



TRADITIONAL TOWNHOMES
THE WILLOW COLLECTION



IT ALL COMES TOGETHER HERE



— THE UNION OF —
INNOVATION & COMFORT

TRADITIONAL TOWNHOMES

Set against a backdrop of natural beauty, within a master-planned community of exceptional design, Union Village features a stunning collection of Traditional Townhomes accented with brick, stone, and stucco materials. The eye-catching plans feature open concept layouts, finished rec room in the basement, and beautiful backyards.

Available in Tudor and Modern/West Coast Contemporary styles, the Traditional Townhome collection combines essential elements of home with elegant features and finishes, designed to let you experience style and comfort every day.



MODERN / WEST COAST CONTEMPORARY



MODERN / WEST COAST CONTEMPORARY

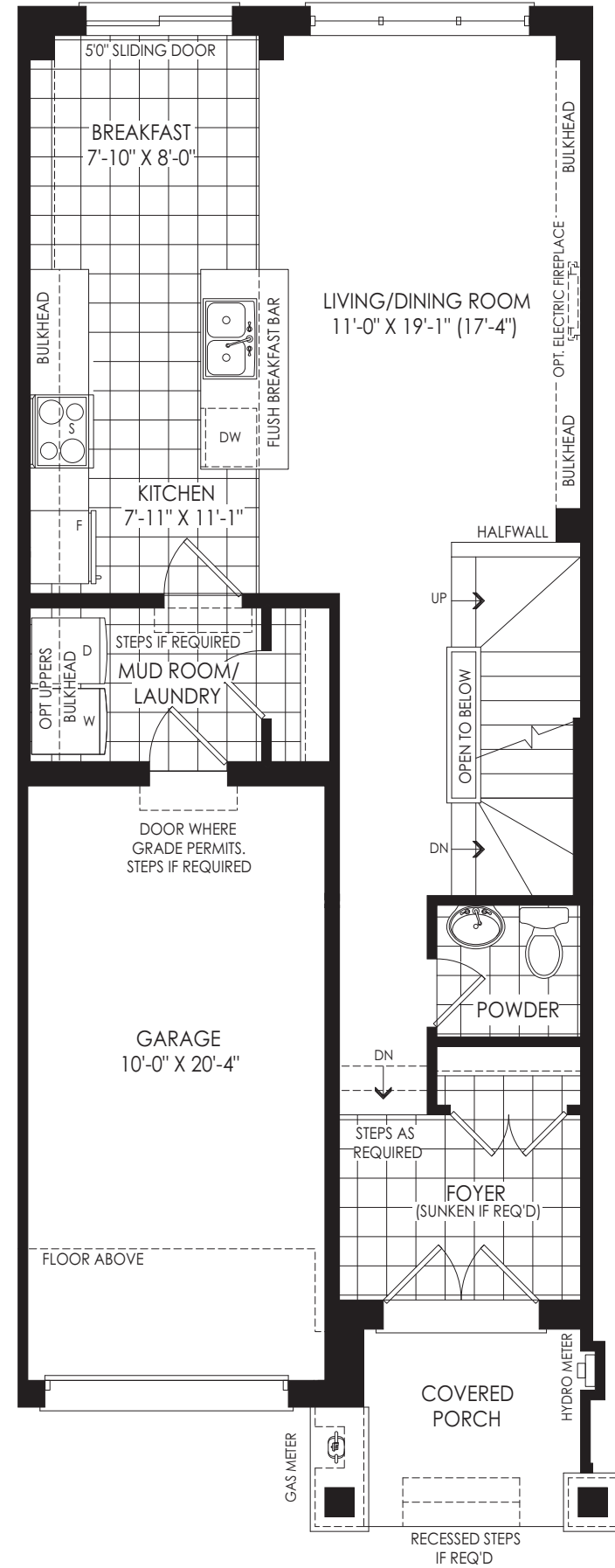


PERIOD REVIVAL / TUDOR

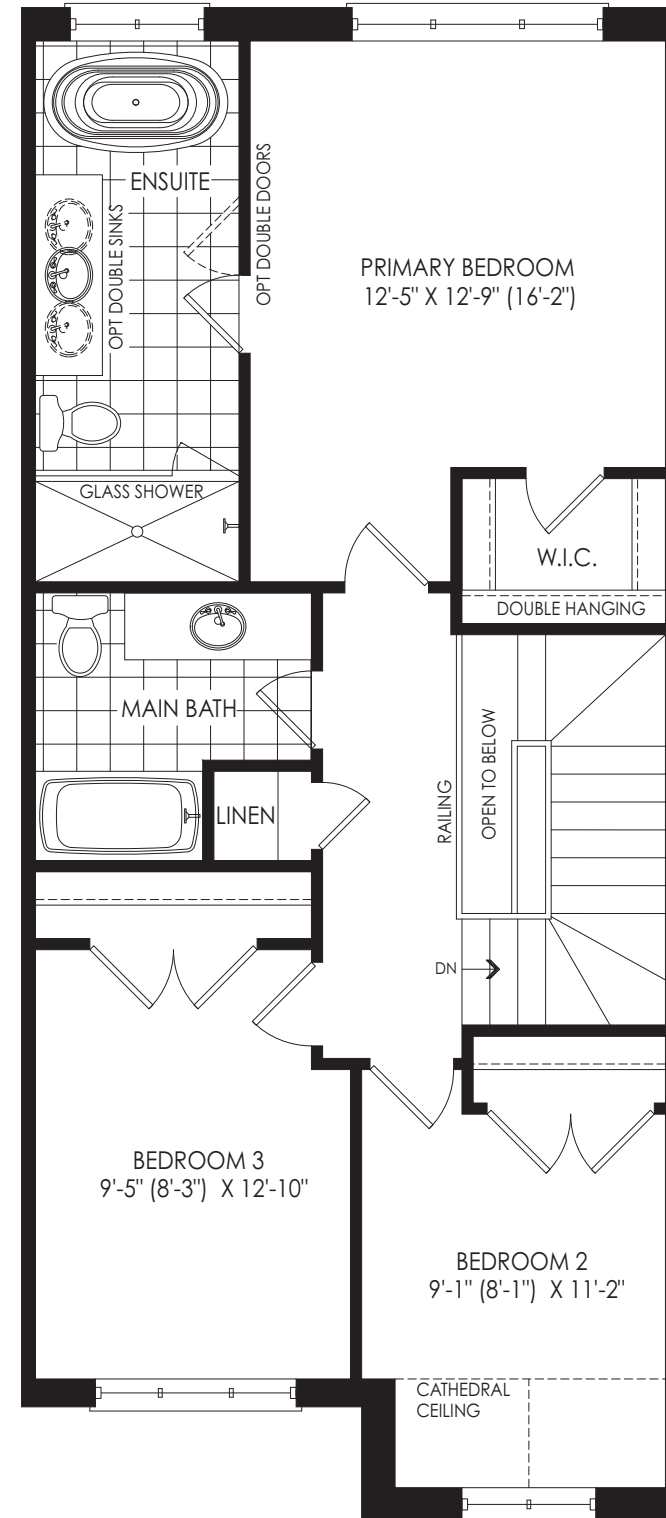
ELEVATION T1
1,980 SQ.FT.

