

Sterling

A Country Homes Community

an enclave of
luxury townhomes
in Georgetown





Home is where

Love resides

Laughter is plentiful

Friends always belong

Memories are created



Sterling

A Country Homes Community



Spacious designs, unique features,
and unparalleled creativity are all
waiting for you here in Georgetown.

Come and discover exactly
what you've been looking for
in a new home!



georgetown is community

Originally founded in 1823, Georgetown's downtown has been a lively hub of activity for almost two centuries, making it a popular film location for directors looking to capture that "small town" heritage feeling.

The historic buildings which line the street offer a treasure trove of unique shops, restaurants and services, including the popular Farmers Market and a long list of well-attended annual events. All contribute to making Georgetown the true definition of "community" and the ideal place to settle down and raise a family.





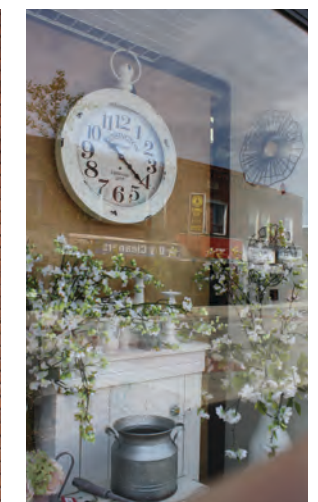
Georgetown is one of the many appealing small town communities that comprise the Halton Hills region, just 45 minutes from Toronto. Here, amidst this rolling green countryside, you'll discover a wealth of natural and man-made amenities that make the area an ideal place to live.

There is an abundance of "destination" parks, community gathering places, and picnic shelters throughout the region. Many are linked to the Bruce Trail with its 30 kms of hiking and biking trails that wind along the Niagara Escarpment and the area's creeks. Sports and fitness enthusiasts will feel at home in the region's dozens of baseball diamonds, soccer fields, tennis and multi-purpose courts. In addition, a number of skate parks and splash pads are available.

Offering excellent schools, shopping and access to both major thoroughfares and GO Transit, Georgetown has it all... and Sterling is right in the centre of it.



historic downtown



travel a
new path ...



- **Quaint shops**
- **Fine dining**
- **GO Station close by**
- **Highways minutes away**
- **Just North of Oakville and Milton**
- **New Toronto Outlets**

and enjoy traditional living
and small town events



Sterling
A Country Homes Community

a quiet enclave

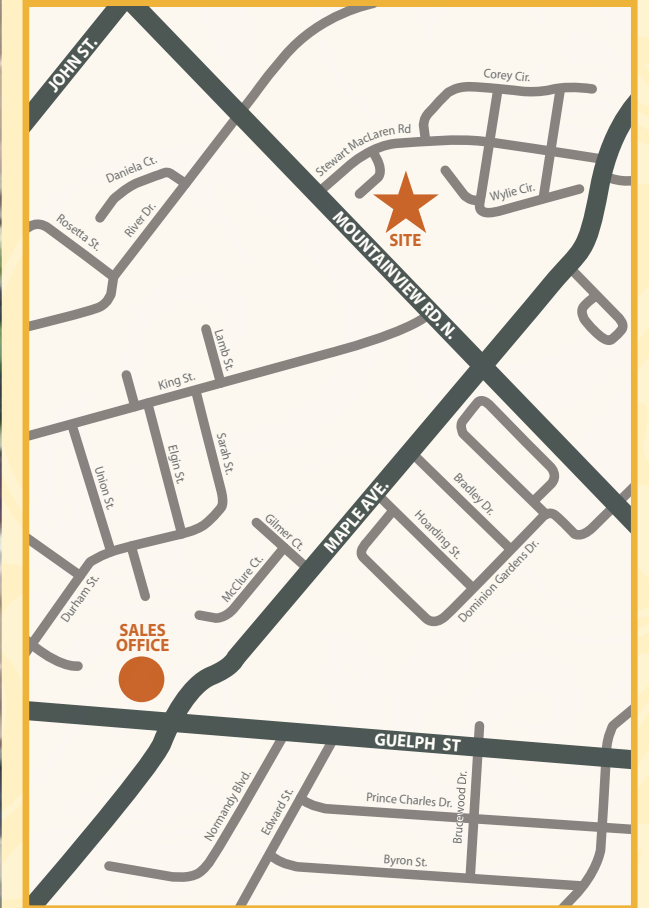
Sterling is an intimate infill project comprised of 38 townhomes. Set in an established residential area, the site is located near the corner of Mountainview Road North and Stewart MacLaren Drive.

