

## Price List

### Freehold Condo Towns

MODEL NAME		Number of Bedrooms	Total Sq.Ft.	Priority Sale Price from
Melrose	19-1	3	1765	\$ 699,990
Longwood	19-2	3	1762	\$ 699,990
Claremont	19-3	3	1755	\$ 710,990
Belmont	22-1	3	2190	\$ 770,990
Bedford	22-2	3	2420	\$ 815,990
Riverdale	22-3	3	2454	\$ 829,990
Allerton	23-1	3	2197	\$ 754,990
Madison	23-2	3	2209	\$ 764,990

## BONUS

• \$10,000 Design Dollars  
To spend at our state-of-the-art Decor Centre

• 5 Appliances

Stainless Steel Fridge, Stove, & Dishwasher plus White Washer & Dryer

• 6 Months Free ROGERS Cable, Phone & Internet Service

DEPOSIT STRUCTURE	Tentative Occupancy Date	Common Elements Fee	Taxes
<ul style="list-style-type: none"> <li>• \$20,000 on signing</li> <li>• \$20,000 in 60 days</li> <li>• \$20,000 in 90 days</li> <li>• \$20,000 in 120 days</li> </ul>	Summer/Fall 2015	<ul style="list-style-type: none"> <li>• Approximately \$149 per month</li> </ul>	<ul style="list-style-type: none"> <li>• Approximately 1% of purchase price as per City of Vaughan. To be assessed.</li> </ul>
PREMIUMS			
<ul style="list-style-type: none"> <li>• Lots 1 and 24 - \$10,000</li> <li>• Lots 63 to 68 and 136 - \$35,000</li> <li>• Lots 105 to 110 - \$30,000</li> </ul>		<ul style="list-style-type: none"> <li>• Lots 62 and 137 - \$15,000</li> <li>• Lots 77 to 104 - \$80,000</li> </ul>	

**SALES REPRESENTATIVE, EMAIL, and PHONE**

**Dodie McDonald and Mary Marrello**  
Keller Williams Realty Solutions Inc.  
Vendor's Exclusive Agent  
Tel: 289-597-4381; fax: 289-597-4518  
[9130bathurst@senatorhomes.com](mailto:9130bathurst@senatorhomes.com)

**OFFICE HOURS**

**By Appointment Only**

**Price List Valid July 9 - 18, 2014 Broker Program. Price increase every 20 sales.**

\* See Sales Associates for details E&OE  
Price includes HST

# BATHURST 9130

## Purchaser Incentive

<b>Extended Deposit Structure</b>	<b>Non-Resident Extended Deposit Structure</b>
\$20,000 with Reservation/Offer	\$50,000 with Reservation / Offer
\$20,000 <b>60 Days*</b> after offer acceptance	\$50,000 - 90 Days after offer acceptance
\$20,000 <b>90 Days</b>	
\$20,000 in <b>120 Days</b>	

All Cheques are payable to the vendor "Teefy Developments Limited."

### **1. ONE Assignment Right:**

- 100% of the project is sold
- All deposits are received
- Assignment fee is \$5,000 (Payable to the Vendor)
- On Vendor's approved assignment form

### **2. \$10,000 in FREE UPGRADES**

- To be selected at time of Interior Design Appointment. Non-negotiable and no cash value.

### **3. Including 5 Appliances:**

- Stainless Steel Fridge/Stove/Dishwasher
- White Front Loading Washer/Dryer

### **4. 6 Months FREE Rogers Services**

- T.V, Internet & Home Phone service

# BATHURST

# 9130

## **FEATURES AND FINISHES**

### **EXTERIOR FEATURES:**

- Contemporary design featuring upgraded expansive glass treatment, brick, smooth stone and architectural details.
- Single and Two Car garage plans available. Some townhomes feature oversized decks over rear attached garage.
- Insulated Fibreglass Front Entry Door stained in wood grain finish to coordinate with exterior materials, and complete with **brushed nickel grip set and deadbolt lock**.
- Balconies, Porches, and Decks to feature colour co-ordinate rail with glass panel inserts (as per plan).
- Sliding Glass Patio door(s), as per plan.
- Roll up sectional garage door(s).
- Black coach light(s) at front entry and/or garage, as per elevation.

### **INTERIOR FEATURES:**

- **10' Ceiling Height** on main floor with extended height archways & doors, as per plan.
- **9' Ceilings** on upper level and **8' Ceilings** on lower level.
- Sophisticated **SMOOTH CEILINGS** throughout.
- **OAK finished Staircases** with **Black Metal pickets**, from Vendor's standard samples.
- Master bedrooms with **private SPA-STYLE ensuite and walk in closet**, as per plan.
- Conveniently located laundry area, as per plan, complete with **FRONT LOAD WASHER AND FRONT LOAD DRYER**.

### **KITCHENS**

- **GOURMET KITCHEN APPLIANCES** in stainless steel finish, from Vendor's standard samples.
- Kitchen Islands, Peninsulas and Flush Breakfast Bars, as per plan.
- Contemporary and traditional style Kitchen cabinets, from Vendor's standard samples.
- **GRANITE Kitchen Countertop** (from Vendor's standard sample) with double compartment **stainless steel under-mount sink** and single lever faucet with pull-out spray in chrome finish.

### **BATHROOMS:**

- Choose from contemporary and traditional style cabinets and complimentary laminate countertops, from Vendor's standard samples.
- **Master bedroom ensuite with framed GLASS SHOWER and FREE-STANDING DEEP SOAKER TUB**, as per plan.
- White bathroom fixtures including sink, tub and toilet.
- Single lever chrome faucet in all vanities with built-in balance regulators.
- Deep Soaker Tub in main bath, with tiled wall surround, including ceiling. Purchaser to have choice of tiles from Vendor's standard samples.
- **OVERSIZED MIRRORS** over all vanities.

June 13, 2014

9130 Bathurst – Final Revision

Specifications are subject to change without notice. Builder has the right to substitute materials of equal or better value. E. & O. E.

# BATHURST 9130

## FLOORING

- **3 5/8" engineered strip hardwood flooring** in hallways (main and upper levels), living, dining, kitchen and family rooms, in choice of colour (as per plan), from vendor's standard samples.
- Choice of Quality **BERBER** style carpet in all bedrooms and den / lower level (as per plan), from Vendor's standard samples.
- Choice of **12" x 12" or 13" x 13" ceramic floor tile** in all wet areas including foyer, baths and laundry (as per plan), from Vendor's standard samples.

## MORE INTERIOR FINISHES:

- **Sleek and contemporary wall hung electric Fireplace**, as per plan.
- **6 1/2 " modern style baseboards**, with **2 3/4 " casing and trim** on all door and window openings.
- **Sophisticated SMOOTH 2 PANEL interior doors** throughout, including closet doors, as per plan.
- Stylish **Brushed Nickel door hardware**, levers, and hinges. Bathrooms to have privacy locks.
- All interior walls, doors and trim to be painted **Senator White**, as per builder standard.

## ELECTRICAL & MECHANICALS:

- **High efficiency gas fired furnace with electronic ignition and heat recovery ventilator (HRV)**
- Central Air Conditioning unit.
- White Decora style wall switches, located at child accessible height.
- Electrical outlets for stove, fridge and counter appliances (as per OBC), and rough-in wiring and plumbing for dishwasher.
- Rough-in Connection for washer and dryer.
- Exhaust fans in all bathrooms.
- **100 AMP circuit breaker panel** with copper wiring throughout.
- Ceiling lights in kitchen, breakfast and dining from Vendor's standard sample. Switched wall outlets to all other areas, except bathroom and powder room which receive wall mounted fixture(s).
- Smoke Detector(s) and Carbon Monoxide Detector(s), as per OBC.
- Telephone outlets in kitchen and master bedroom.
- Cable TV outlets in living room / family room and master bedroom.
- Rough-in for future central vacuum system.
- Rough-in security on all main floor windows and doors.

## COLOUR SELECTION AND FINISHINGS:

Senator Homes provides the services of an Interior Design Consultant to assist in selection of finishing materials and personalizing your suite. All interior finishing selections are to be made at Senator Homes' Decor Centre and from Vendor's standard samples.

June 13, 2014

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BATHURST  
9130

THE POWER  
REAL ESTATE BROKERAGE



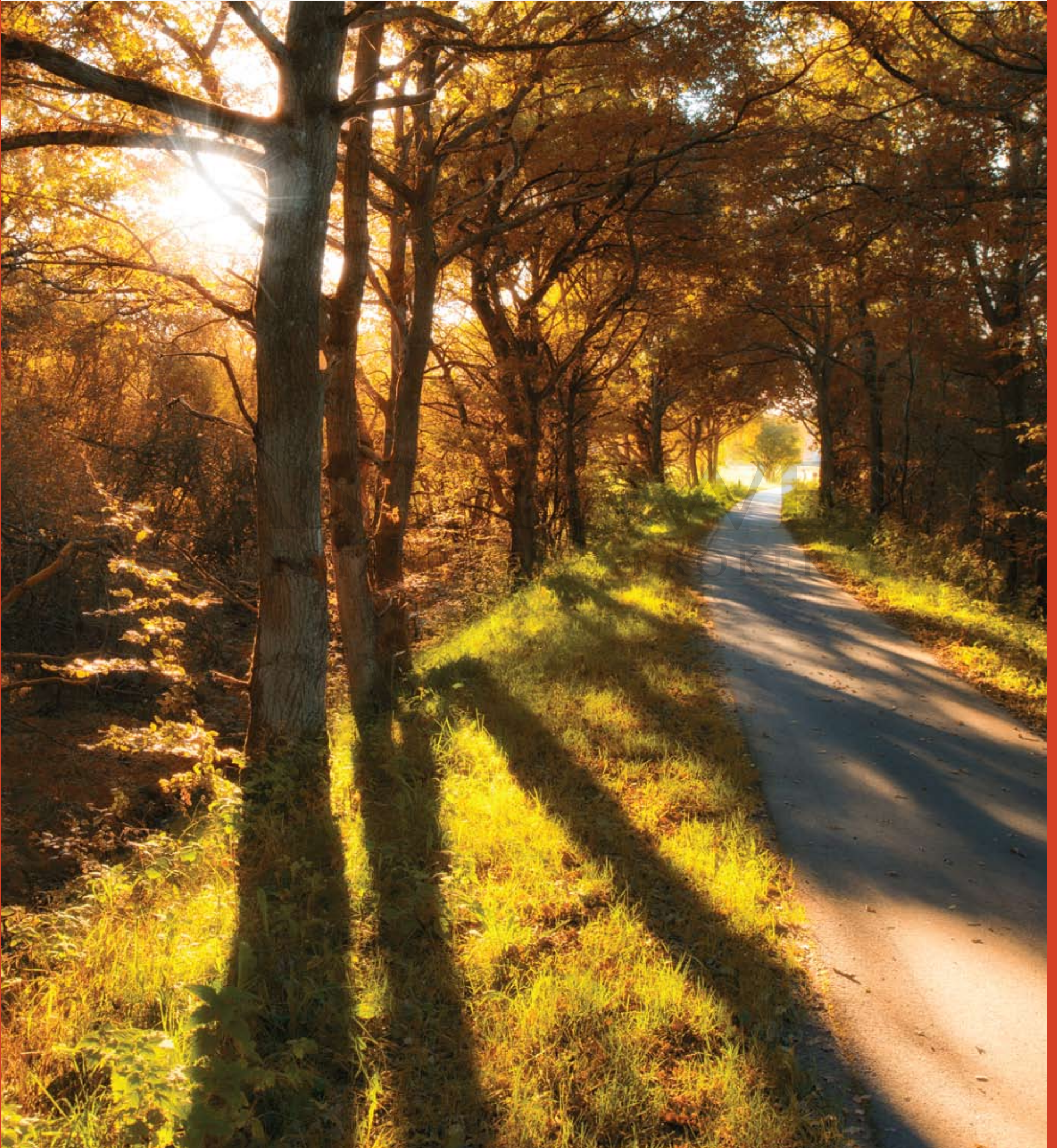
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# TAKE A JOURNEY THROUGH THE WOODS

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Prepare to enter into a world of natural luxury in Vaughan's prestigious Thornhill Woods neighbourhood. Located off Bathurst Street just south of Rutherford Road, 9130 Bathurst is an exclusive new community of stylish townhomes nestled in a private enclave community of exquisite natural beauty.



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# A PRIVATE ENCLAVE COMMUNITY

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ARTIST'S CONCEPT

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Backing onto the picturesque green spaces of the Thornhill Woods Valleylands, and featuring contemporary townhome designs on quiet crescents, this is a place that offers an ideal combination of refined natural living and modern convenience.

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# AN EXCLUSIVE NEW COMMUNITY OF STYLISH TOWNHOMES ON BATHURST ST. JUST SOUTH OF RUTHERFORD RD.





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# BREATHTAKING INSIDE & OUT

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ARTIST'S CONCEPT

REAL ESTATE LTD. BROKERAGE



ARTIST'S CONCEPT

Elevations feature expansive windows that fill the interior spaces with warmth and light. Inside, open-concept floor plans have been designed to suit your modern family's needs, with gourmet kitchens, lavish master suites and more. With an impressive variety of designs to choose from, you're certain to find your perfect home at 9130 Bathurst.