3 BEDROOMS
2 BATHROOMS + POWDER ROOM

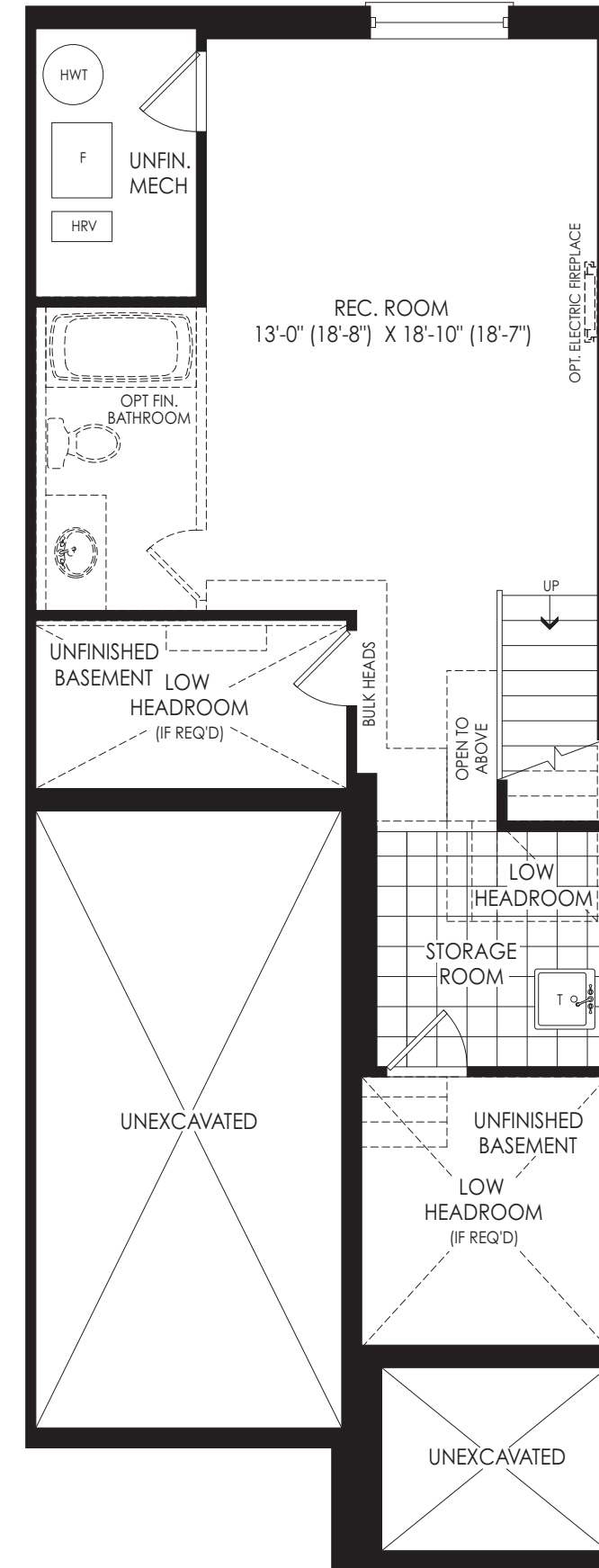
ELEVATION WC3
1,975 SQ.FT.



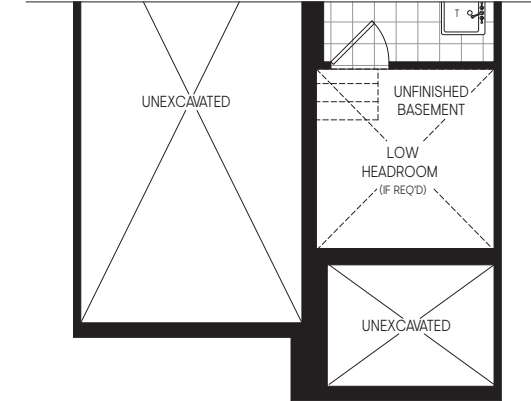
GROUND FLOOR PLAN **ELEV 'T1'**



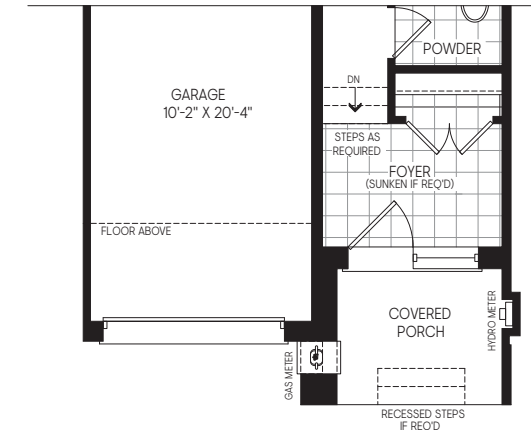
SECOND FLOOR PLAN **ELEV 'T1'**



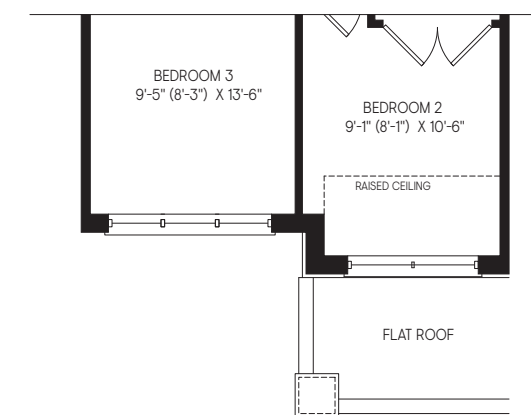
BASEMENT PLAN **ELEV 'T1'**



PARTIAL BASEMENT PLAN ELEV 'WC3'



PARTIAL GROUND FLOOR PLAN
ELEV 'WC3'



PARTIAL SECOND FLOOR PLAN ELEV 'WC3'

WILLOW 1
TRADITIONAL TOWNHOMES

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WILLOW 1

TRADITIONAL TOWNHOMES

ELEVATION T1

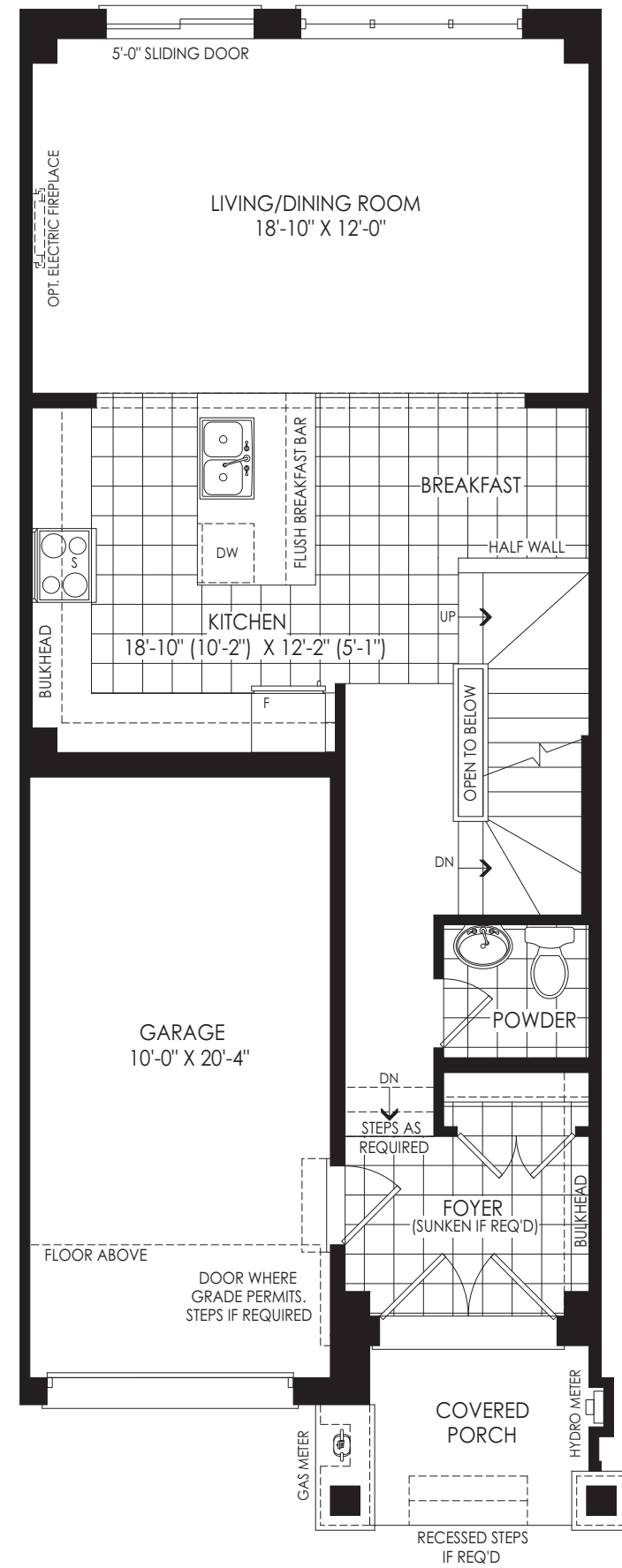
1,980 SQ.FT.