Spacious designs, unique features, and unparalleled creativity are all waiting for you here in Georgetown. Come and discover exactly what you've been looking for in a new home!





GEORGETOWN



sterling spaces

Sterling
A Country Homes Community



Devon
2,540 sq.ft.

artist's concept.



Logan
2,304 sq.ft.

Logan
2,304 sq.ft.

Penrose
1,481 sq.ft.

Meredith
2,069 sq.ft.

Hart
2,526 sq.ft.



Hart
2,526 sq.ft.

Royal
2,460 sq.ft.

Logan
2,304 sq.ft.

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2,304 sq.ft.

Meredith
2,069 sq.ft.



Whistler
2,242 sq.ft.

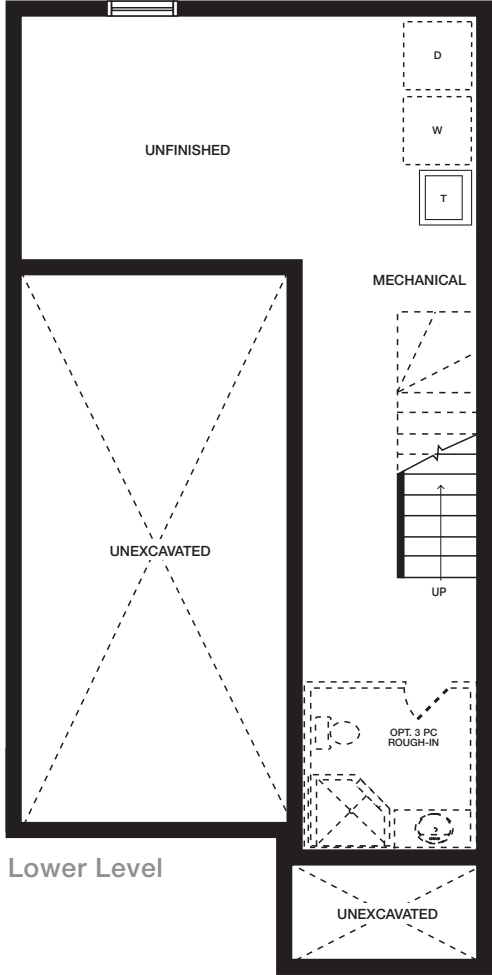
artist's concept.