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# LAVISH & CONTEMPORARY

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# THE FEATURES

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## ELECTRICAL & MECHANICALS:

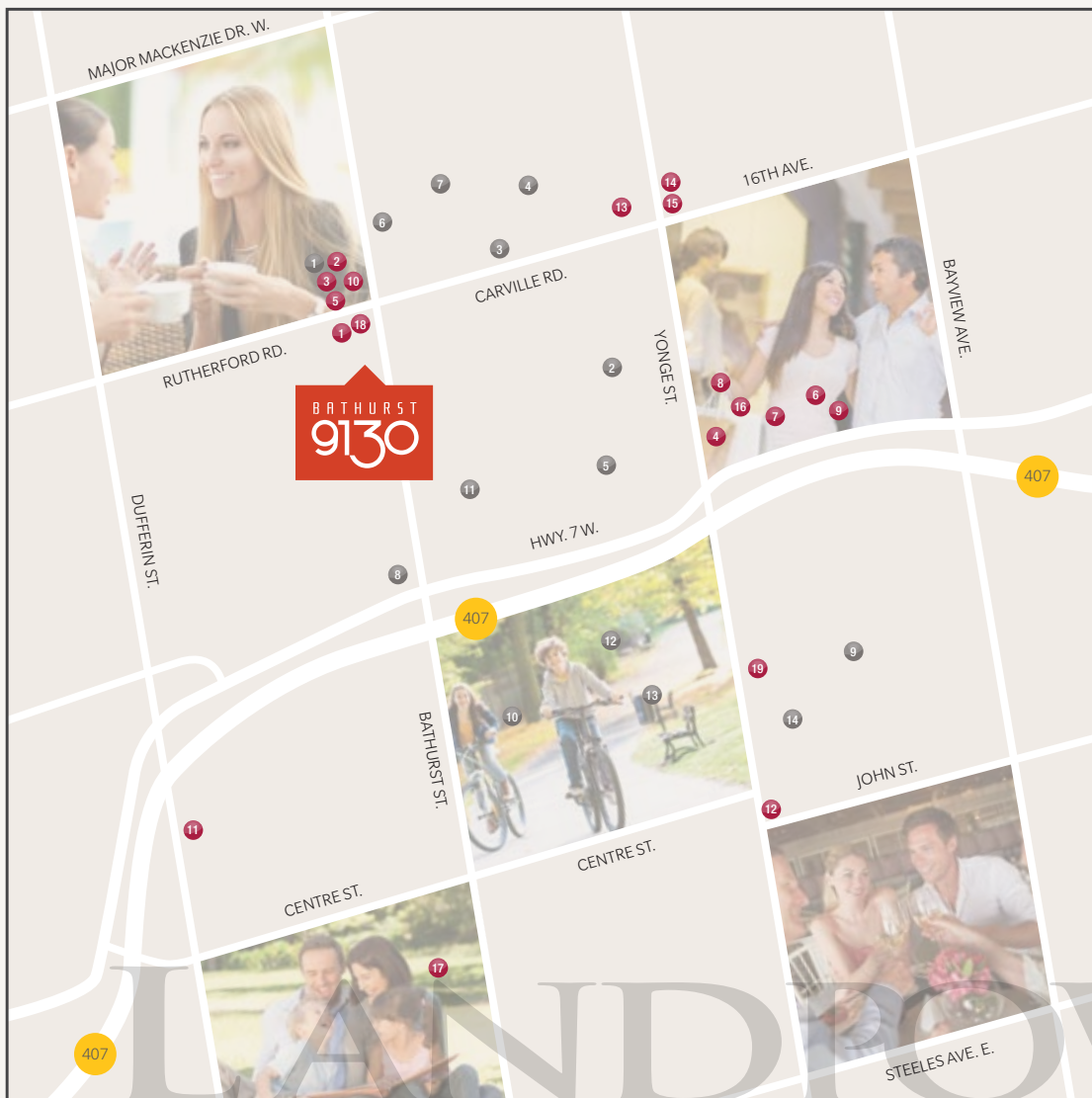
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# AN ESTABLISHED NEIGHBOURHOOD



## Shopping & Dining

- |                          |                                  |
|--------------------------|----------------------------------|
| 1 Sobeys                 | 11 Canadian Tire                 |
| 2 Rutherford Marketplace | 12 Penningtons                   |
| 3 Shoppers Drug Mart     | 13 Hillcrest Mall                |
| 4 Indigo                 | 14 Future Shop                   |
| 5 Longo's                | 15 South Hill Shopping Centre    |
| 6 Best Buy               | 16 SilverCity                    |
| 7 Winners                | 17 Promenade Shopping Centre     |
| 8 Pier 1 Imports         | 18 Smart Centres                 |
| 9 Bed Bath & Beyond      | 19 Royal Orchard Shopping Centre |
| 10 Aroma Espresso Bar    |                                  |

## Schools, Parks & Recreation

- |                                |                                  |
|--------------------------------|----------------------------------|
| 1 LA Fitness                   | 11 Richmond Hill Golf Club       |
| 2 Charles Howitt Public School | 12 Uplands Golf & Ski Club       |
| 3 Roselawn Public School       | 13 Thornhill Golf & Country Club |
| 4 Richvale Athletic Park       | 14 Ladies Golf Club of Toronto   |
| 5 Langstaff Secondary School   |                                  |
| 6 Tannery Park                 |                                  |
| 7 Maplewood Park               |                                  |
| 8 Sugarbush Heritage Park      |                                  |
| 9 Royal Orchard Park           |                                  |
| 10 Newport Square Park         |                                  |

REAL ESTATE LTD. BROKER

9130 Bathurst also offers one of Vaughan's best locations, with a whole host of amazing lifestyle amenities all nearby. A number of public and Catholic elementary and secondary schools can be found just minutes away, so it's easy to provide your children with the best possible education. And the Rutherford Market Place offers a great selection of shops and services, such as Longos, LA Fitness, Aroma Café and dozens of other

shops and restaurants. If you're looking for more serious shopping, nearby Vaughan Mills and Hillcrest Mall both offer a wonderful selection of stylish boutiques and major retailers.

For those looking to spend a little more time outdoors there are a number of fine parks, golf courses and conservation areas all just moments away.







# SENATOR

HOMES



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At Senator, we believe that when you're choosing a new home, you're choosing the builder too. That's why we've dedicated our lives to building one of the most reputable names in the Southern Ontario homebuilding industry. More than just bricks and mortar, Senator is a multi-faceted company that delivers the advanced design, technical expertise and lasting craftsmanship families have come to expect in our over 40 years of homebuilding experience.

Founded by Angelo Breda, Senator's vision of building excellence is carried on today by son Paul and the senior management team led by Matthew Castelli. Both of these individuals bring a special set of talents that have helped elevate Senator's attention to quality craftsmanship and

customer service to the highest possible levels. Collectively, these three individuals offer over 90 years of building experience — experience they've put to good use with the construction of over 10,000 homes across the GTA and Southern Ontario. Moreover, in recognition of Senator's commitment to proper customer attention and care, the Ontario New Warranty Program has bestowed upon our company its service excellence award for the last 15 years.

More than 30 years of building excellence. A flair for innovative design. Countless industry awards. A solid reputation as a family builder. These are the things that make one name stand above all others in Southern Ontario's homebuilding industry. That name is Senator Homes.



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# THE ELEVATIONS

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BEDFORD

BELMONT

RIVERDALE

RIVERDALE

BELMONT

BEDFORD



CLAREMONT

LONGWOOD

MELROSE

LONGWOOD

MELROSE

CLAREMONT



ALLERTON

ALLERTON

MADISON

ALLERTON

ALLERTON

MADISON

ALLERTON



BATHURST  
9130

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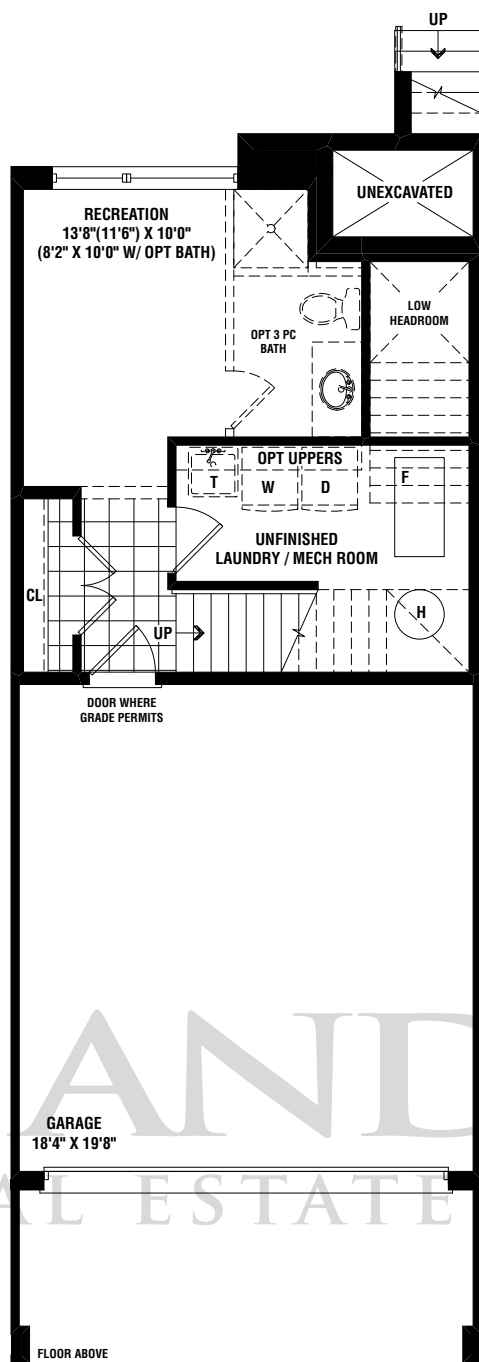
LANDFLOWER  
REAL ESTATE LTD. BROKERAGE