ELEVATION WC3

1,975 SQ.FT.

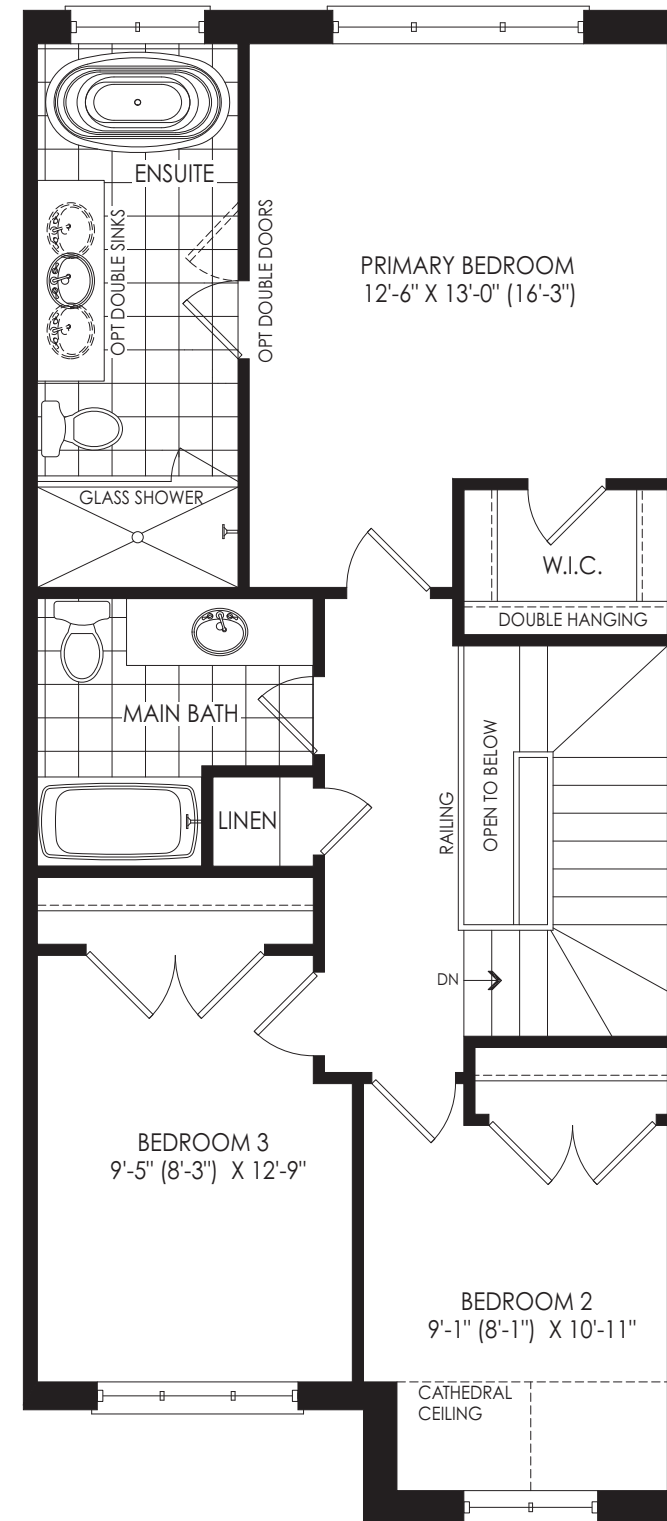
ELEVATION T1
1,976 SQ.FT.

3 BEDROOMS
2 BATHROOMS + POWDER ROOM



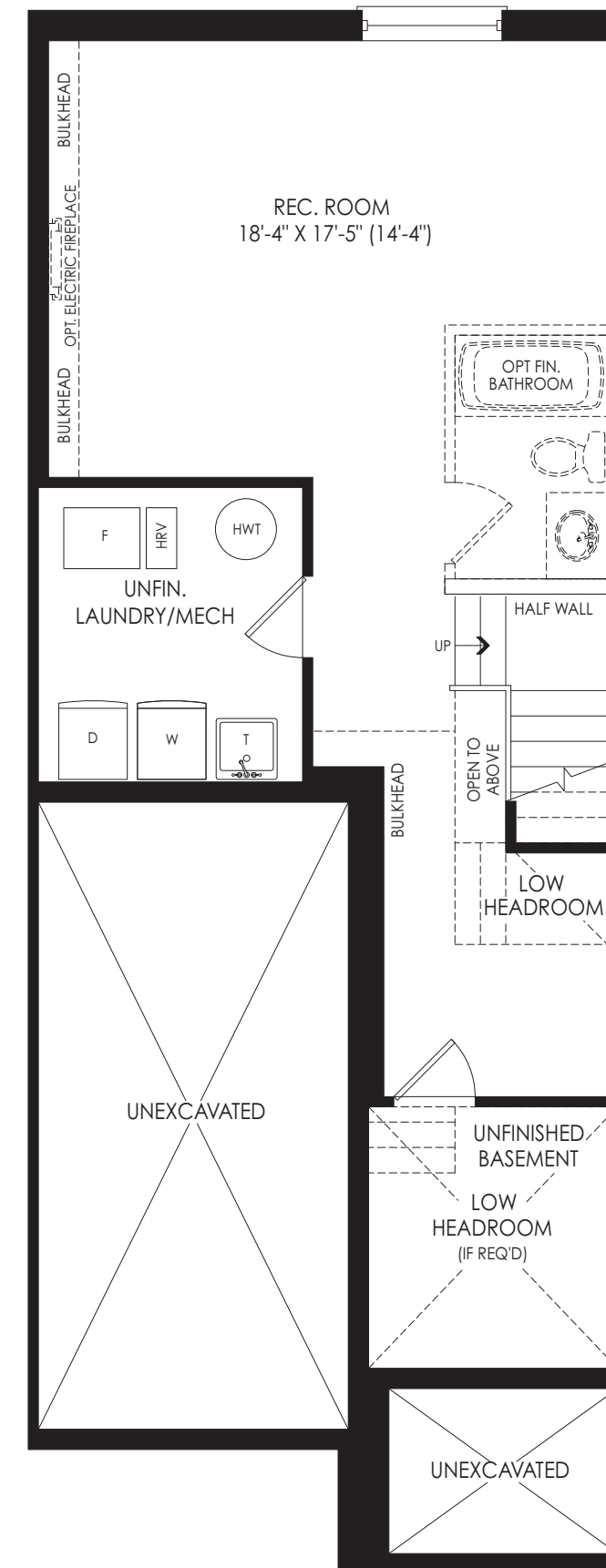
GROUND FLOOR PLAN **ELEV 'T1'**

ELEVATION T2
1,976 SQ.FT.



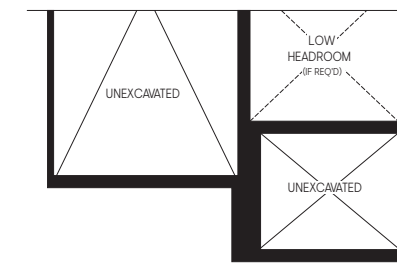
SECOND FLOOR PLAN **ELEV 'T1'**

ELEVATION WC1
2,023 SQ.FT.