comfortable places

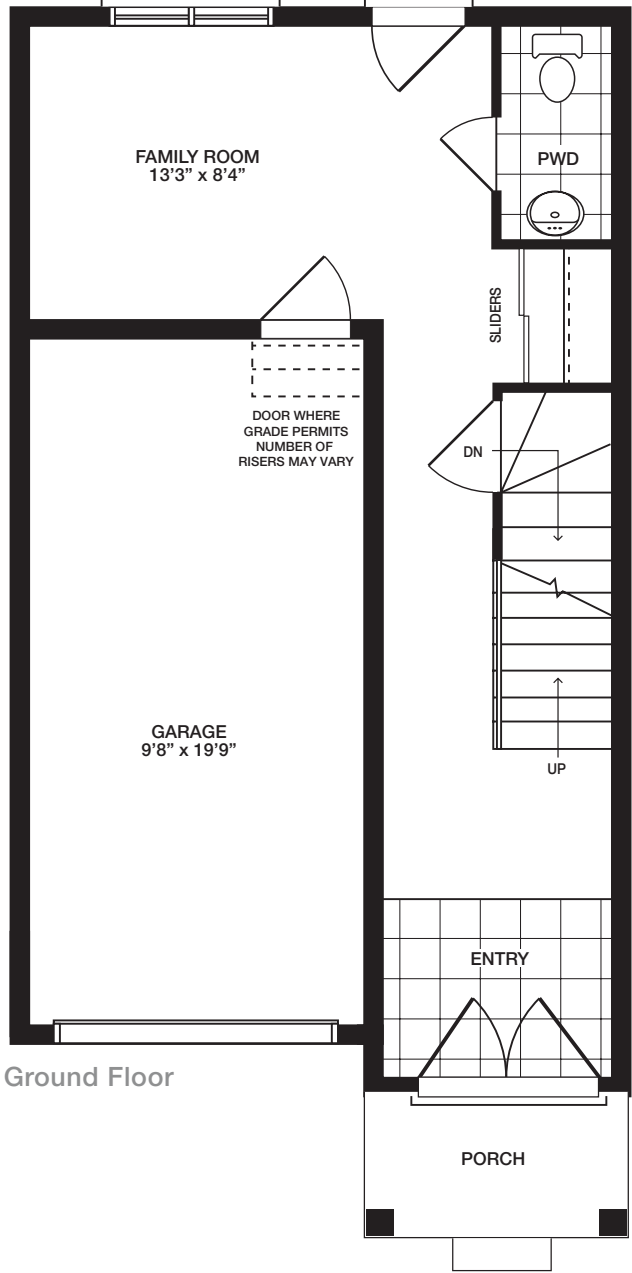
Sterling