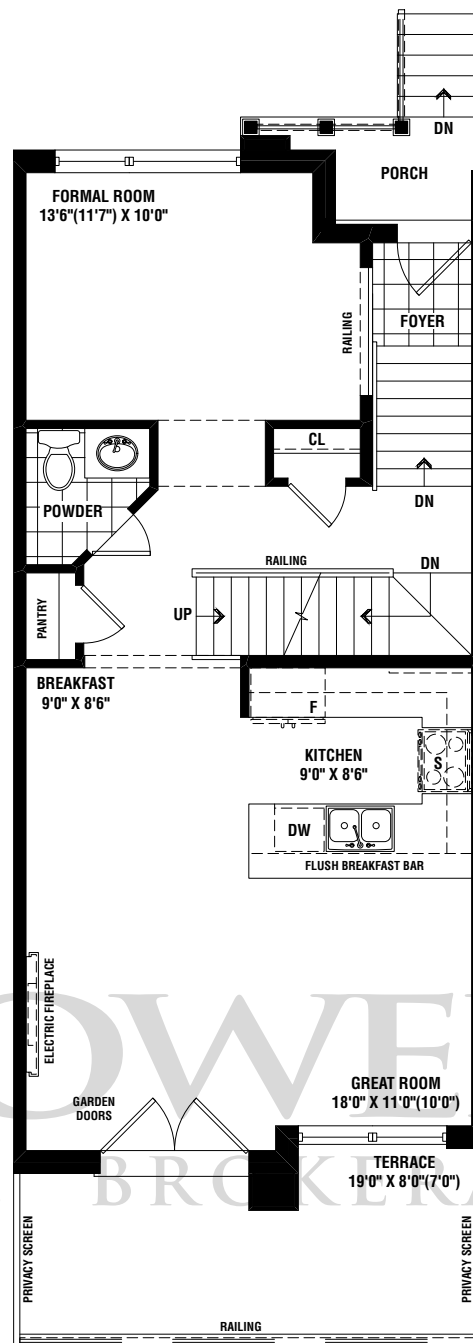
# MELROSE

1765 SQUARE FEET

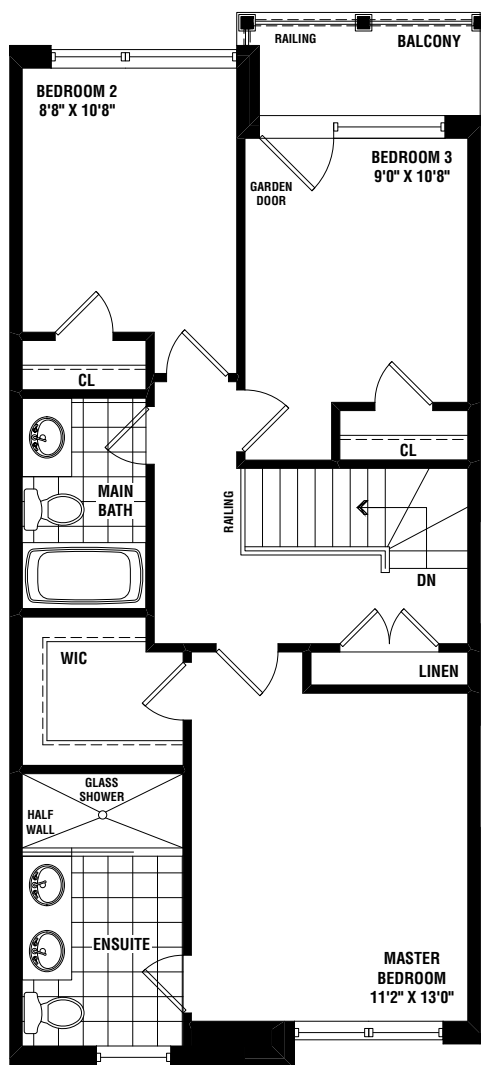
BATHURST  
9130



LOWER LEVEL



MAIN FLOOR



UPPER FLOOR

**SENATOR**  
HOMES



# LONGWOOD

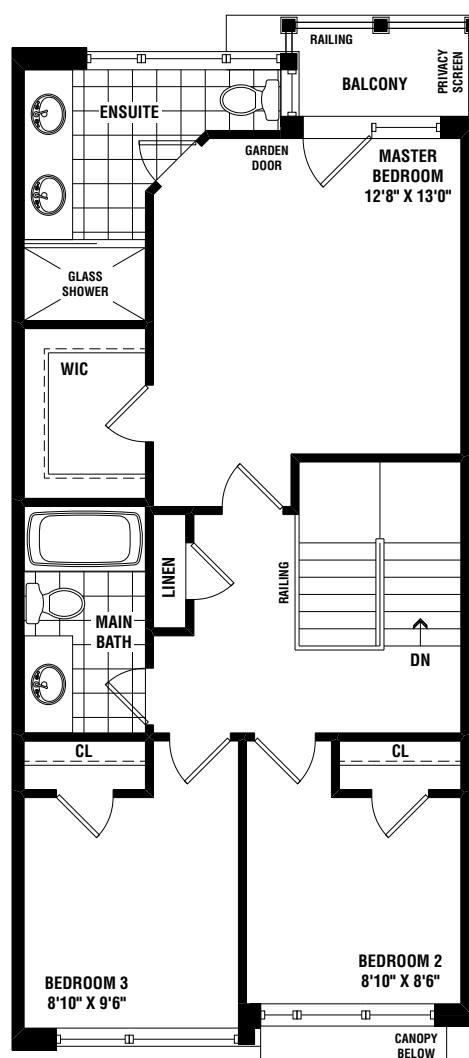
1762 SQUARE FEET

BATHURST  
9130



LOWER LEVEL

MAIN FLOOR



UPPER FLOOR

**SENATOR**  
HOMES

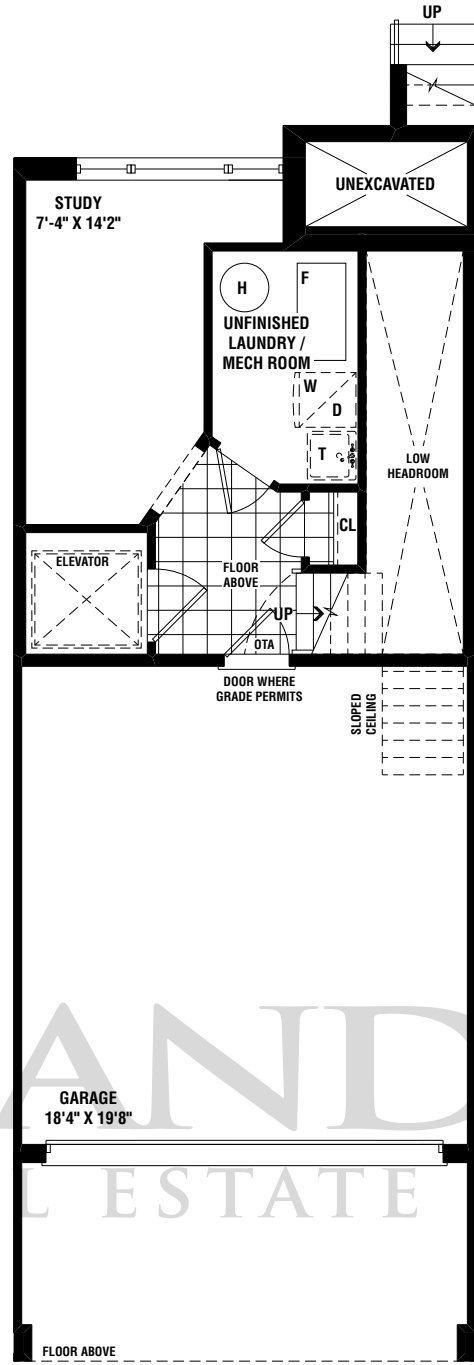


# LONGWOOD

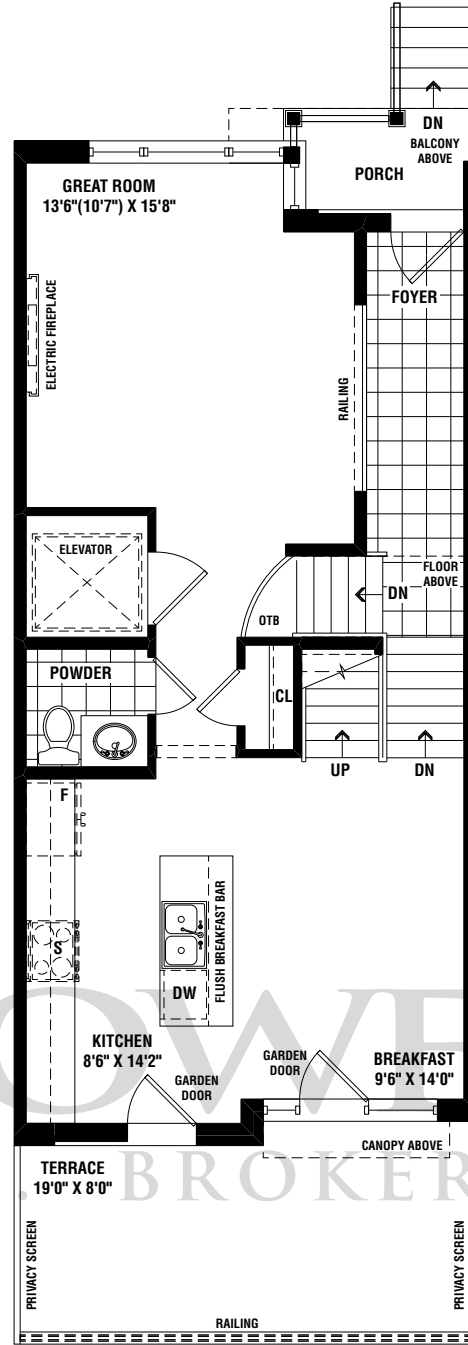
## OPTIONAL ELEVATOR PLAN

1770 SQUARE FEET

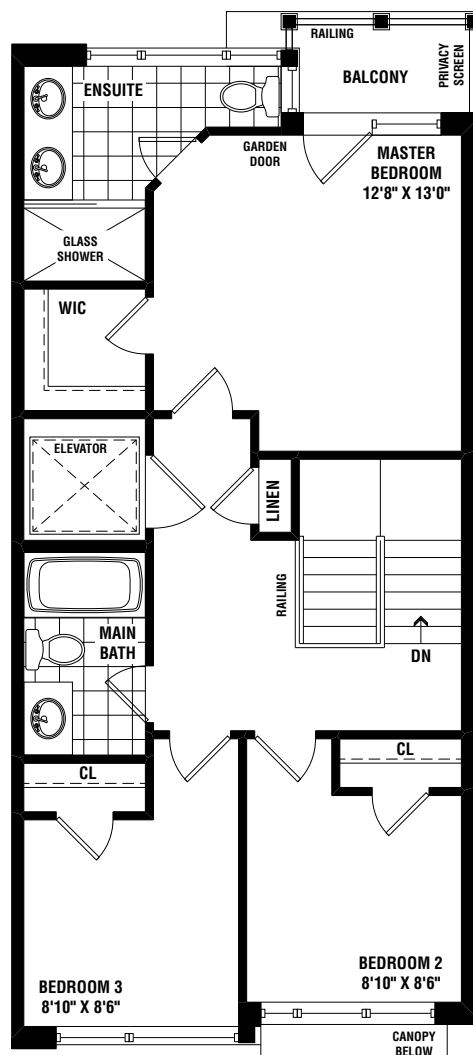
BATHURST  
9130



OPT LOWER LEVEL



OPT MAIN FLOOR



OPT UPPER FLOOR

**SENATOR**  
HOMES

Renderings are artist's concept. Some elevations may vary from that shown. Actual useable square footage may vary from that stated herein. Some floorplans and elevations are mirror image to that shown. E.&O.E. 19-2

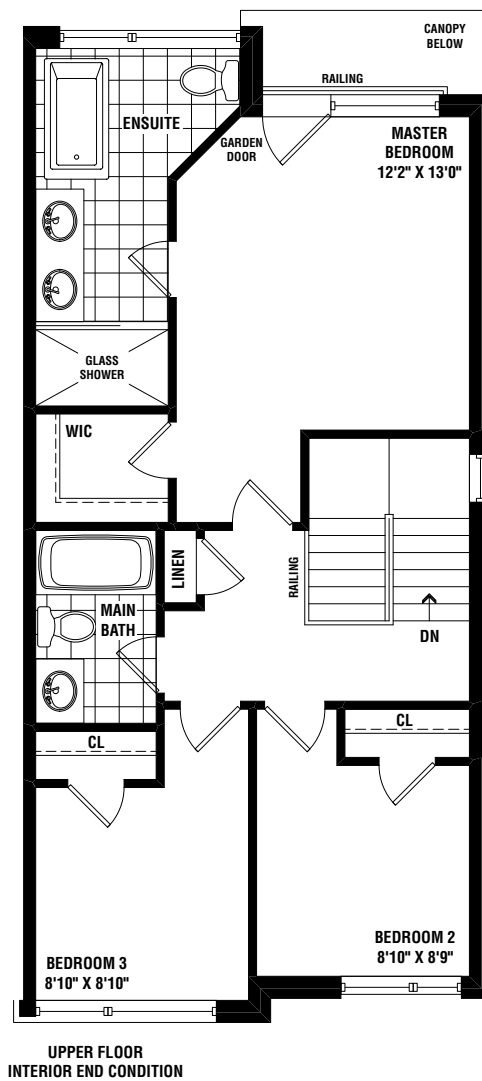


# CLAREMONT

## END

1755 SQUARE FEET

BATHURST  
9130



**SENATOR**  
HOMES

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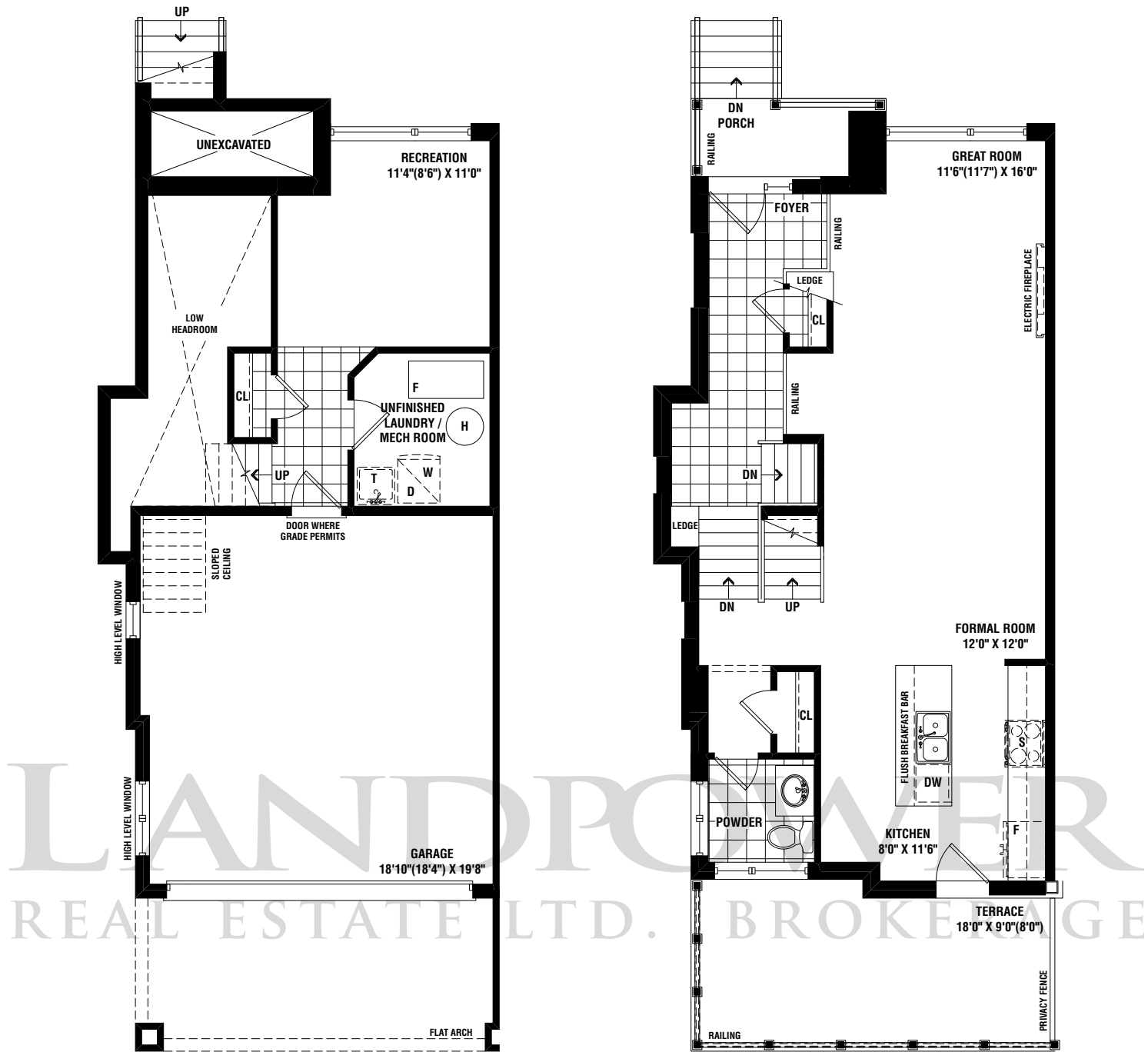