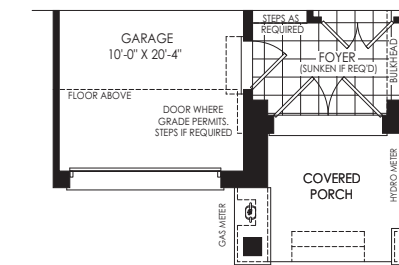


BASEMENT PLAN **ELEV 'T1'**

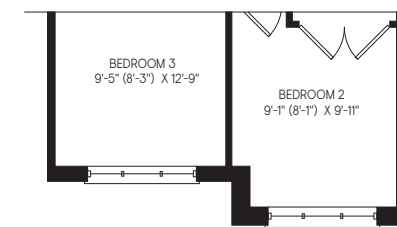
ELEVATION WC2
2,011 SQ.FT.



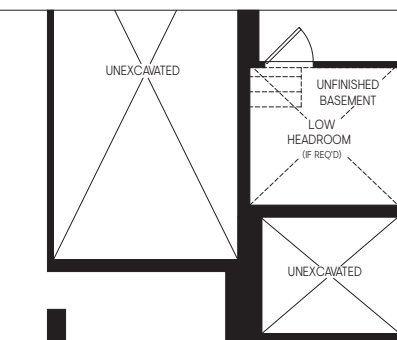
PARTIAL BASEMENT PLAN ELEV 'T2'



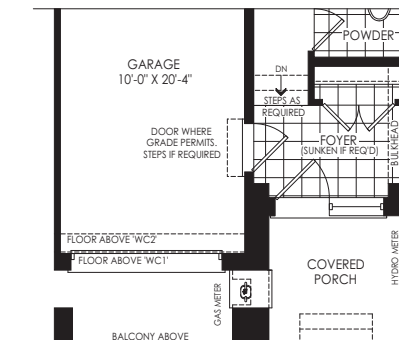
PARTIAL GROUND FLOOR PLAN
ELEV 'T2'



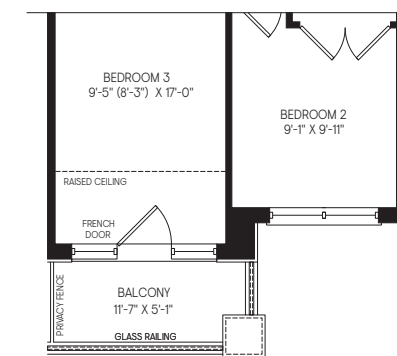
PARTIAL SECOND FLOOR PLAN ELEV 'T2'



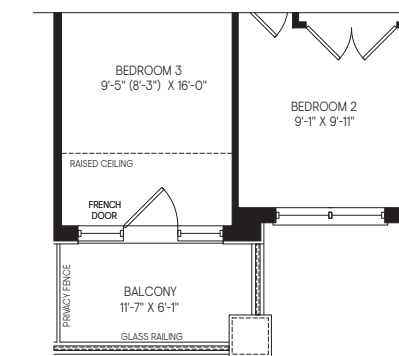
PARTIAL BASEMENT PLAN
ELEV 'WC1' & 'WC2'



PARTIAL GROUND FLOOR PLAN
ELEV 'WC1' & 'WC2'



PARTIAL SECOND FLOOR PLAN
ELEV 'WC1'



PARTIAL SECOND FLOOR PLAN ELEV 'WC2'

WILLOW 3
TRADITIONAL TOWNHOMES

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WILLOW 3

TRADITIONAL TOWNHOMES

ELEVATION T1

1,976 SQ.FT.

ELEVATION T2

1,976 SQ.FT.

ELEVATION WC1

2,023 SQ.FT.

ELEVATION WC2

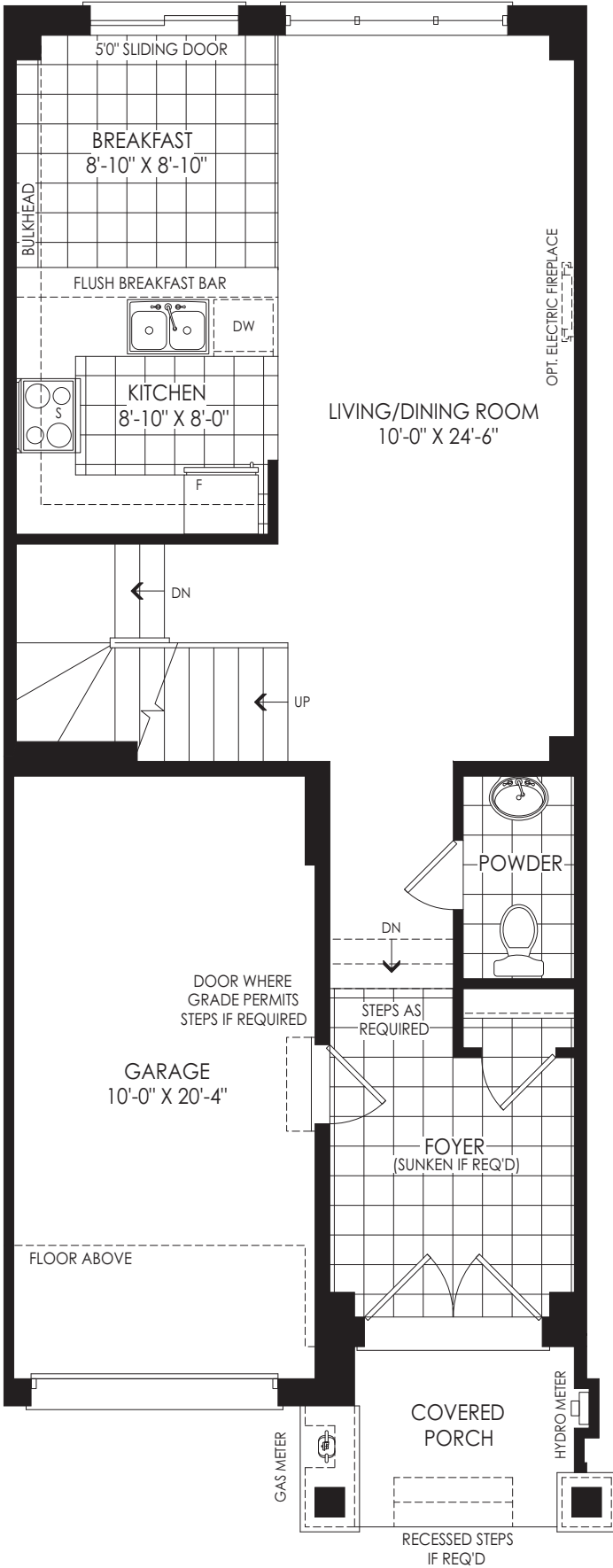
2,011 SQ.FT.

ELEVATION T1

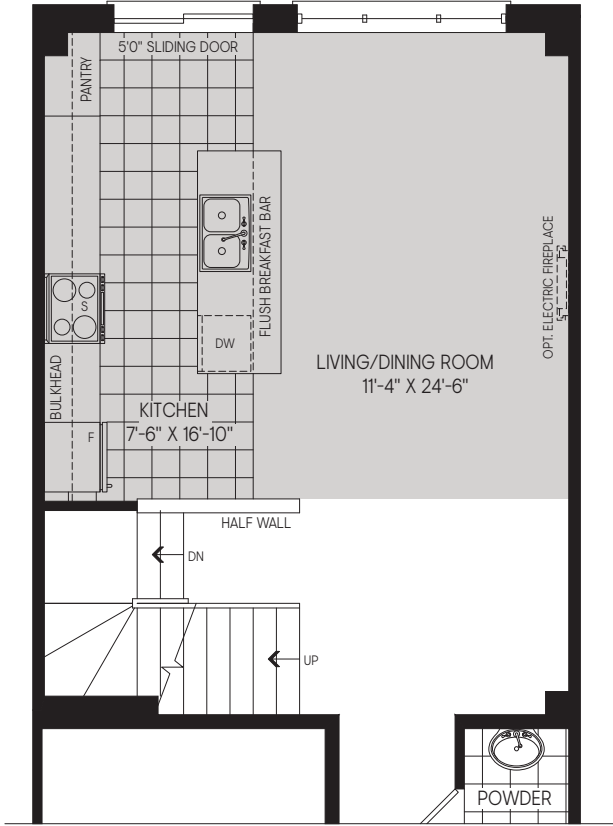
1,987 SQ.FT.