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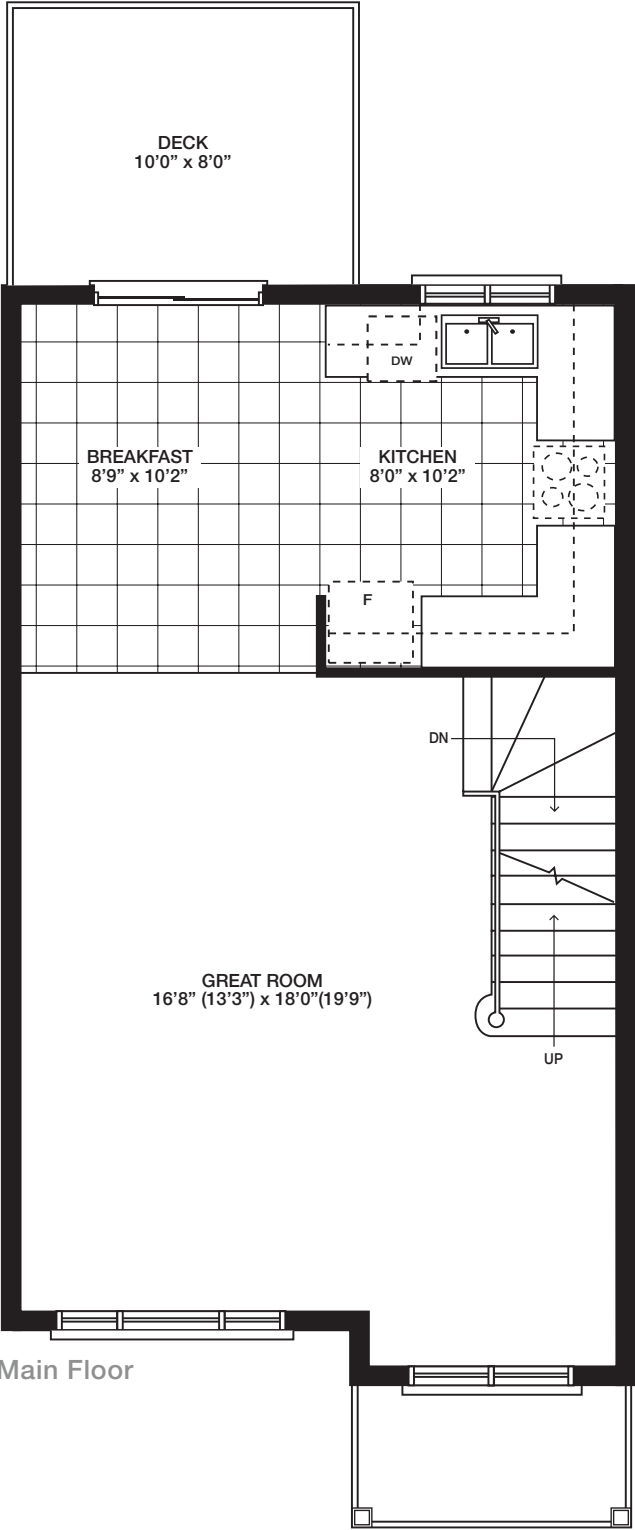
Penrose 1,481 sq.ft.