# CLAREMONT

## SIDE UPGRADE CONDITION

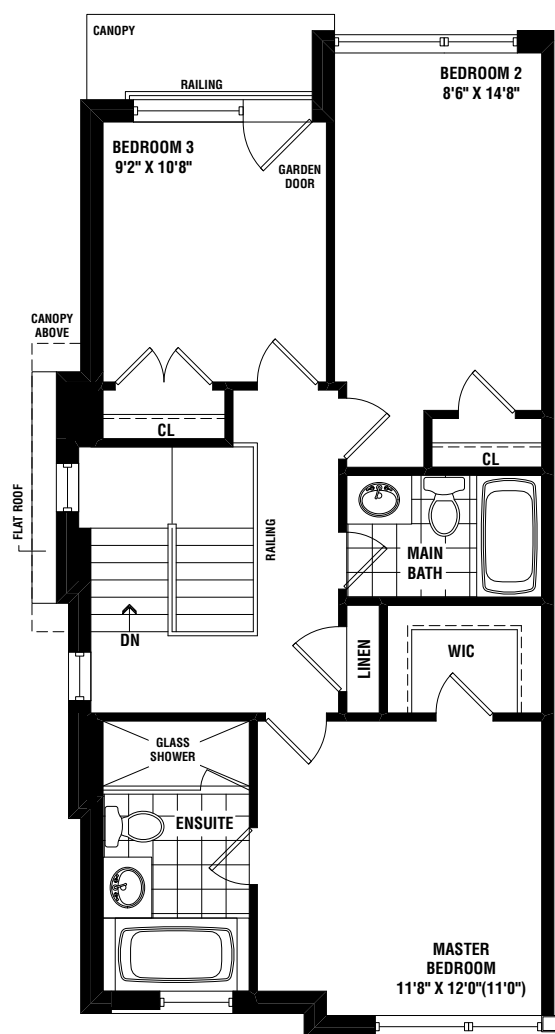
1795 SQUARE FEET

BATHURST  
9130



LOWER LEVEL  
SIDE UPGRADE CONDITION

MAIN FLOOR  
SIDE UPGRADE CONDITION



UPPER FLOOR  
SIDE UPGRADE CONDITION

**SENATOR**  
HOMES

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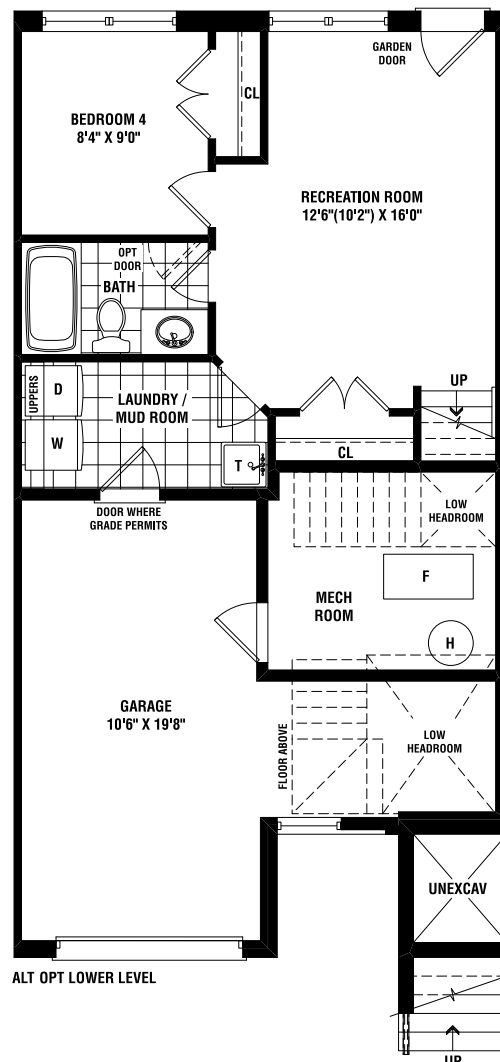
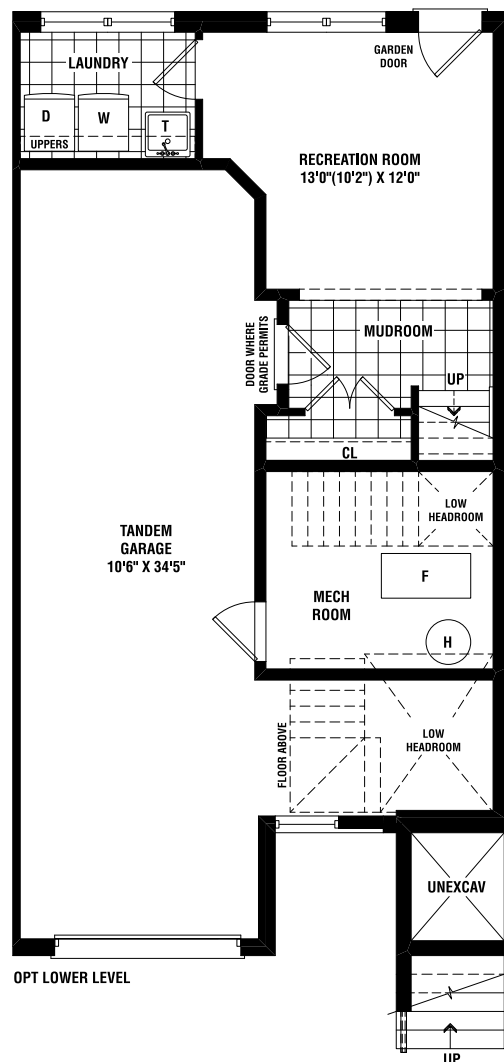
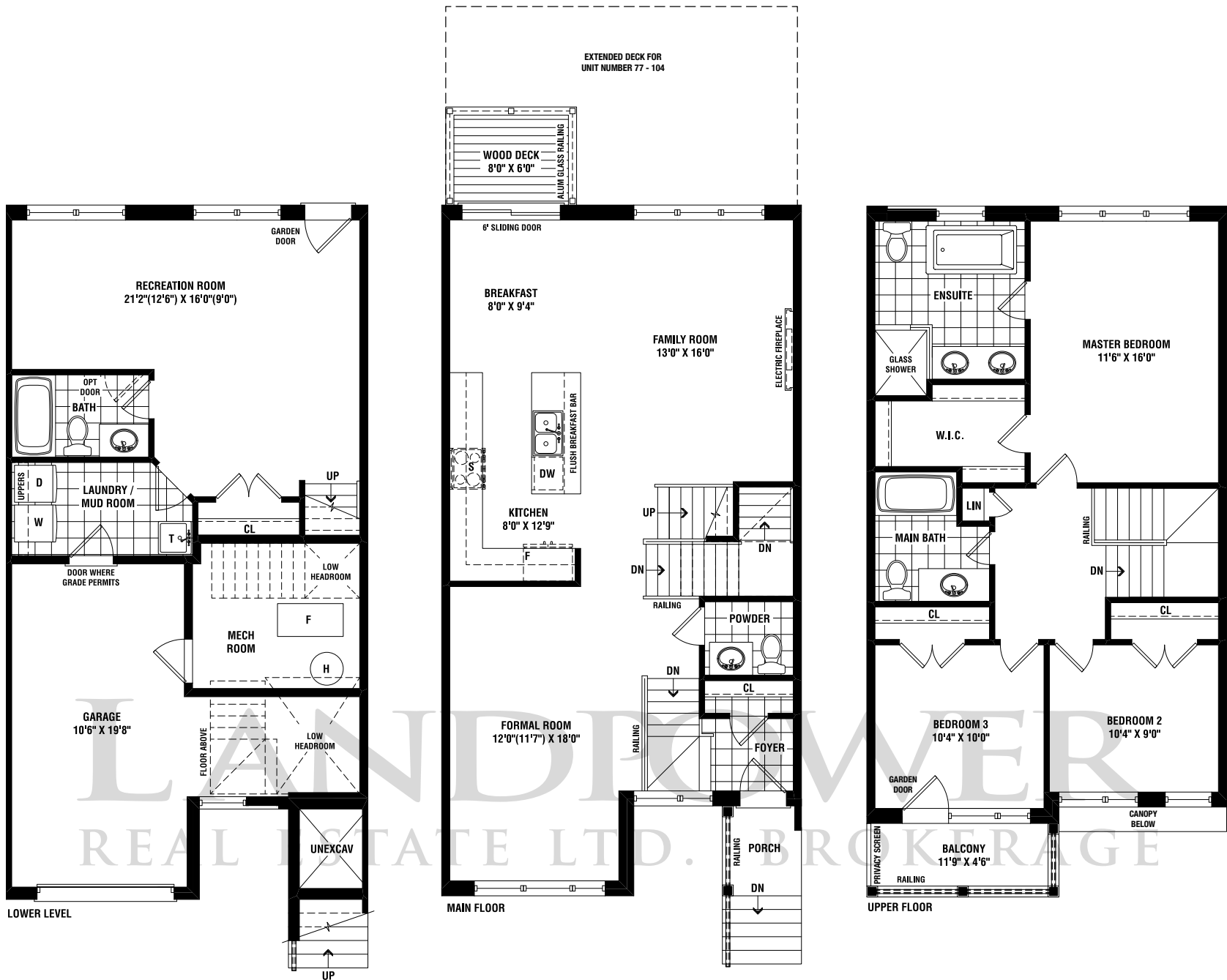
# BELMONT

2190 SQUARE FEET

2021 SQUARE FEET

WITH OPTIONAL TANDEM GARAGE

BATHURST  
9130



**SENATOR**  
HOMES



# BEDFORD

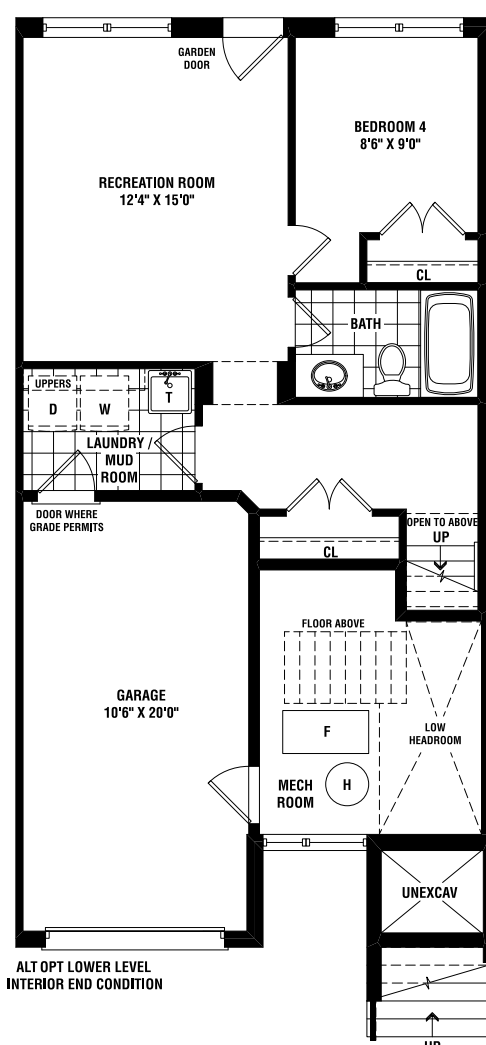
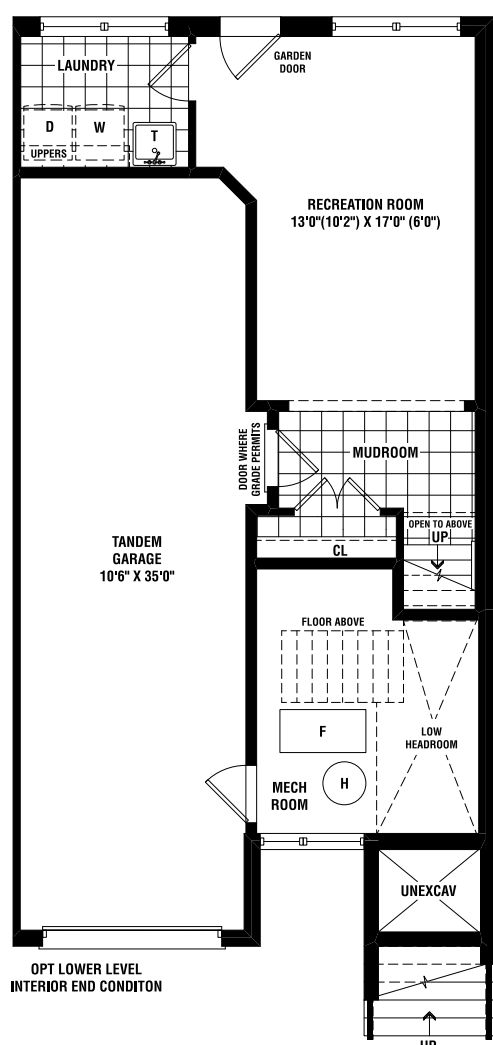
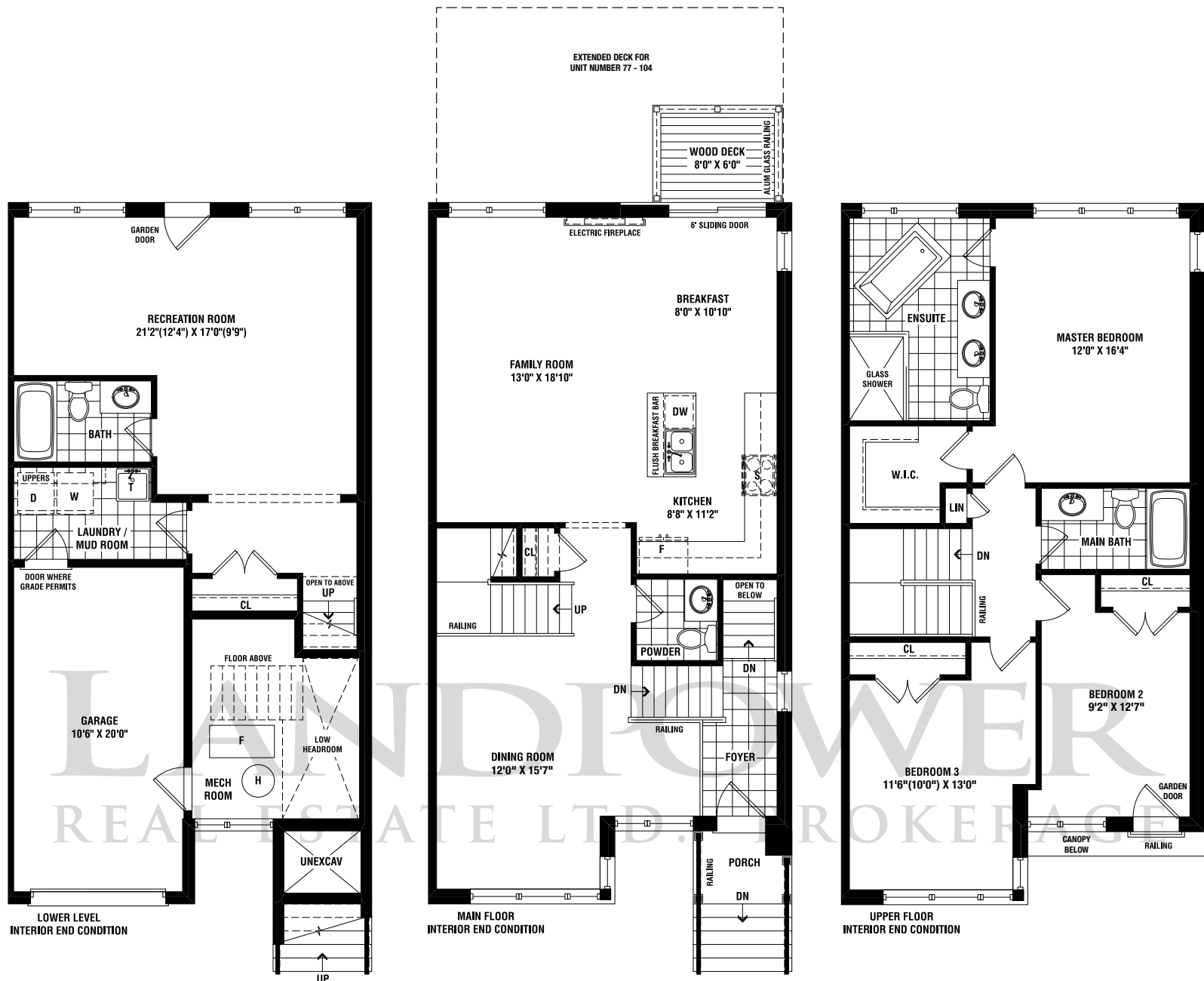
## END

