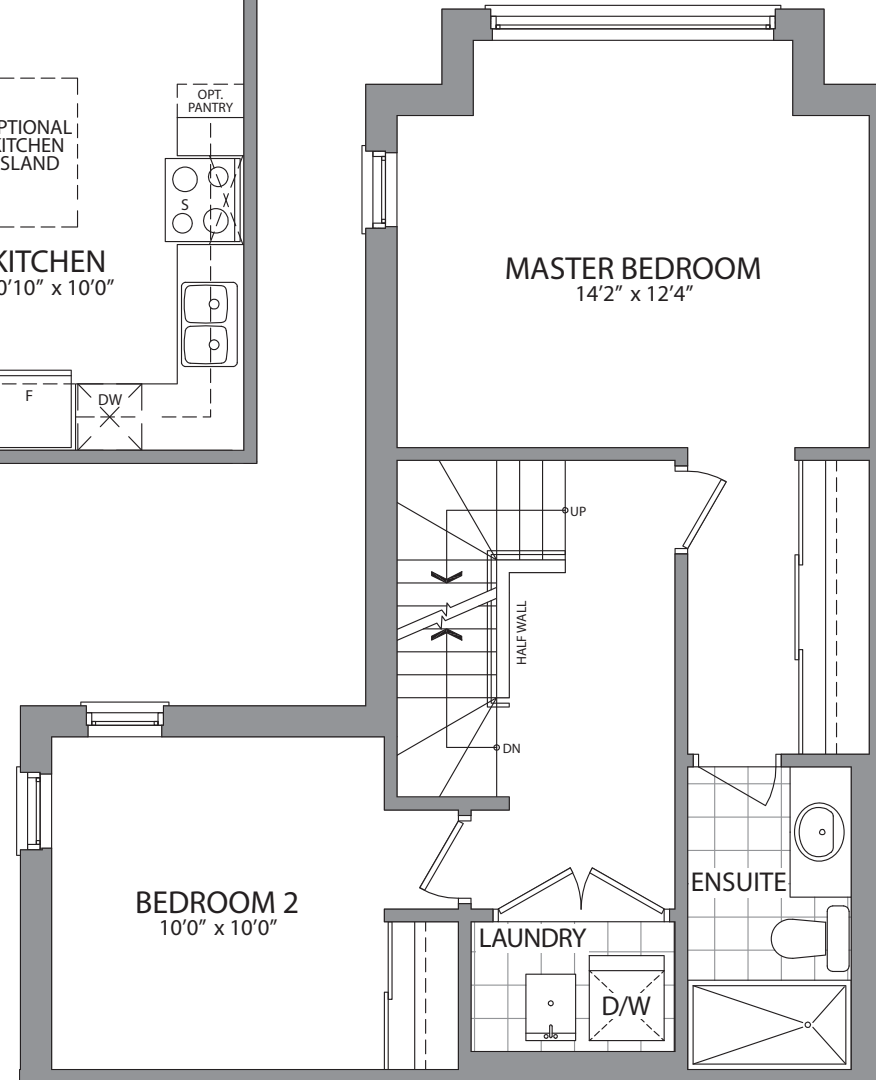
+ 185 FT²
TERRACE



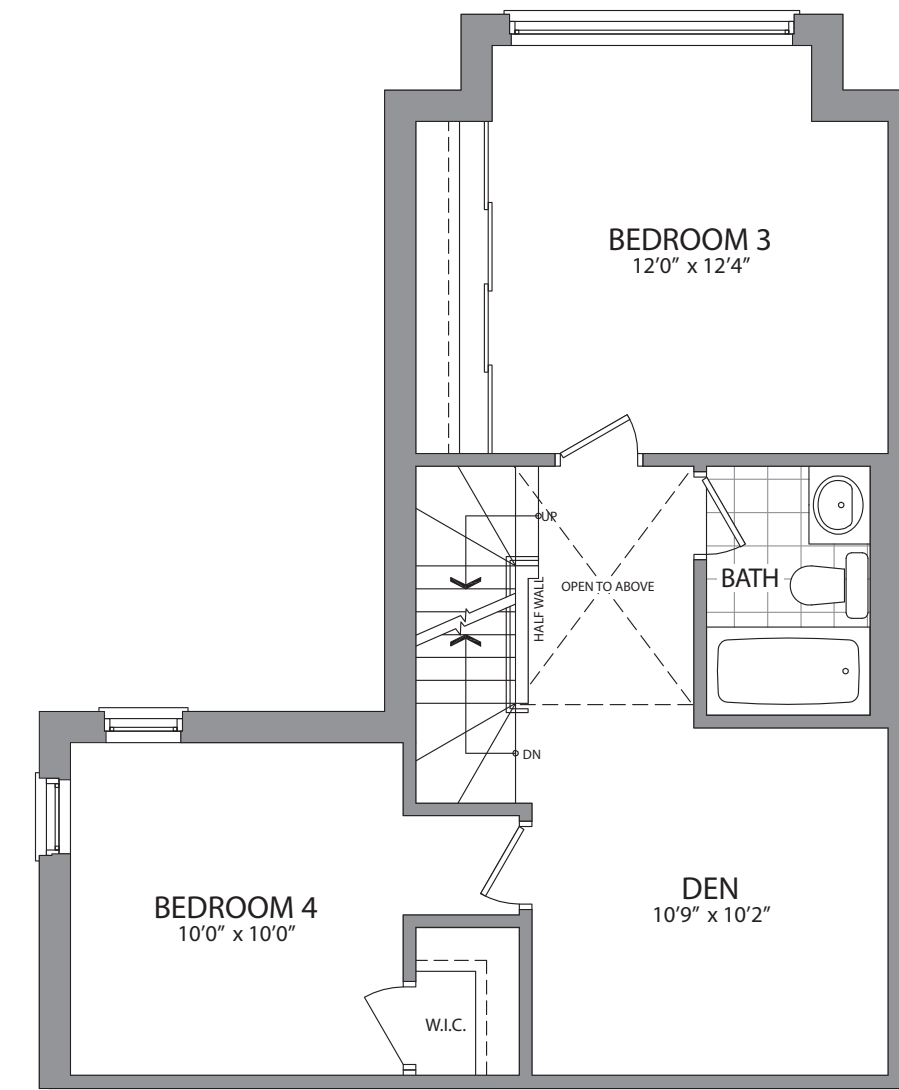