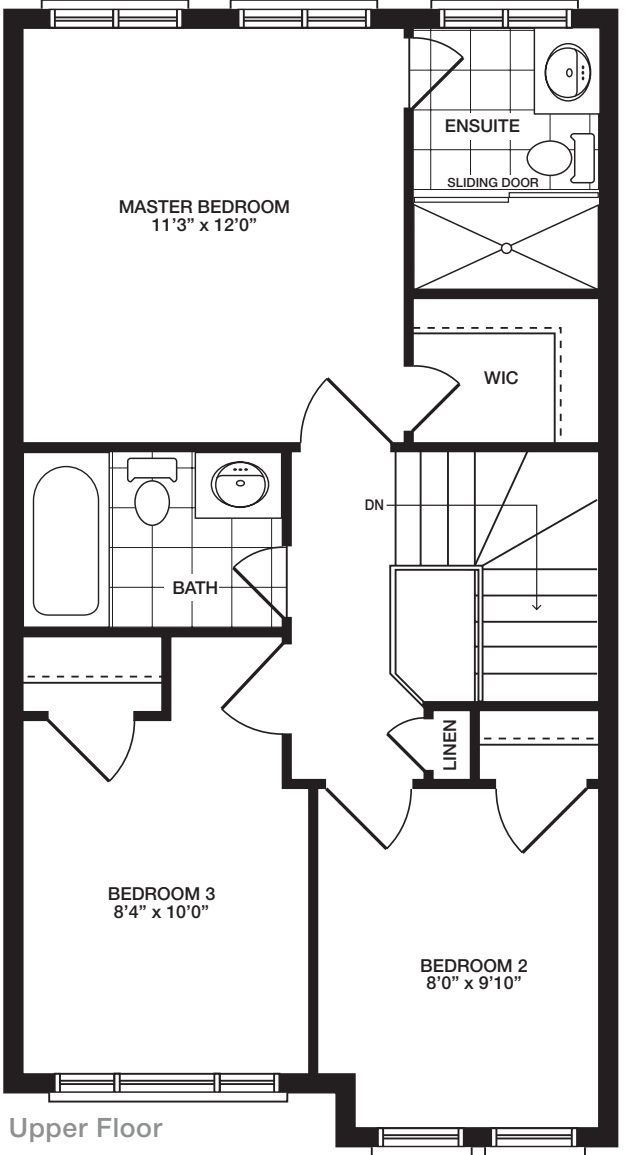
Lower Level



Ground Floor



Main Floor



Upper Floor



Sterling
A Country Homes Community

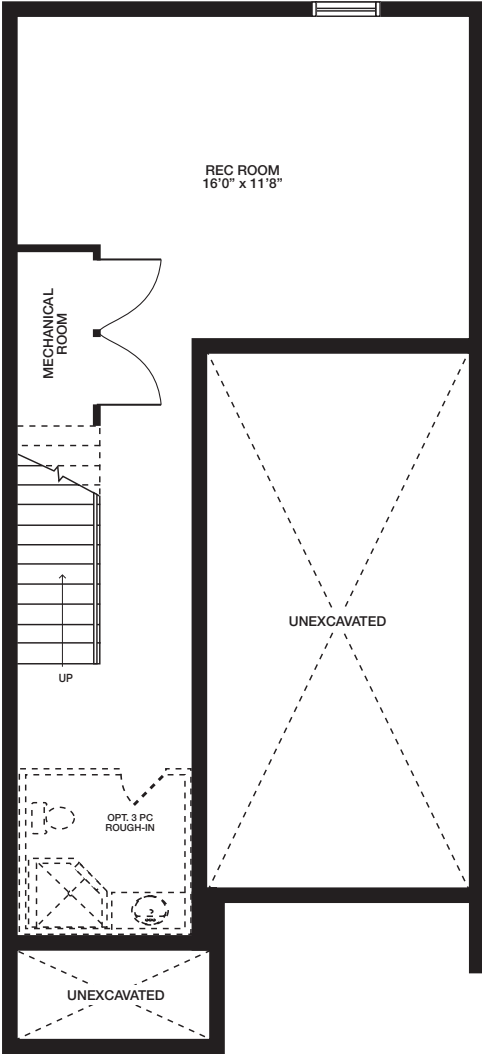
Penrose
1,481 sq.ft.