3 BEDROOMS

2 BATHROOMS + POWDER ROOM



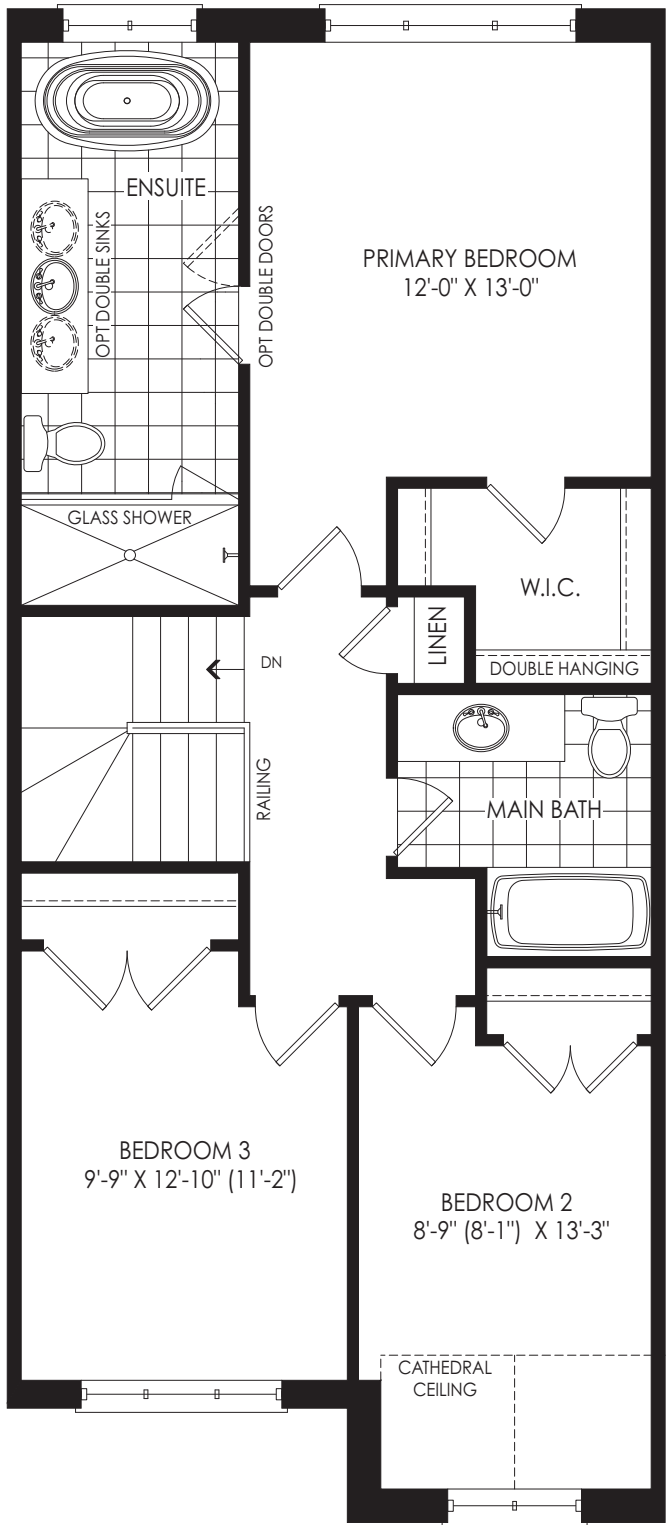
GROUND FLOOR PLAN ELEV 'T1'



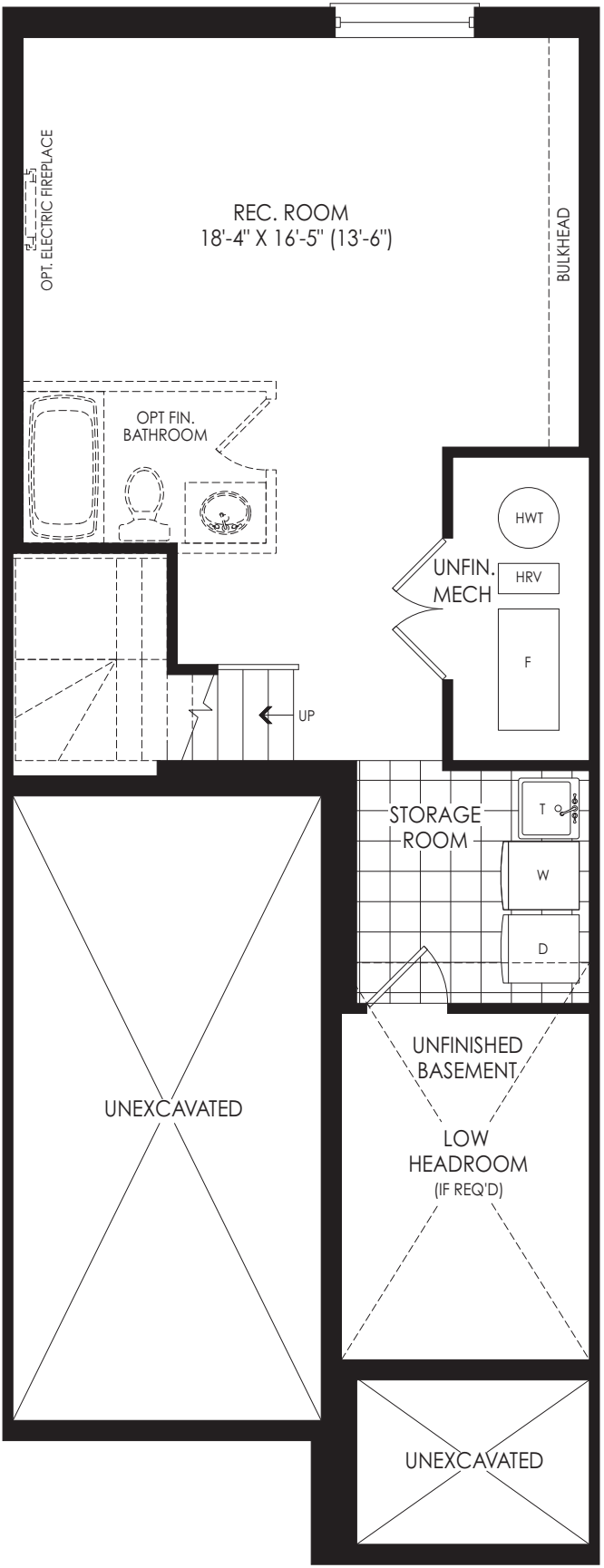
PARTIAL OPT. GROUND FLOOR PLAN
W/ ALT. KITCHEN LAYOUT ELEV 'T1', 'T2'

ELEVATION T2

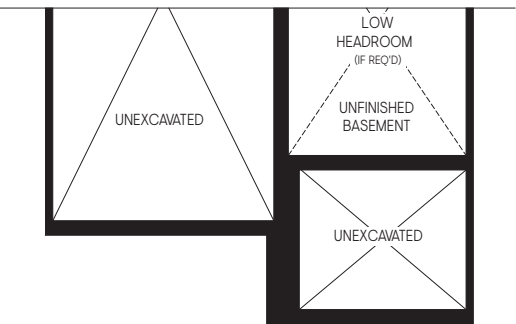
1,987 SQ.FT.