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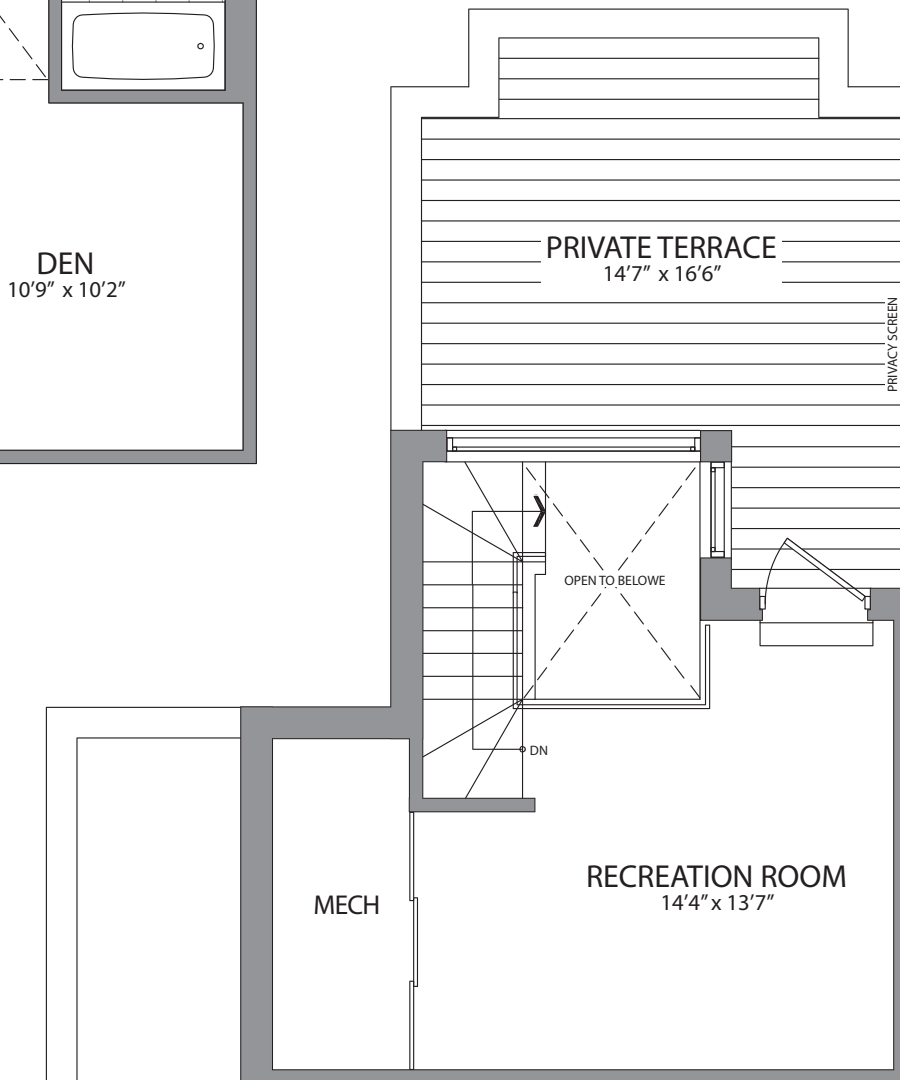
GROUND LEVEL