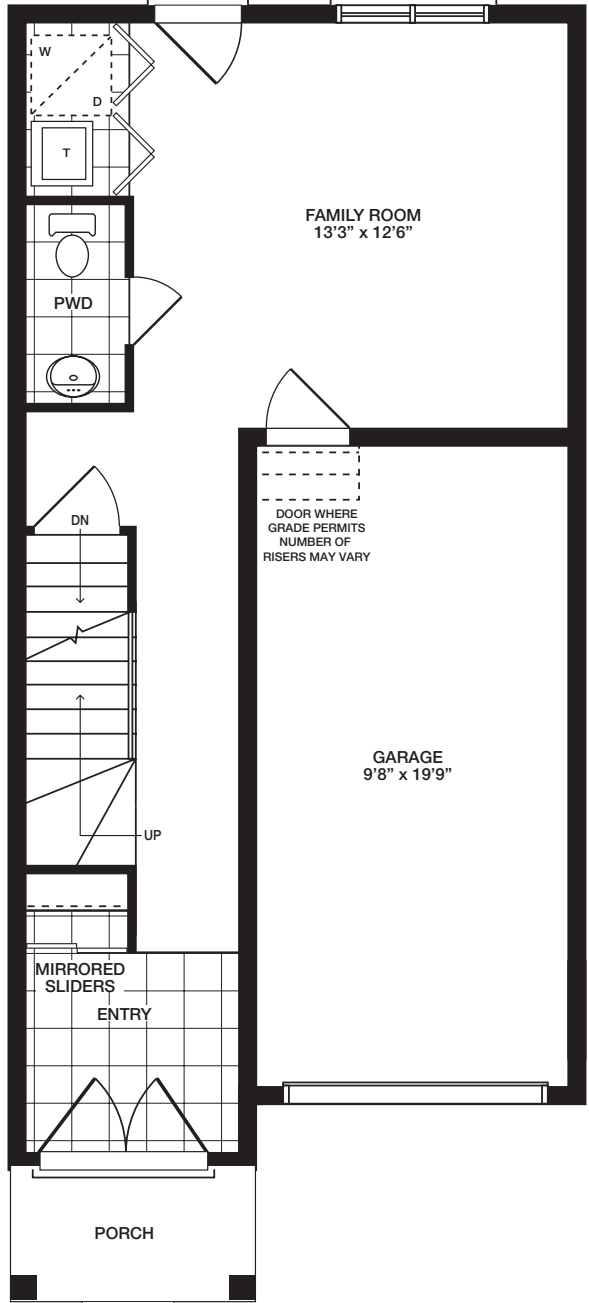
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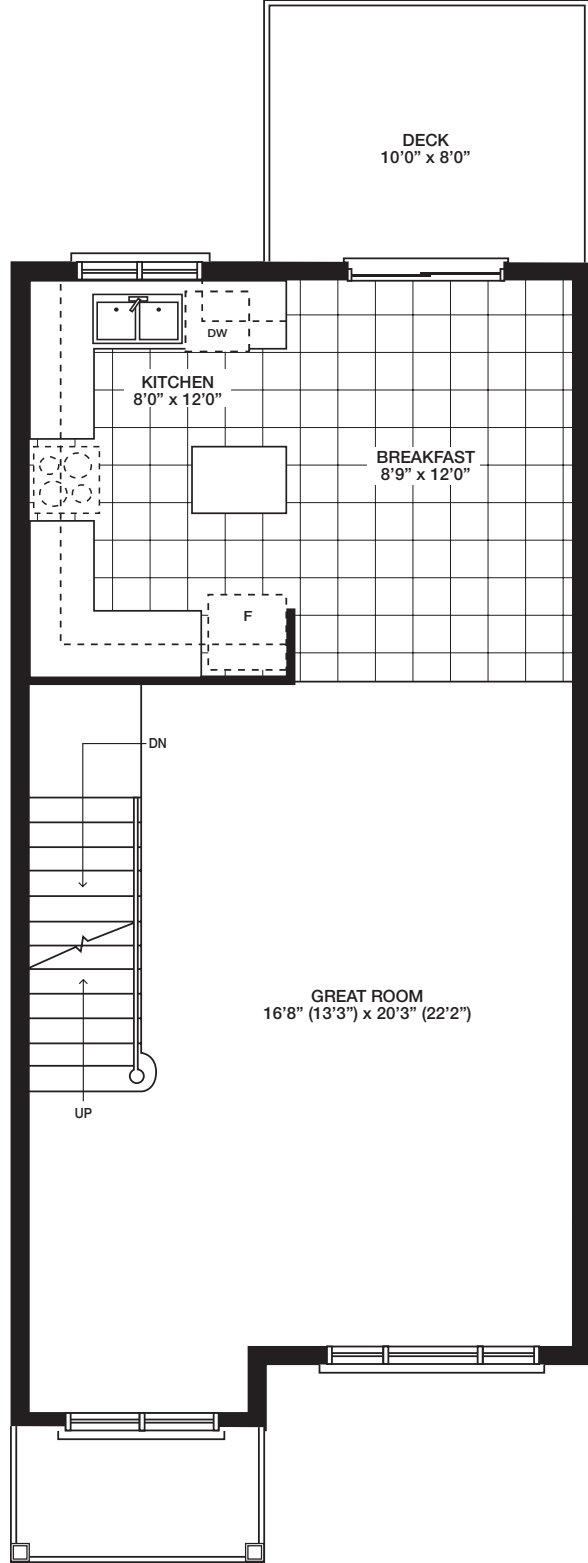
Meredith 2,069 sq.ft.