2420 SQUARE FEET

2251 SQUARE FEET

WITH OPTIONAL TANDEM GARAGE

BATHURST  
9130



**SENATOR**  
HOMES



# BEDFORD

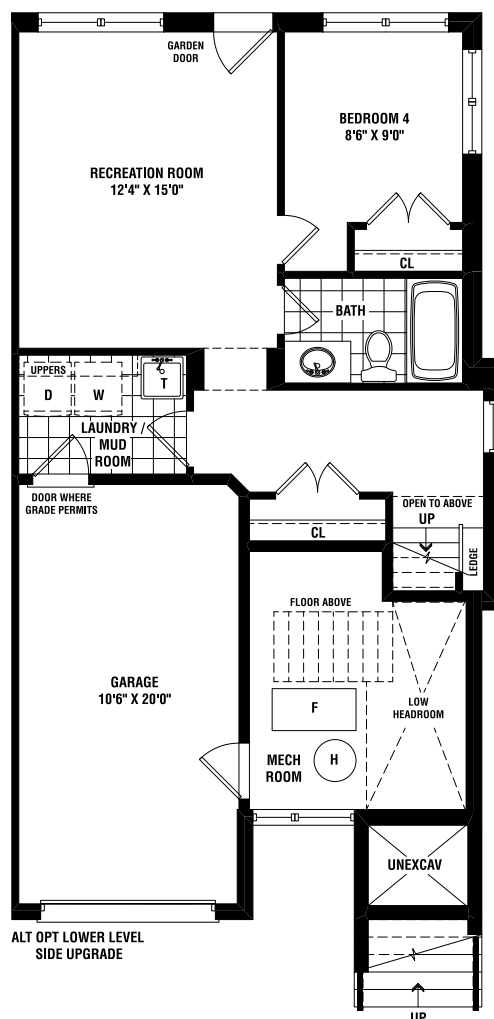
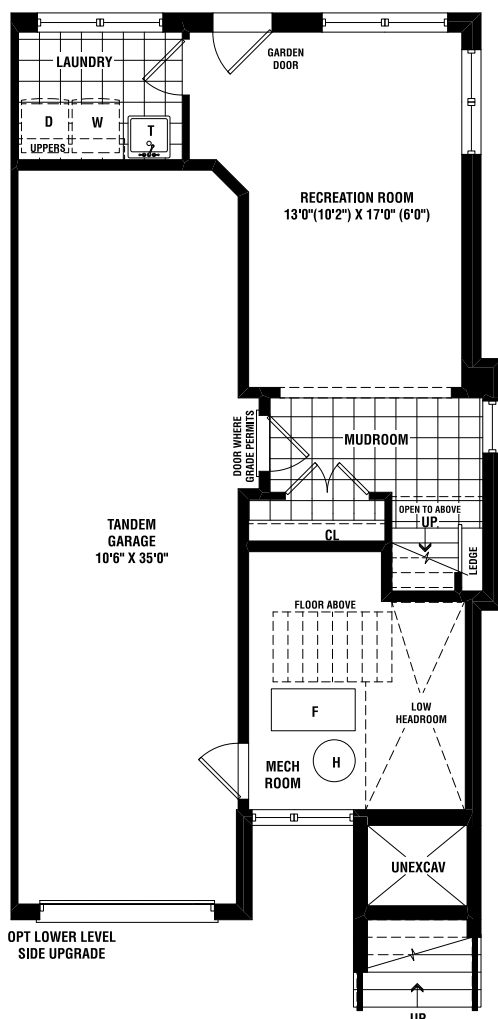
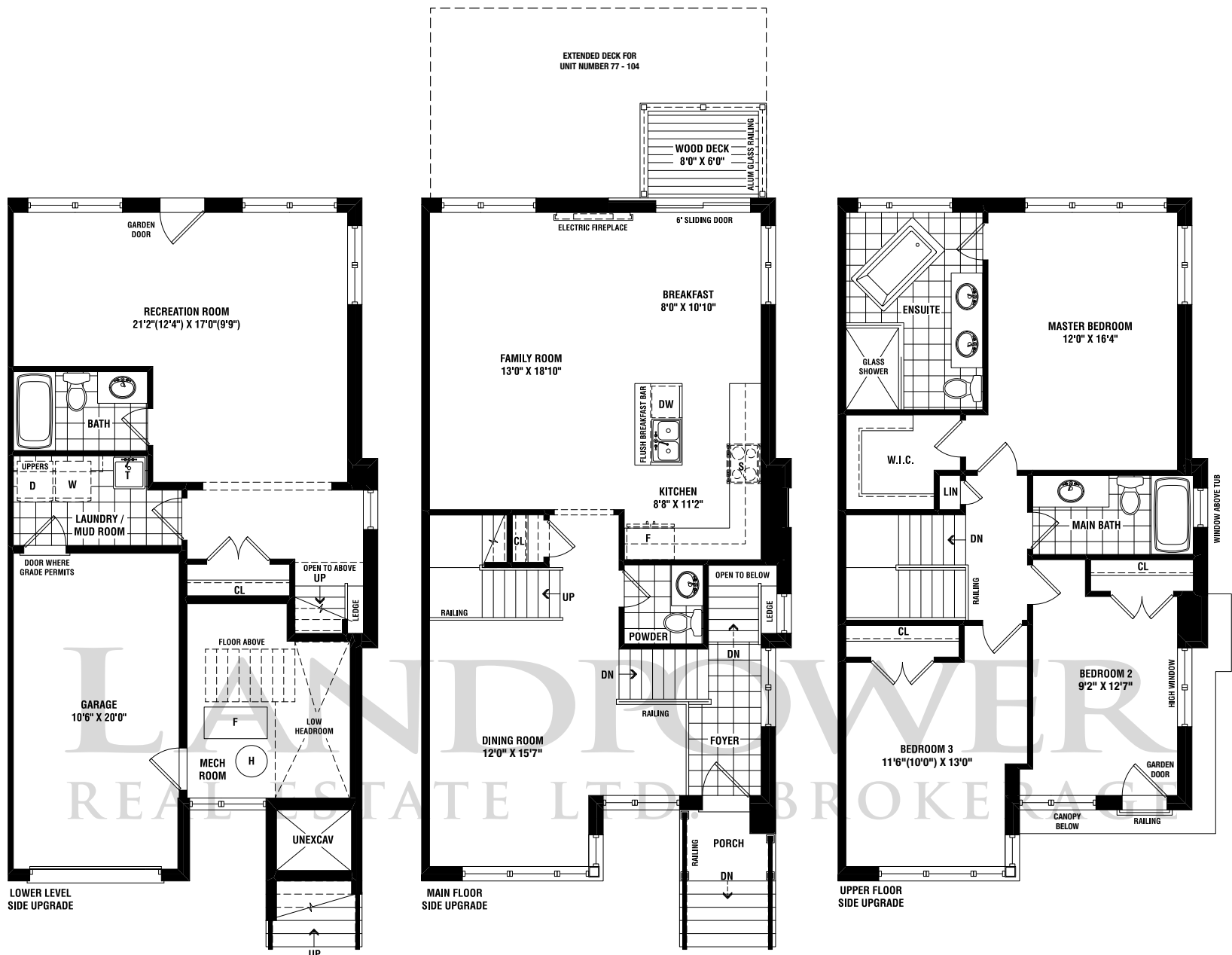
## SIDE