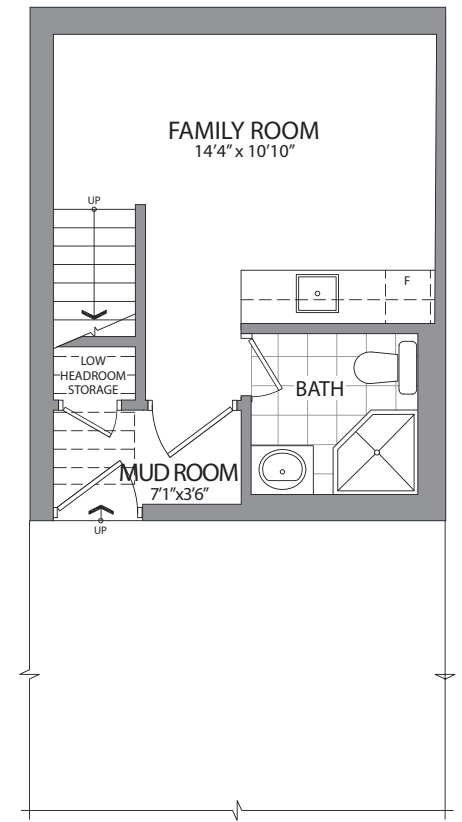
SECOND LEVEL



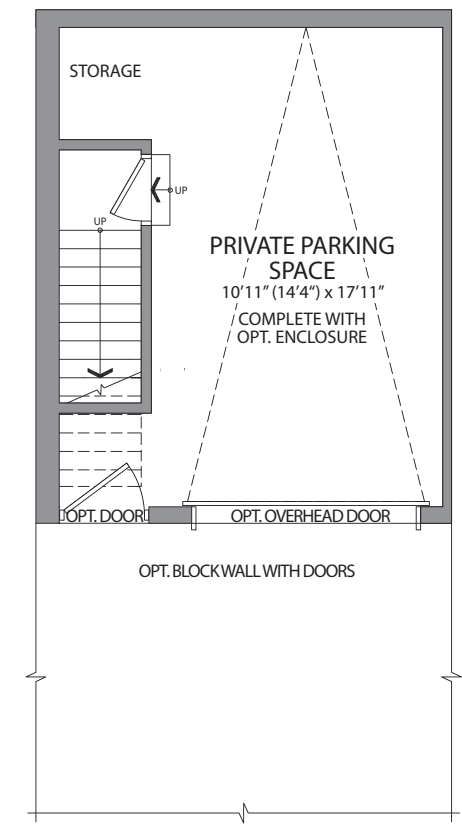
THIRD LEVEL



MEZZANINE



OPT. FINISHED BASEMENT



UNDERGROUND LEVEL



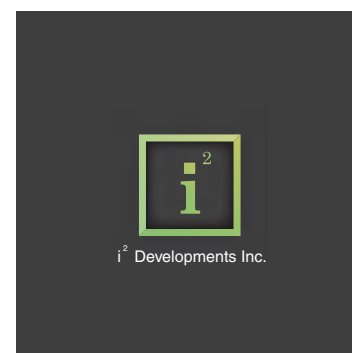
INTEGRITY

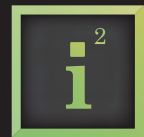
BRINGING VISION AND VALUE TO THE URBAN LANDSCAPE.

Developing is all about vision. Looking at an empty or under-utilized piece of land and seeing its full potential takes a special talent and commitment to enhancing the community.

Under the direction of its two principals, Bruno Suppa and Sam DeCaria, i² Developments Inc. is a highly experienced and fully diversified development company responsible for the creation and successful marketing of numerous residential projects in the Greater Toronto Area and beyond. We see possibility and transform it into reality.

Working both independently and with a select group of respected joint venture partners, i² Developments brings ingenuity and integrity to every project it undertakes.





i² Developments Inc.