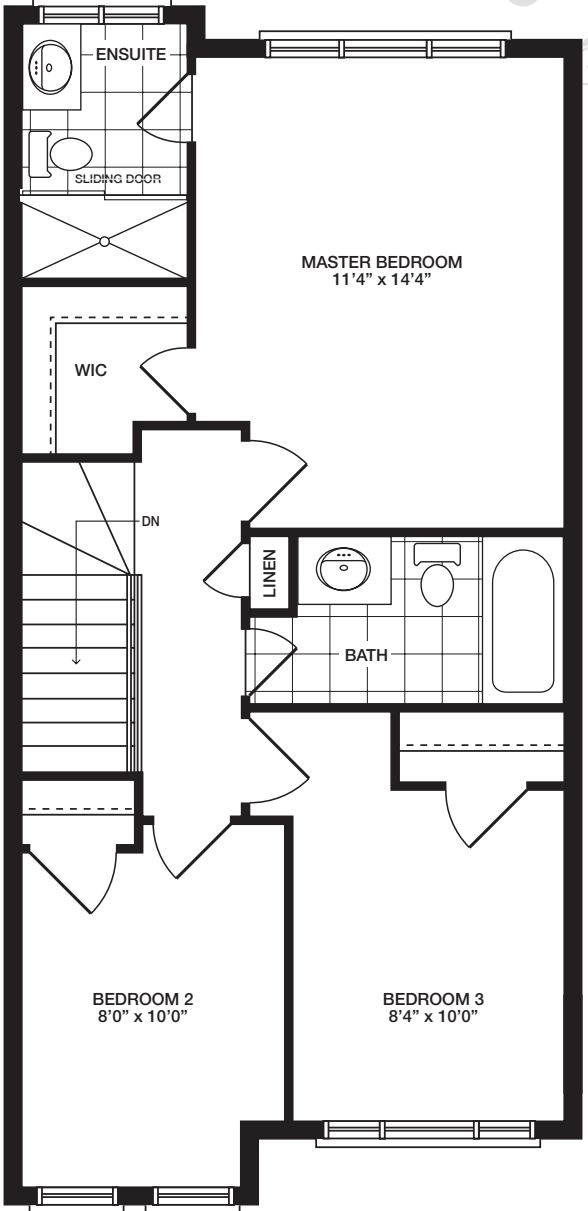
Lower Level



Ground Floor



Main Floor



Upper Floor



Sterling
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Meredith
2,069 sq.ft.

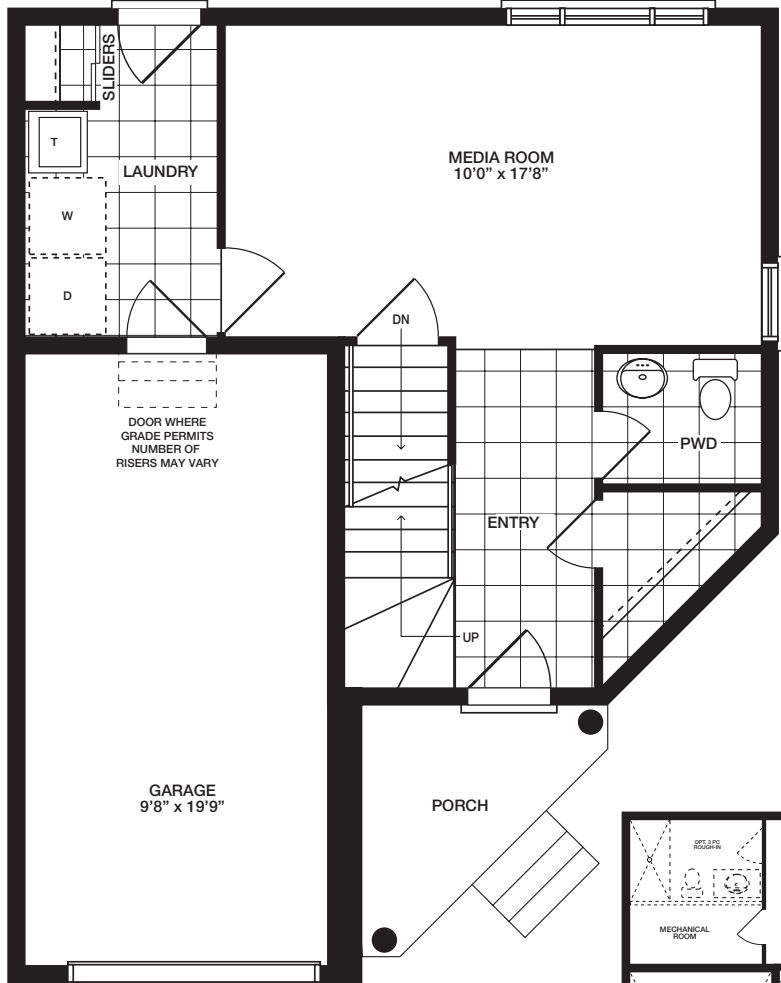
*INCLUDES 367 SQ. FT. FINISHED AREA IN LOWER LEVEL