2448 SQUARE FEET

2278 SQUARE FEET

WITH OPTIONAL TANDEM GARAGE

BATHURST  
9130



**SENATOR**  
HOMES



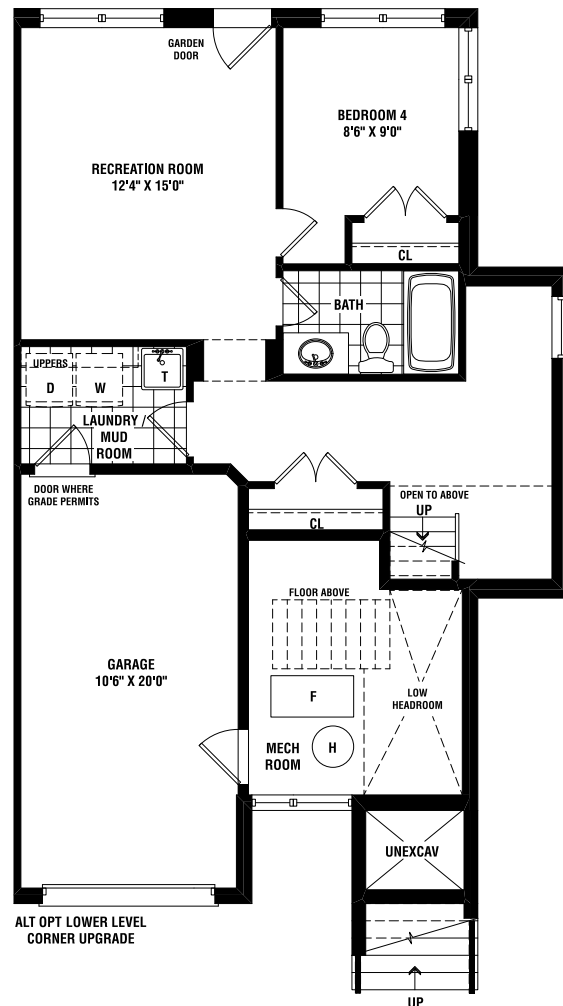
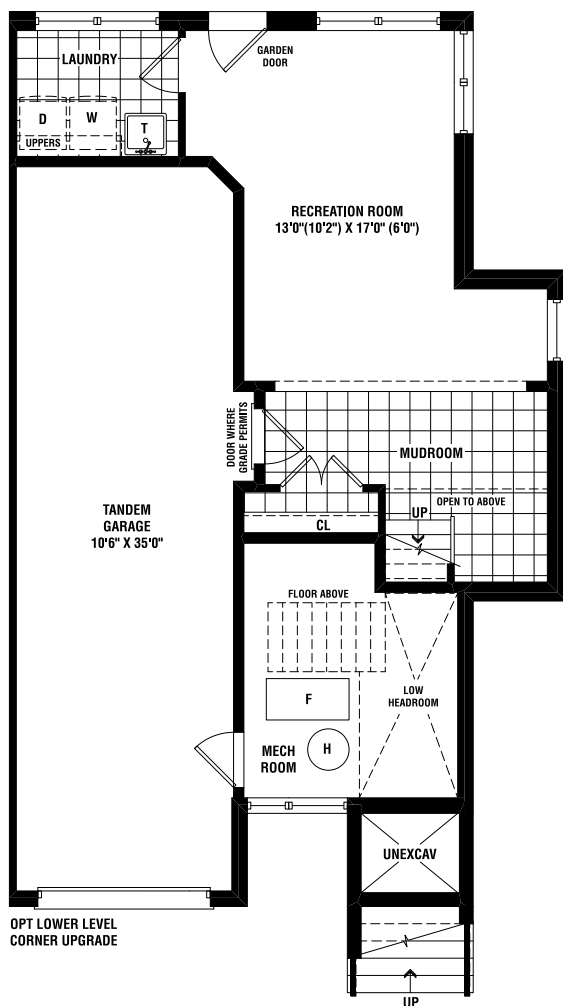
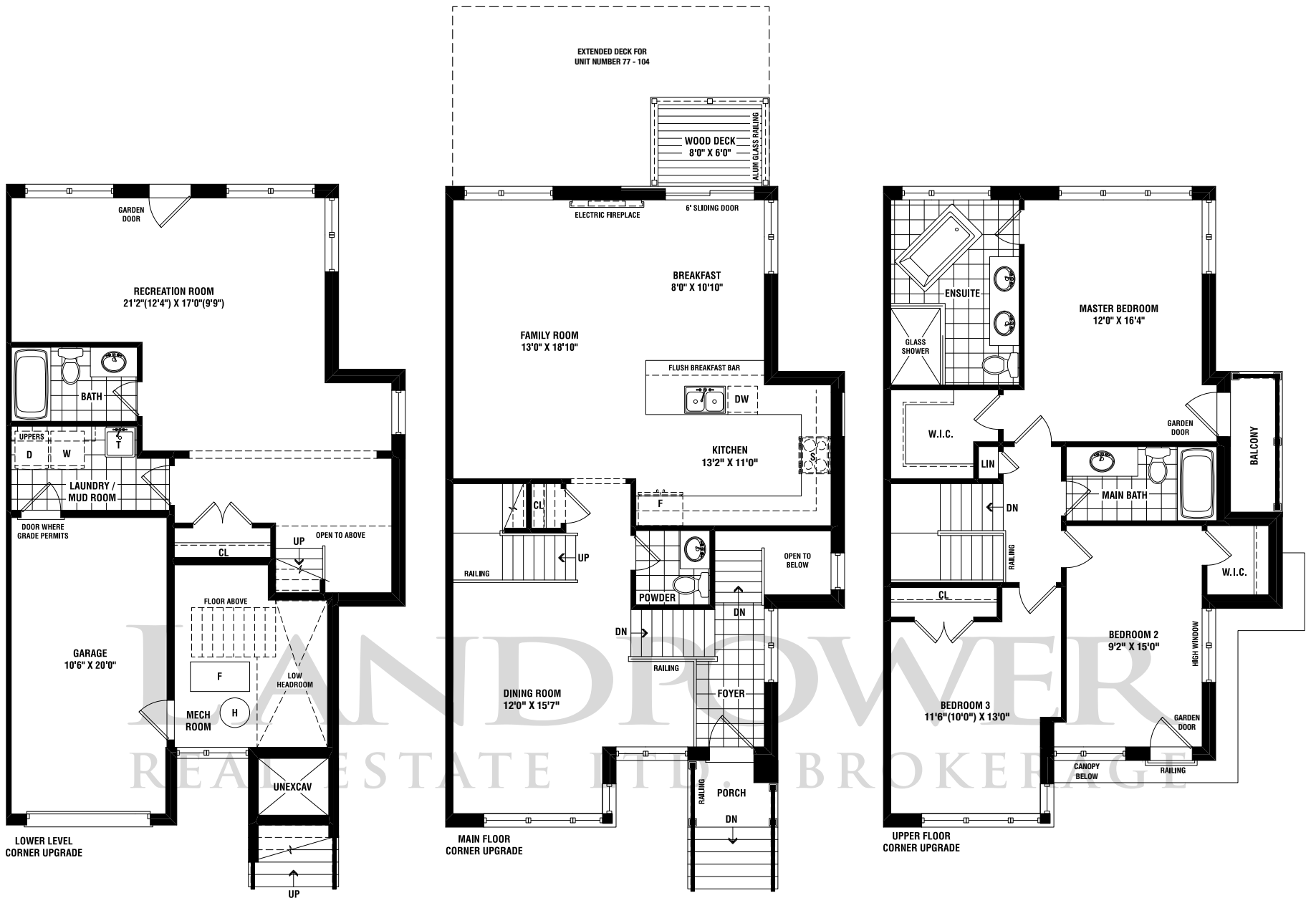
# BEDFORD CORNER

2589 SQUARE FEET

2419 SQUARE FEET

WITH OPTIONAL TANDEM GARAGE

BATHURST  
**9130**



**SENATOR**  
HOMES

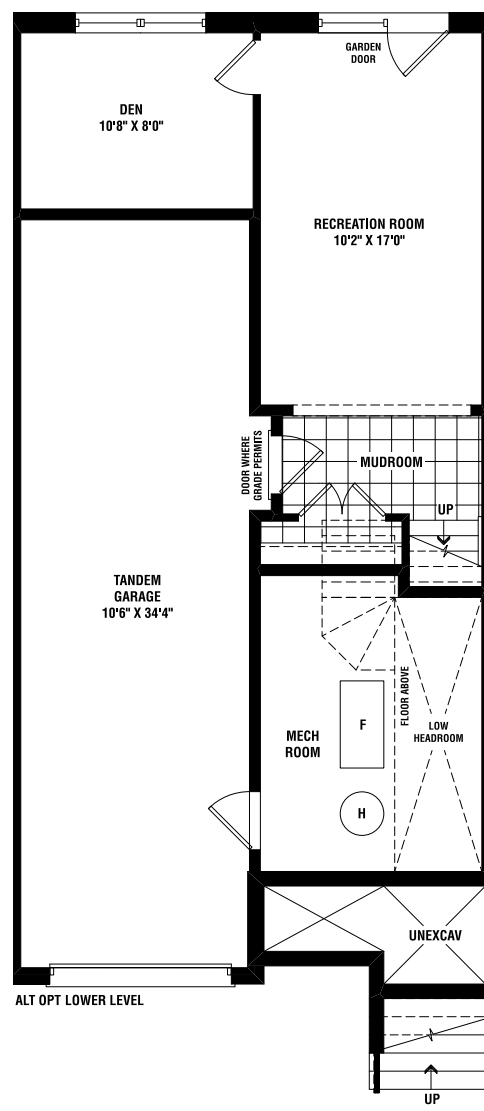
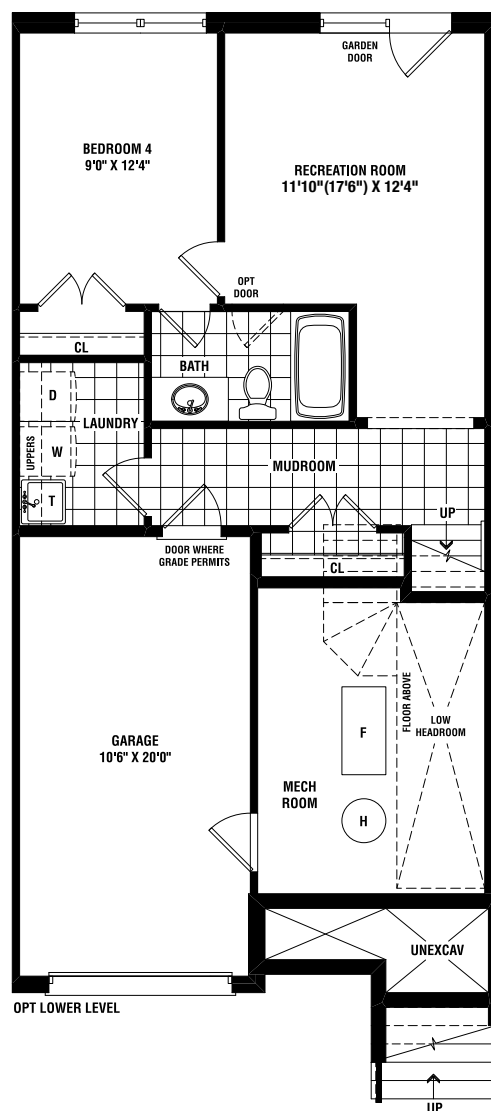
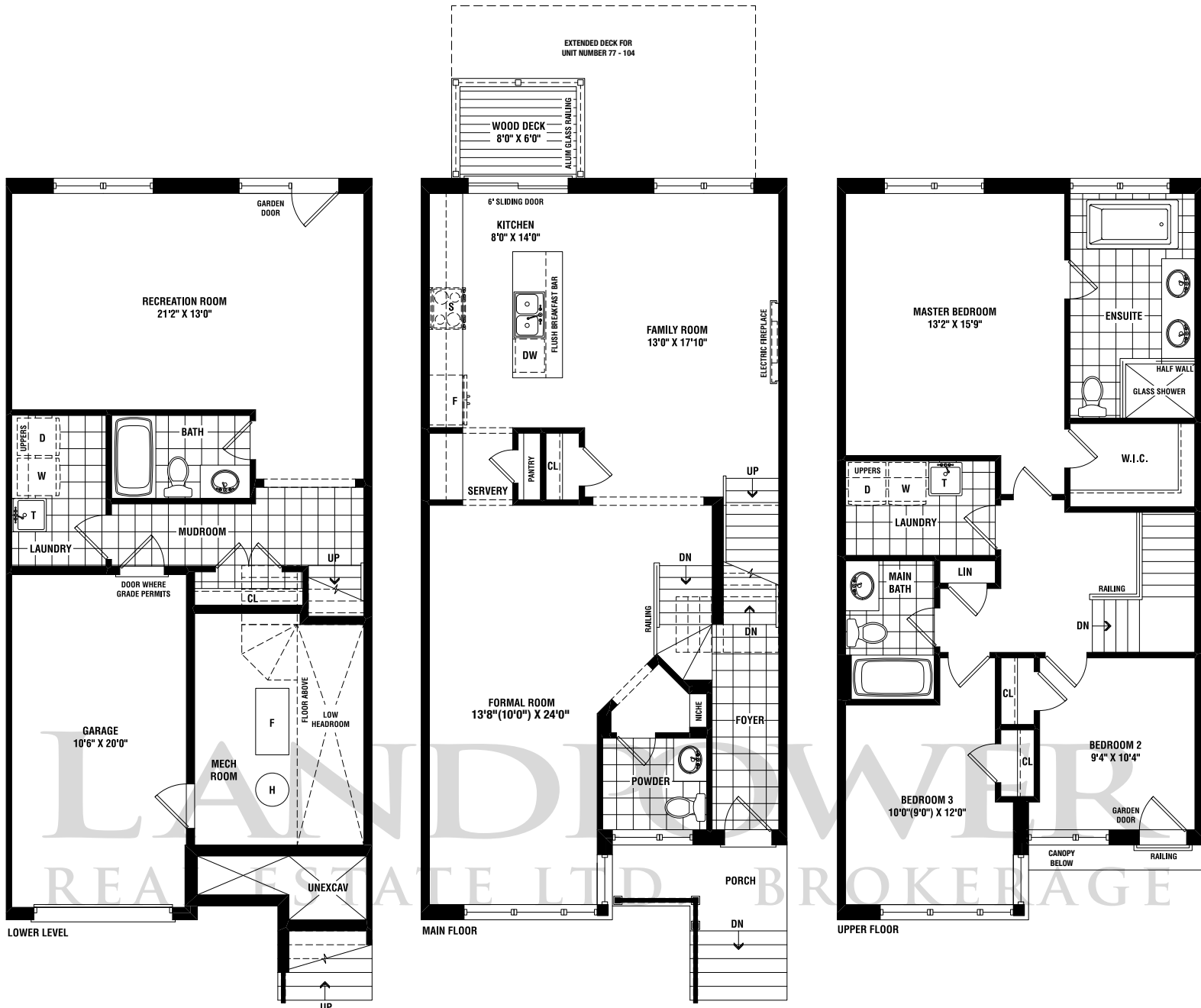
# RIVERDALE