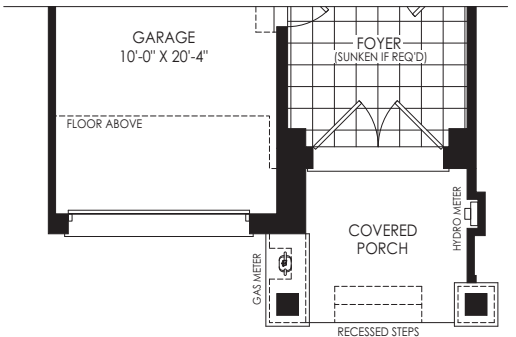
SECOND FLOOR PLAN ELEV 'T1'



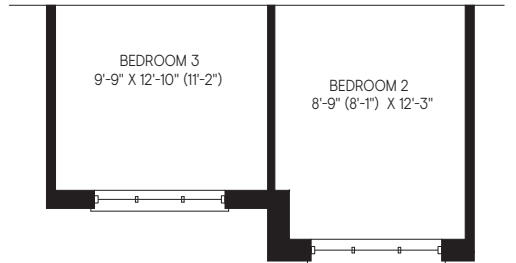
BASEMENT PLAN ELEV 'T1'



PARTIAL BASEMENT PLAN ELEV 'T2'



PARTIAL GROUND FLOOR PLAN
ELEV 'T2'



PARTIAL SECOND FLOOR PLAN
ELEV 'T2'

WILLOW 5

TRADITIONAL TOWNHOMES

ELEVATION T1

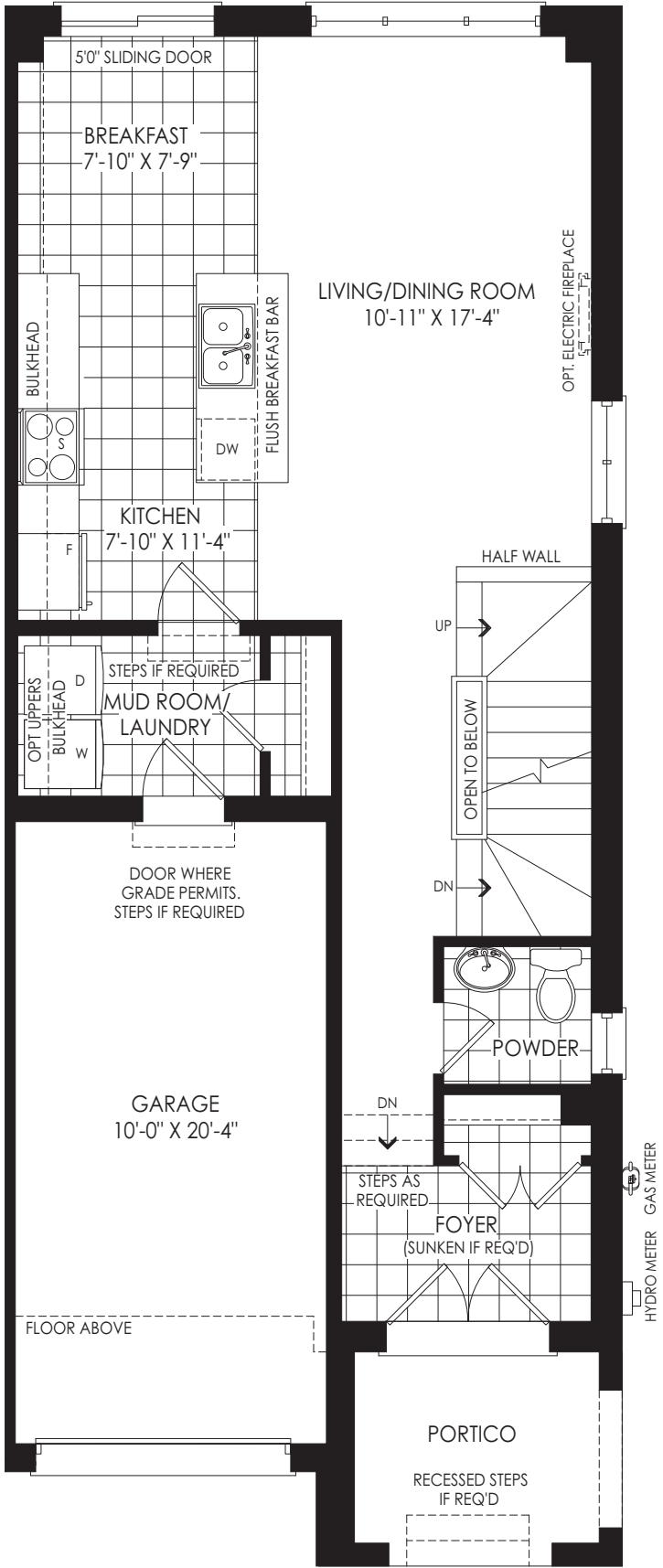
1,987 SQ.FT.

ELEVATION T2

1,987 SQ.FT.

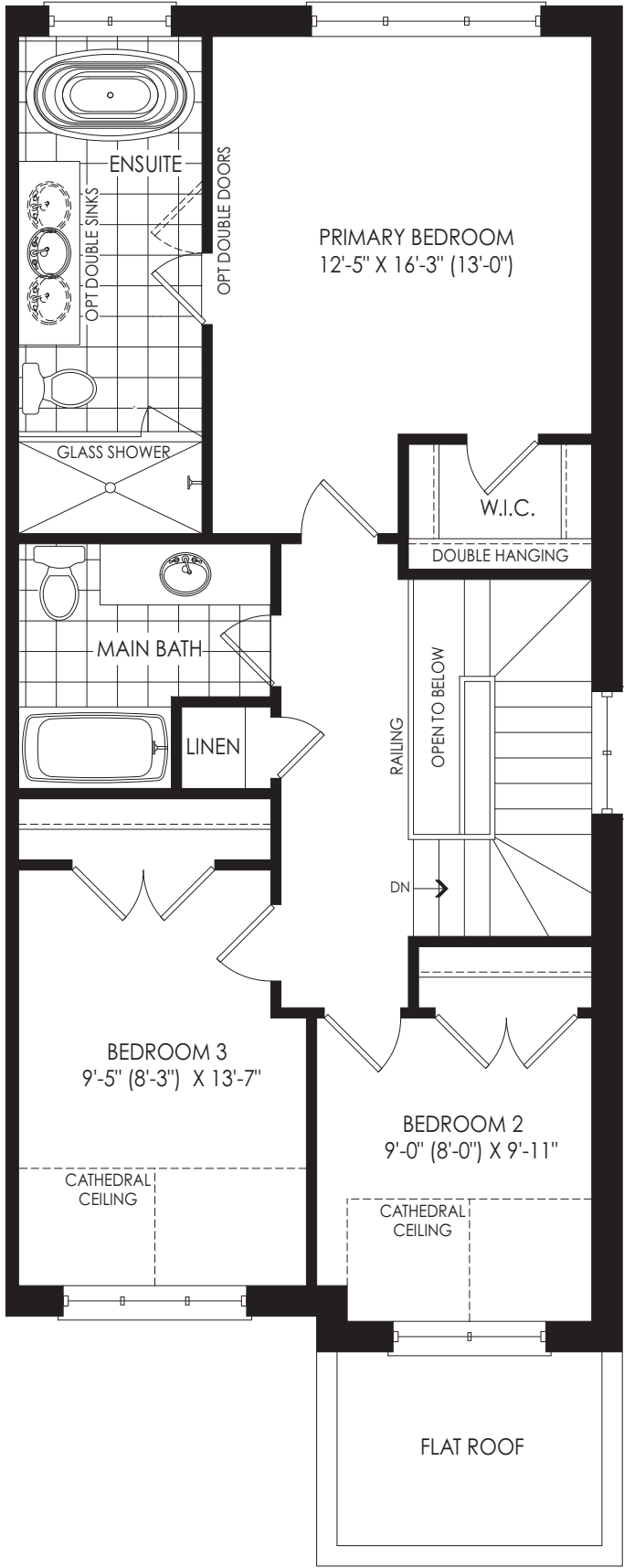
ELEVATION T3
2,029 SQ.FT.