2454 SQUARE FEET

2288 SQUARE FEET

WITH OPTIONAL TANDEM GARAGE

BATHURST  
9130



**SENATOR**  
HOMES

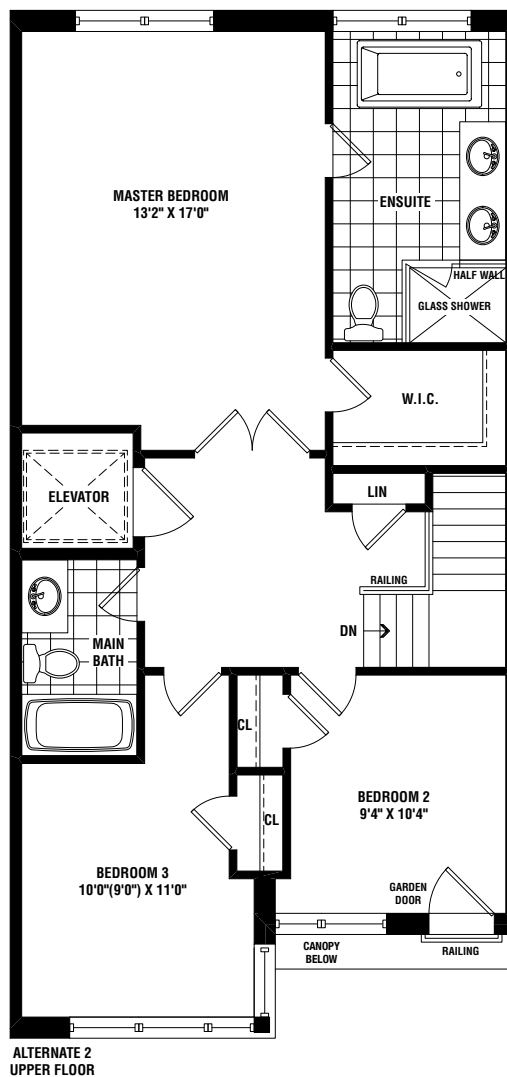
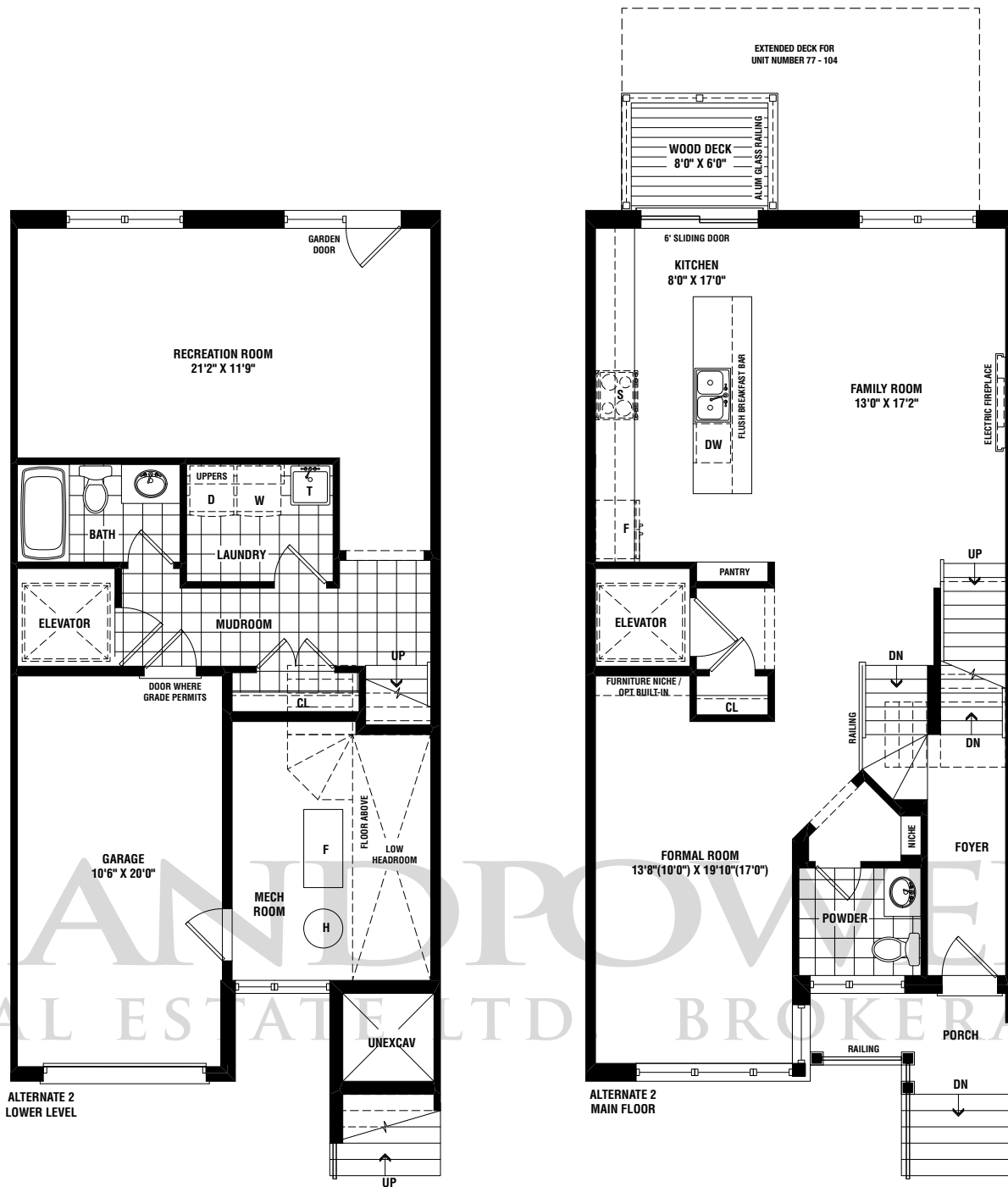


# RIVERDALE

## OPTIONAL ELEVATOR PLAN

2454 SQUARE FEET

BATHURST  
9130



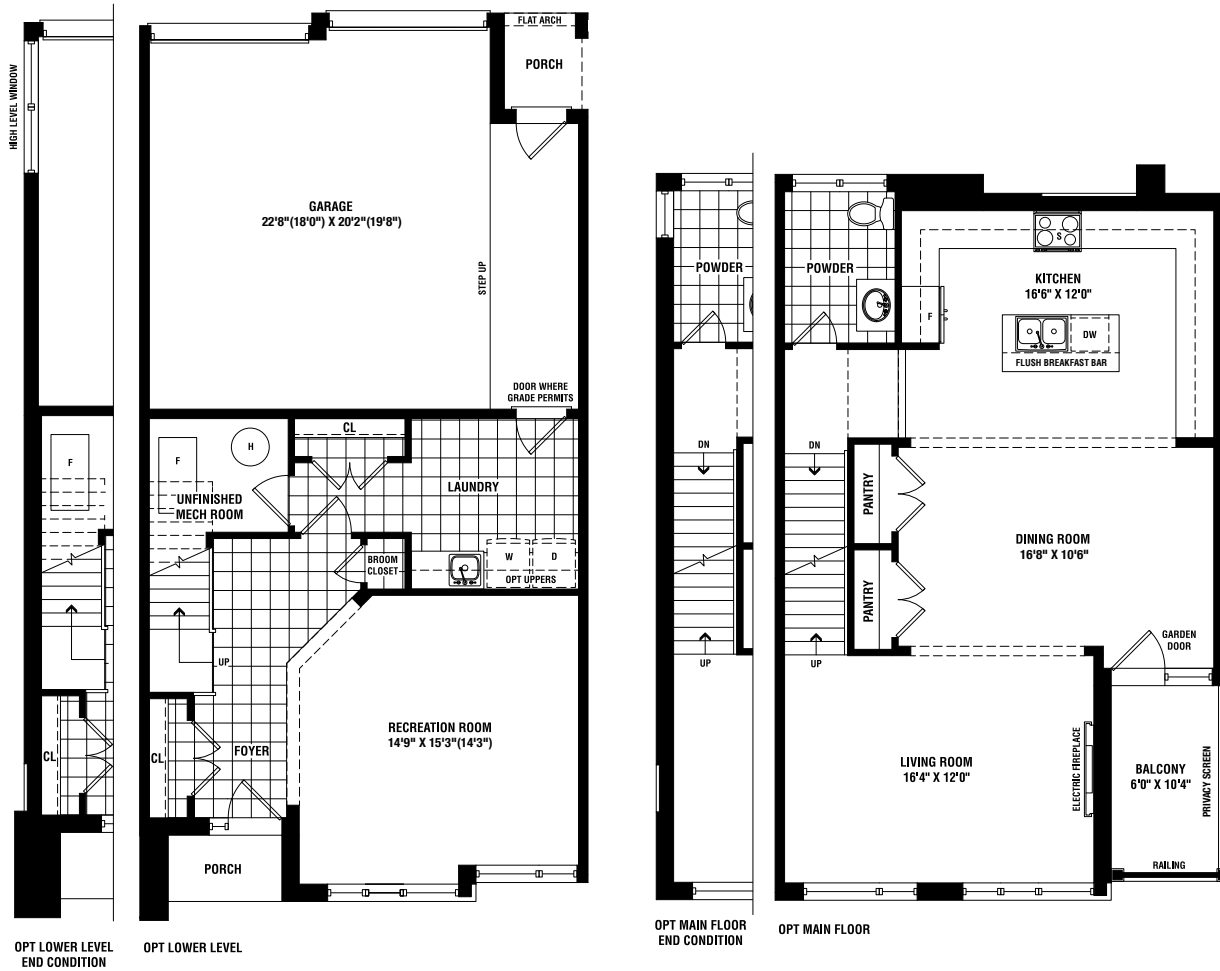
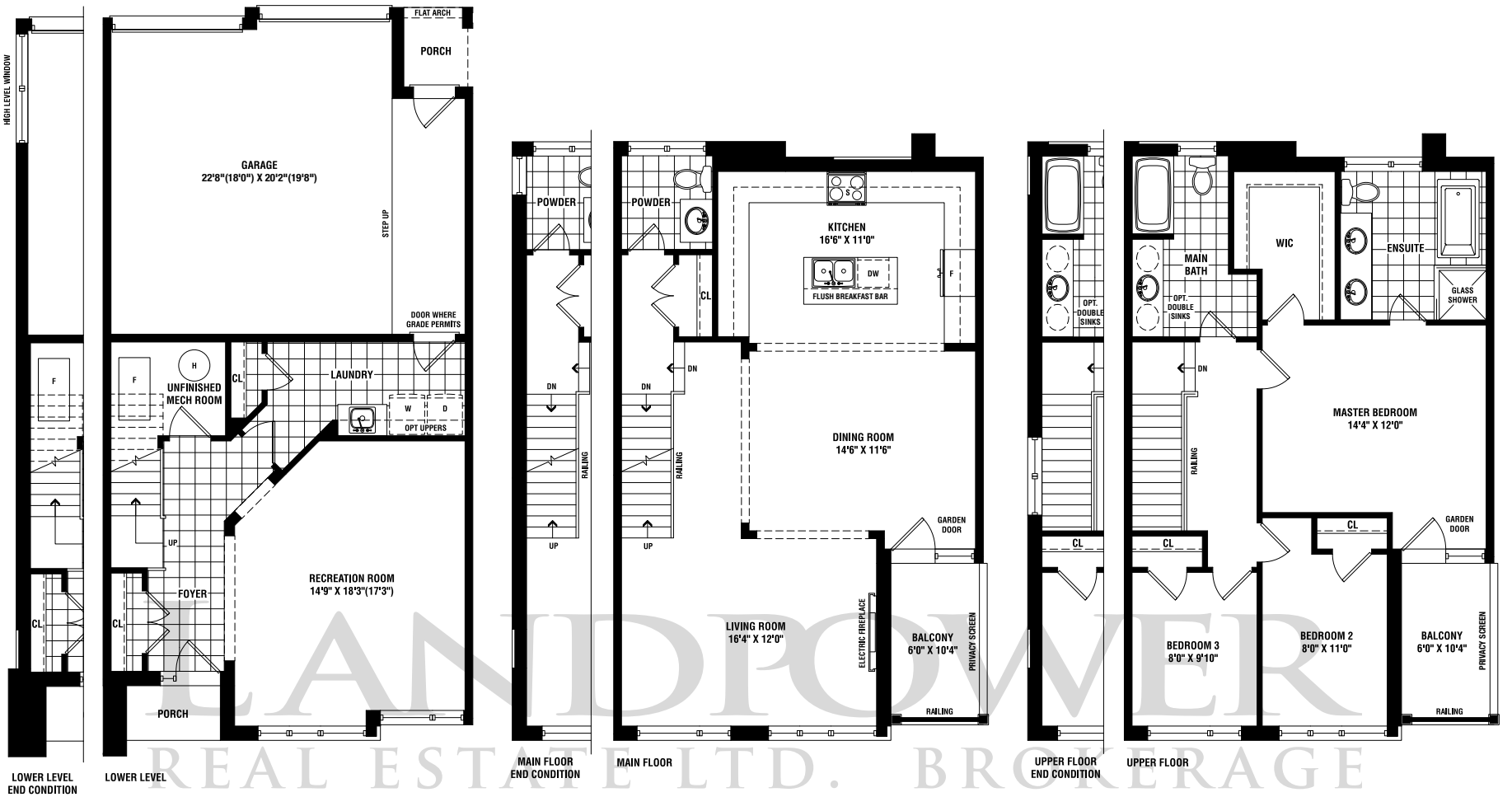
**SENATOR**  
HOMES

Renderings are artist's concept. Some elevations may vary from that shown. Actual useable square footage may vary from that stated herein. Some floorplans and elevations are mirror image to that shown. E.&O.E. 22-3

# ALLERTON

2197 SQUARE FEET  
2233 SQUARE FEET  
END UNIT

BATHURST  
**9130**



**SENATOR**  
HOMES

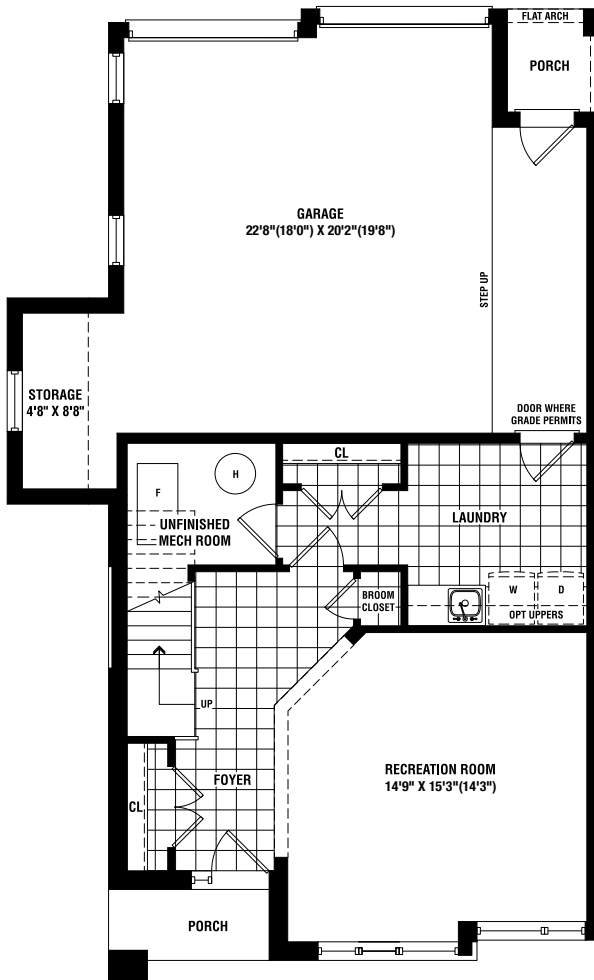
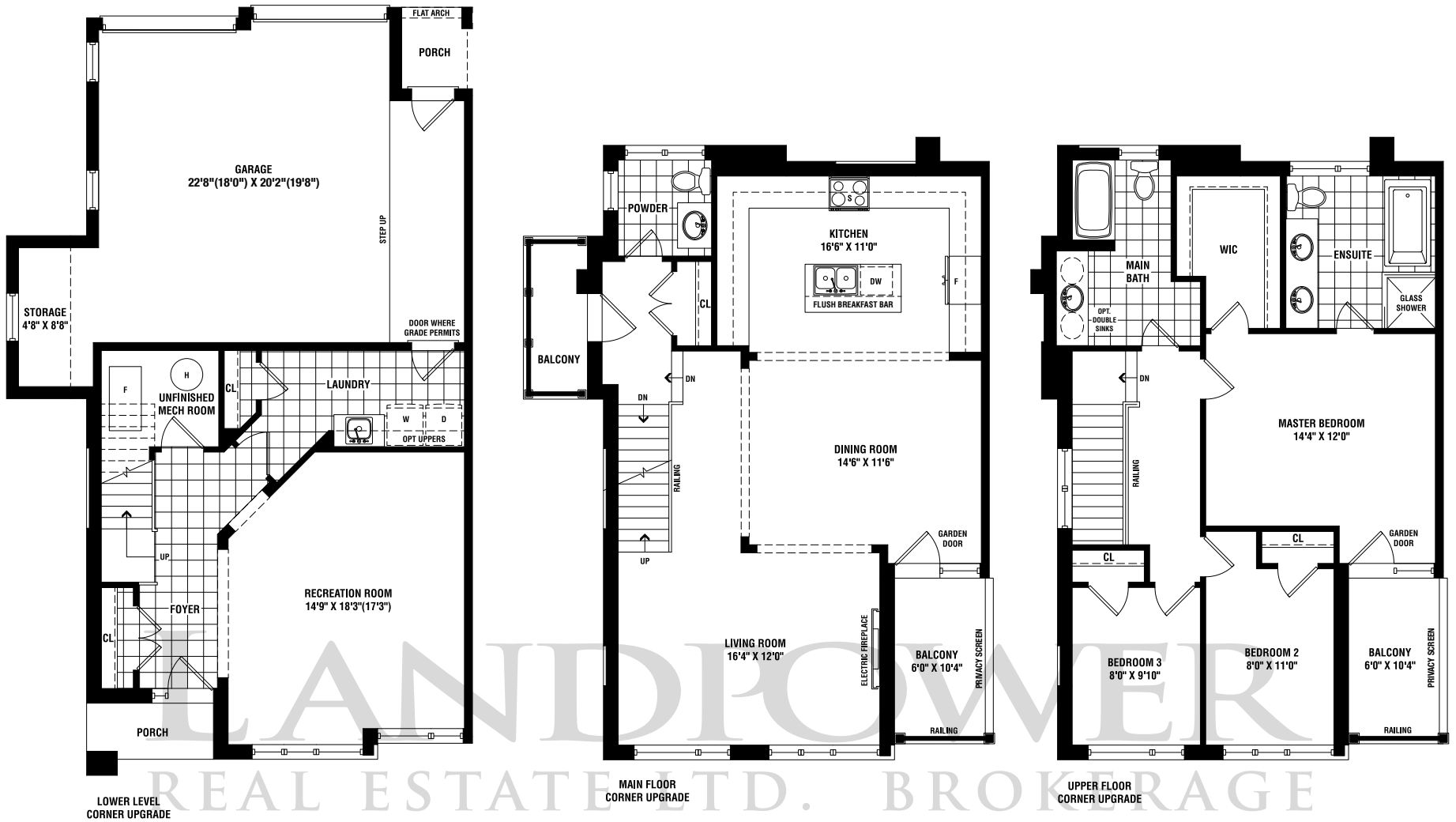
Renderings are artist's concept. Some elevations may vary from that shown. Actual useable square footage may vary from that stated herein. Some floorplans and elevations are mirror image to that shown. E.&O.E. 23-1



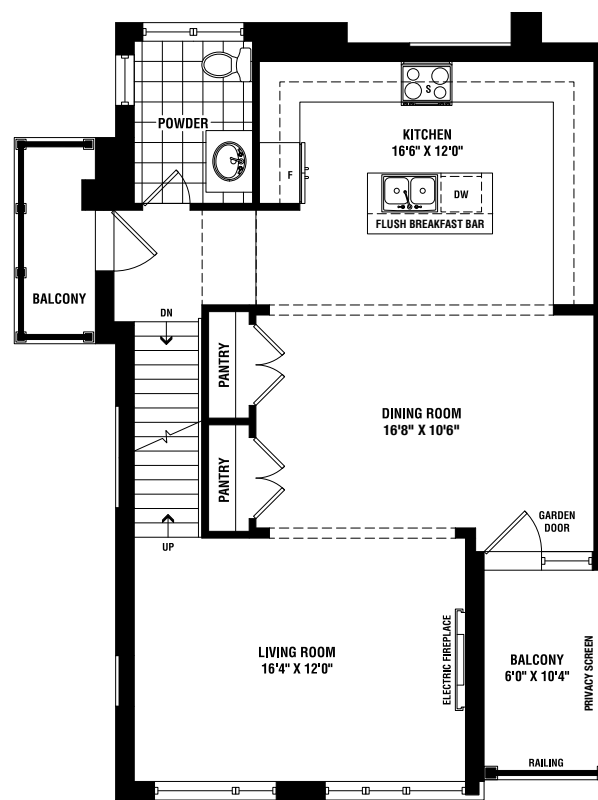
# ALLERTON CORNER

2254 SQUARE FEET

BATHURST  
**9130**



OPT LOWER LEVEL  
CORNER UPGRADE



OPT MAIN FLOOR  
CORNER UPGRADE

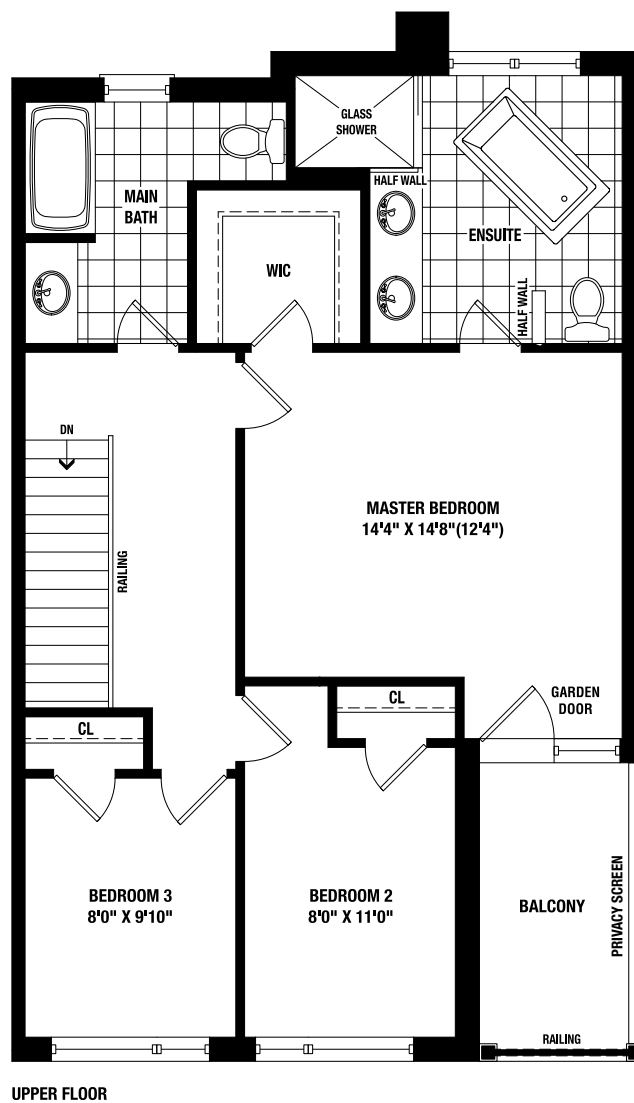
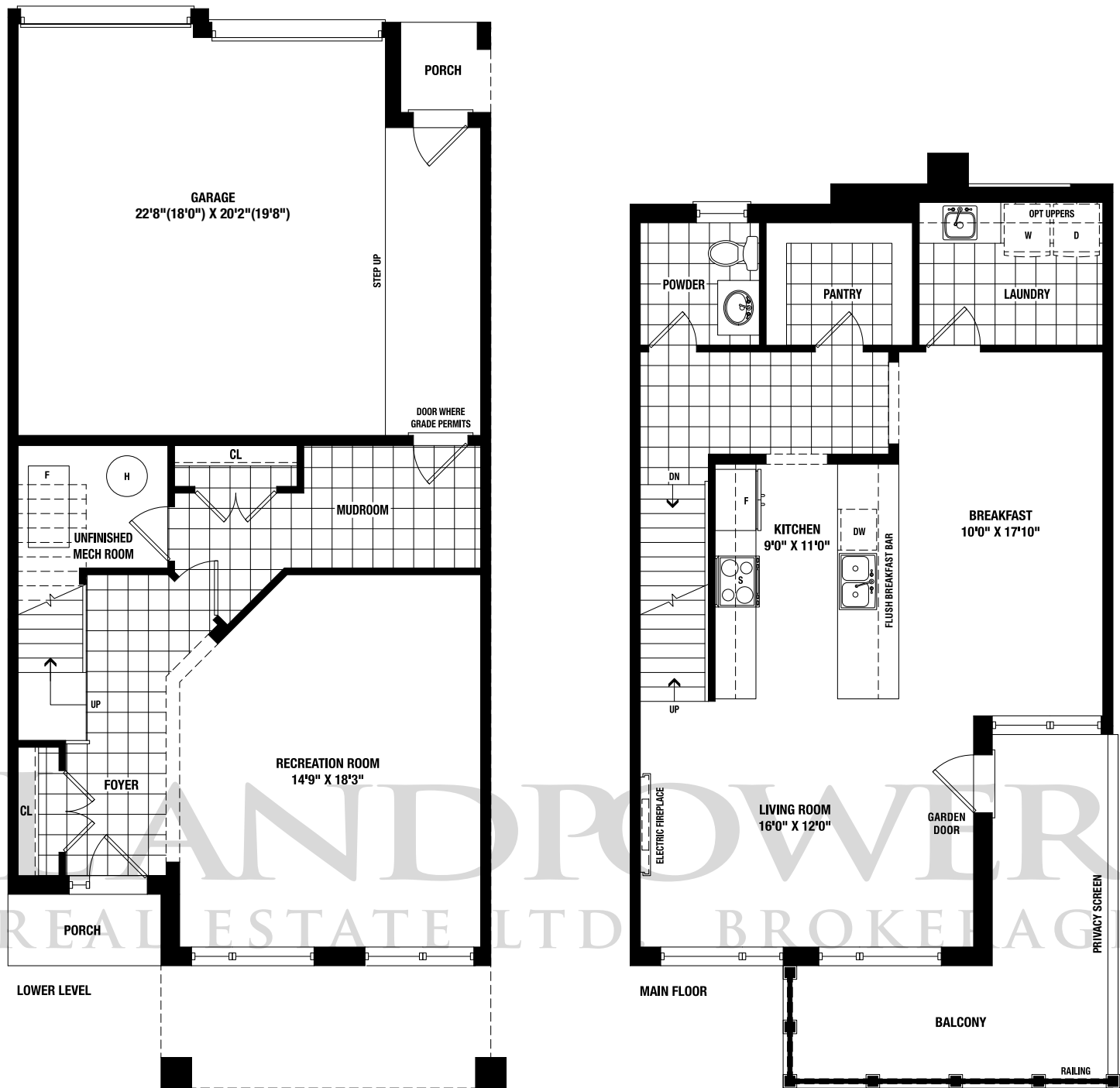
**SENATOR**  
HOMES

Renderings are artist's concept. Some elevations may vary from that shown. Actual useable square footage may vary from that stated herein. Some floorplans and elevations are mirror image to that shown. E.&O.E. 23-1

# MADISON

2209 SQUARE FEET

BATHURST  
9130



**SENATOR**  
HOMES

Renderings are artist's concept. Some elevations may vary from that shown. Actual useable square footage may vary from that stated herein. Some floorplans and elevations are mirror image to that shown. E.&O.E. 23-2