3 BEDROOMS
2 BATHROOMS + POWDER ROOM

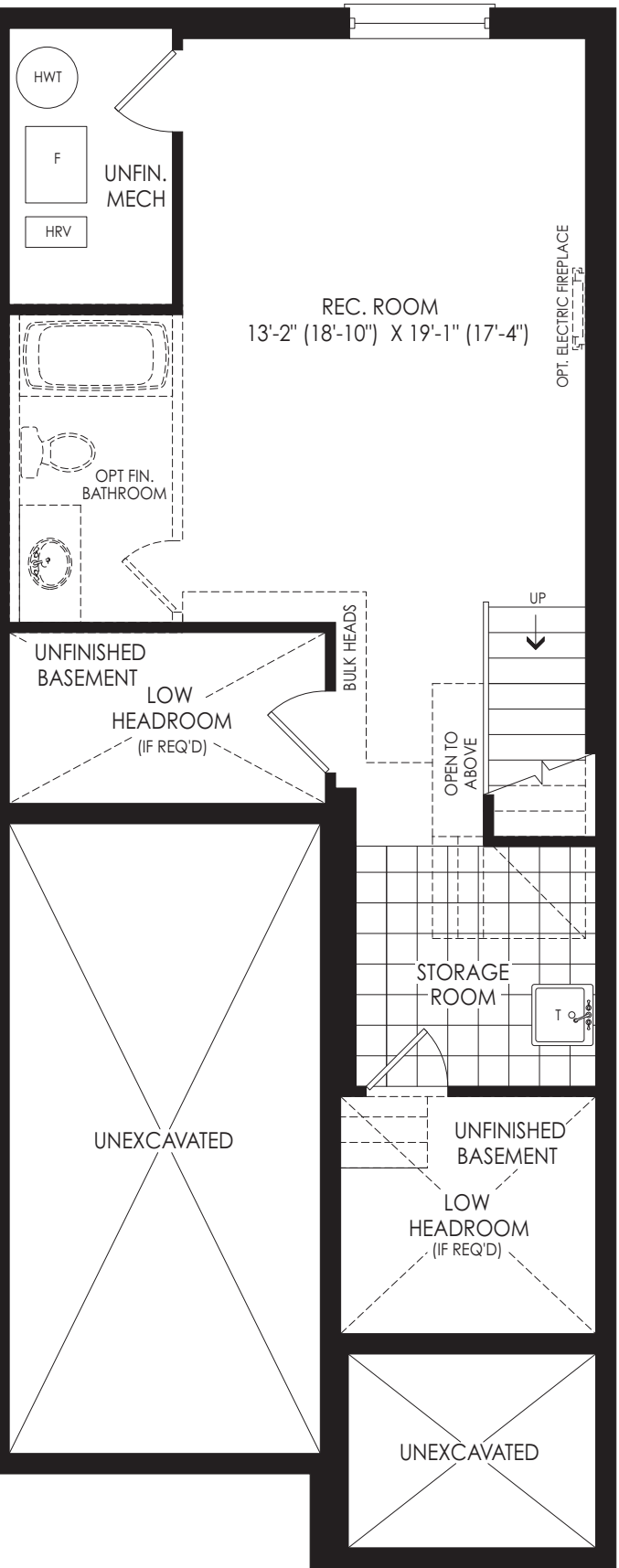


GROUND FLOOR PLAN ELEV 'T3'

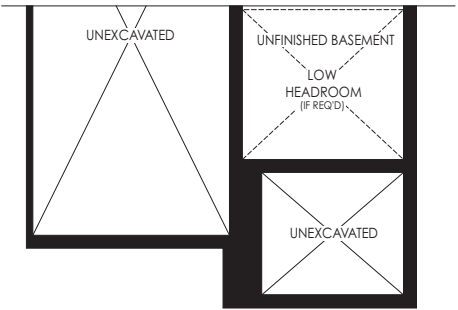
ELEVATION WC6
2,015 SQ.FT.



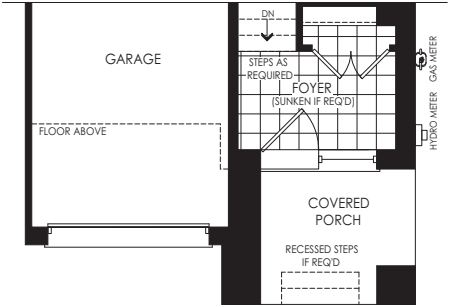
SECOND FLOOR PLAN ELEV 'T3'



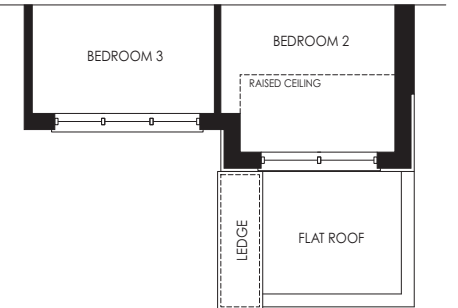
BASEMENT PLAN ELEV 'T3'



PARTIAL BASEMENT PLAN ELEV 'WC6'



PARTIAL GROUND FLOOR PLAN ELEV 'WC6'



PARTIAL SECOND FLOOR PLAN ELEV 'WC6'

WILLOW END

TRADITIONAL TOWNHOMES

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WILLOW END

TRADITIONAL TOWNHOMES

ELEVATION T3

2,029 SQ.FT.

ELEVATION WC6

2,015 SQ.FT.

ATTRACTIVE EXTERIOR FEATURES

- Architecturally curated elevations feature a harmonious blend of exterior materials and finishes, thoughtfully selected in accordance with individual model plans. All elevations, colours, and materials are subject to architectural control to ensure a cohesive and visually appealing streetscape. Inspired by a diverse palette of architectural styles, the home designs at Union Village showcase a sophisticated mix of brick, stone, stucco, premium siding, durable roofing shingles, decorative columns, frieze boards, and more, as per plans.
- Homes are being built to meet the rigorous standards of ENERGY STAR® for New Homes certification. As part of this commitment to energy efficiency and performance, each home will undergo inspections and an air tightness test conducted by an independent third-party inspector.
- Vinyl Low-E Argon coloured casement windows on all elevations, excluding basement windows which will receive sliders (where applicable). All operating windows are to receive screens.
- Quality insulated front entry door with a vinyl frame, shall receive a grip set and deadbolt lock for your family's added security.
- Exterior lights and/or soffit pot lights to front porch/garage (as per model type).
- Low maintenance pre-finished aluminum soffits, fascia, eavestroughs and downspouts installed in locations (as per applicable plan).
- Self-sealing shingle roof with limited manufacturers lifetime warranty.
- Premium quality steel insulated sectional roll-up garage door(s) equipped with heavy-duty springs and long life steel rust resistant door hardware.
- Precast concrete walkway slabs from driveway to front porch.
- Poured concrete front porches (where applicable) may also receive poured in place concrete front steps where required by grading.
- Municipal address numbers installed on front elevation.
- Asphalt paved driveway to the width of the garage.
- Lot to be professionally graded and sodded in accordance with approved grading plans, excluding driveway, front walkway, rear steps, and designated treed areas where applicable. Side yard spaces between adjacent home s may be finished with clear stone, subject to site conditions.

ENHANCED CONSTRUCTION FEATURES

- Two (2) exterior electrical outlets are included; one on porch, and one at rear of house.
- Two (2) exterior water faucets are included; one in garage and one at rear of house.
- Poured concrete foundations include an exterior plastic drainage layer and weeping tiles (where applicable) for extra protection.
- Garage floors are poured concrete complete with reinforced grade beams (where applicable).
- Poured concrete basement floor with floor drain.
- Convenient direct access from garage to home via an insulated metal door, complete with deadbolt where shown on plans and model types only, and where grade permits only.
- Robust 2" x 6" exterior wall construction engineered for enhanced strength and structural integrity, featuring R22 cavity insulation complemented by an additional R5 rigid exterior insulation for superior thermal performance
- Shut off valve under every sink and toilet.
- Townhomes will have a staggered stud demising wall constructed with two (2) sheets type-x drywall on either side for increased fire rating and reduced sound attenuation.
- Engineered floor system that will reduce construction waste, floor squeaks, shrinkage and twisting and will provide a more comfortable and quieter home.
- All windows and doors are installed and sealed with expanded foam and caulked.
- Attics feature R60 insulation.
- R31 spray foam insulation to exterior exposed ceilings with livable floor areas above. Spray foam insulation provides a superior air seal and greater comfort compared to traditional batt insulation.
- Full height R20 blanket insulation (approx. 6" above finished floor) on exterior concrete foundation walls in unfinished basement areas.
- High efficiency gas fired heating system.
- All heating/cooling supply ducts are sealed to promote tight and efficient ductwork.
- Continuous air barrier for increased air tightness and energy efficiency.

HIGH QUALITY FLOORING FEATURES

- Choice of ceramic tiles from Level 1 standard selections in foyer, kitchen, finished laundry room, mudroom, and bathrooms (as per applicable plan). Excludes unfinished laundry room, mechanical and unfinished areas.
- Natural pre-finished oak 2-1/4" strip flooring from Level 1 throughout main level (as per applicable plan). Excludes tiled areas.
- Quality broadloom on bedroom level hallways, all bedrooms and finished basement from Level 1 selections (as per applicable plan).

SPECIAL KITCHEN FEATURES

- Choice of quality kitchen cabinetry from Level 2 selections.
- Flush breakfast bar on kitchen islands and overhang (as per applicable plan).
- Choice of stone countertops from Level 2 selections.
- Undermount double stainless-steel sink with single lever pull-down kitchen faucet.
- Stainless steel kitchen exhaust fan with 6" exhaust vented to the exterior.
- Heavy-duty 220V electrical outlet for electric stove.
- Duplex electrical outlet(s) above countertop are conveniently located for small kitchen appliances
- Quality appliances include;
 - Stainless Steel Refrigerator
 - Stainless Steel Electric Smooth Top Range
 - Stainless Steel Dishwasher

LUXURIOUS BATHROOM FEATURES

- Choice of quality cabinetry from Level 2 selections, includes a vanity drawer in the primary ensuite (as per applicable plan).
- Choice of stone countertops from Level 2 selections for all bathrooms. White pedestal sink in powder room
- Wall mounted mirrors installed in all bathroom(s) and powder room.
- Chrome-look bathroom accessories to include towel bar and toilet tissue dispenser.
- White plumbing fixtures in all bathrooms.
- Spa-inspired primary ensuite contains a freestanding tub (as per applicable plan).
- Primary ensuite features a separate shower stall with ceramic wall tile to ceiling height from Level 1 standard selections, acrylic shower base and framed glass enclosure (as per applicable plan).
- Main bath and secondary ensuites receive an acrylic soaker tub with ceramic wall tile to ceiling height from Level 1 standard selections.
- Water saving single lever faucets and shower heads and pressure balanced temperature-controlled shower valves included.
- High efficiency water saving white toilets in all bathrooms.
- Exhaust fan vented to the outside in all bathrooms, powder room, and laundry room (as per applicable plan).

SUPERIOR INTERIOR FEATURES

- Living level and second level ceiling height of approximately nine (9) feet. Finished basement ceiling height will be approximately eight (8) feet.
- Line set for future air conditioning.
- Smooth ceiling finish throughout living level, finished basement areas, all bathrooms and finished laundry room. Stipple ceiling finish in all other finished areas.
- Heavy-duty 220V electrical outlet provided for laundry dryer, vent provided to exterior (where applicable).
- Plastic white laundry tub (as per applicable plan).
- Natural finish oak stairs, oak veneer stringer and nosing.
- Natural finish oak handrail with square style oak pickets and posts.
- Two-panel 6-8' interior swing doors throughout (as per applicable plan).
- Interior swing doors will receive lever handle. Privacy locks will be included on all bathroom doors and primary bedroom door(s)
- Spacious walk-in closets and generous linen closets with shelving (as per applicable plan).
- Approximate 4" baseboards with approximate 2 ¾" casing on all windows, doors, closets and archways throughout.
- Trim and doors painted white.
- Interior wall surfaces in finished areas are sanded, primed and finished in high quality, low VOC matte paint.
- Sliding glass patio door to rear, complete with screen (as per applicable plan).
- Quality appliances include: White Front Load Clothes Washer and White Front Load Dryer (Stacked Washer and Dryer if required as per plan).
- Professional duct cleaning prior to closing.
- Smart Home Thermostat
- HRV (heat recovery ventilator) promotes healthier interior air quality by exhausting stale indoor air and replacing it with fresh outdoor air. Heat from the expelled air is captured and used to pre-temper the incoming fresh air.
- High efficiency hot water heating system (rental).
- High-efficiency MERV 8 air filter.

ELECTRICAL FEATURES

- LED lighting throughout.
- 100 amp electrical panel with breaker switches.
- Elegant white Decora style wall switches and plugs throughout.
- Electric light fixtures provided in kitchen, living/dining room, hallways, stair, all bedrooms, walk-in closets, laundry/mudroom and finished basement/rec room.
- Designer selected wall mount light fixture installed above each sink in all bathrooms and powder room.
- Purchaser allowance of three (3) high speed CAT 5 rough-in locations (for phone or Internet use) and an allowance of two (2) RG6 (wide bandwidth) cable rough-in location.
- Purchaser allowance of one (1) USB-C port outlet.
- Ground fault interrupt protection in all kitchens, bathrooms, powder room and exterior receptacles.
- All bedrooms to receive smoke detector with a carbon monoxide (CO) detector installed on main and upper floors.
- Electrical outlet(s) in garage ceiling for future garage door opener(s).

STANDARD LOT (STD) CONDITIONS

- Where standard typical conditions are applicable the following features are included:
 - Up to 3 precast concrete risers up to the front of the home.
 - Up to 3 precast concrete steps from the rear to grade.

LOOK OUT BASEMENT (LOB) CONDITIONS

- Where Look Out Basement (LOB) conditions are applicable the following features are included in the applicable premium:
 - Larger rear vinyl Low-E Argon casement basement windows where grade permits (changes to window size will be determined during construction by grade condition)
 - Low maintenance pressure treated deck off main floor with steps to grade
 - Additional brick or siding as applicable from concrete foundation at rear
 - NOTE: look out conditions may alter the location of basement windows

WALK OUT BASEMENT (WOB) CONDITIONS

- Where Basement Walk Out (WOB) basement conditions are
 - Low maintenance pressure treated deck off main floor
 - Additional brick or siding as applicable from concrete foundation at rear
 - Patio door from basement directly below matching door from rear of main level includes four (4) precast concrete patio slabs
 - Additional rear light to patio door and additional exterior electrical outlet on basement level
 - Relocated exterior water faucet to basement level
 - Grade below the rear deck shall receive stone (where applicable)



minto

METROPIA

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