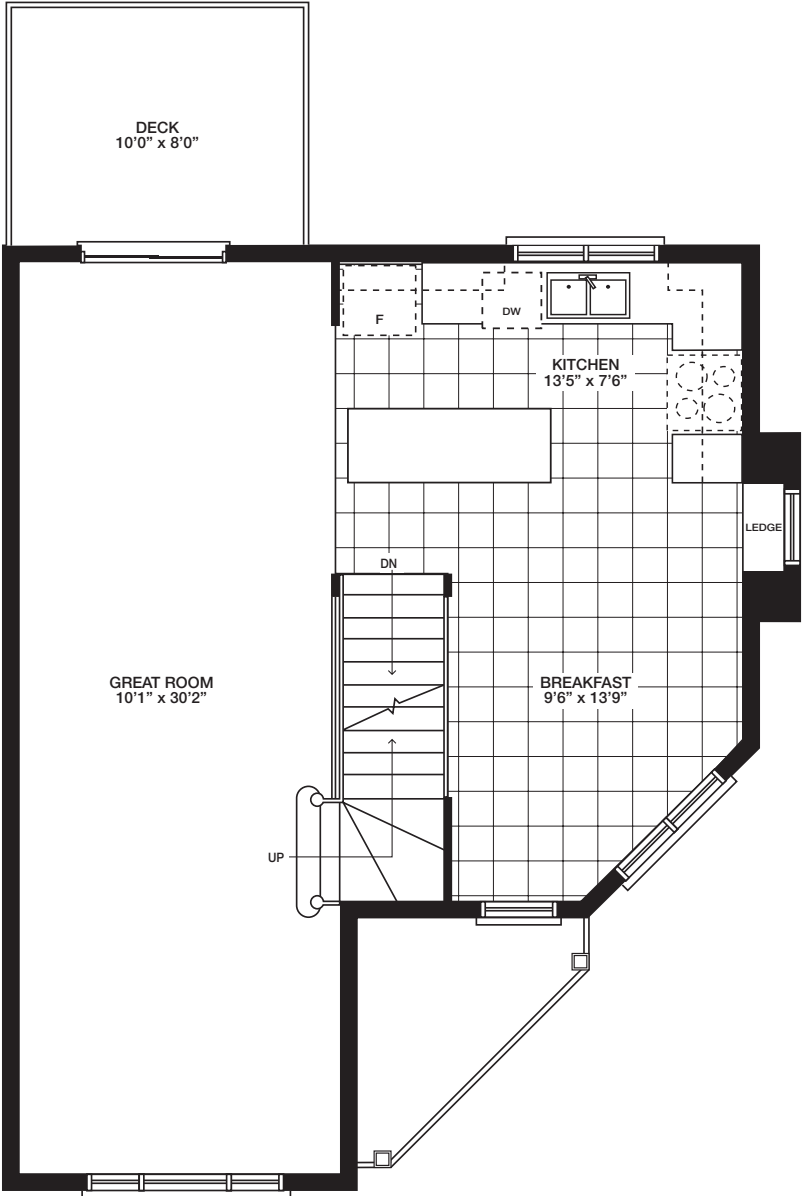
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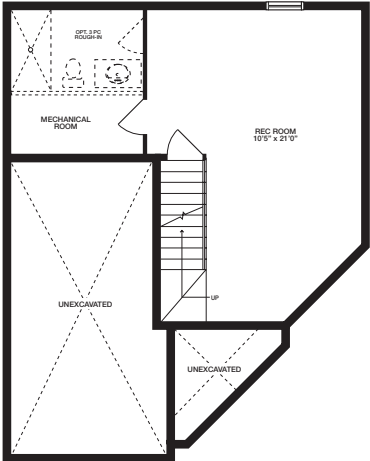
Whistler 2,242 sq.ft.



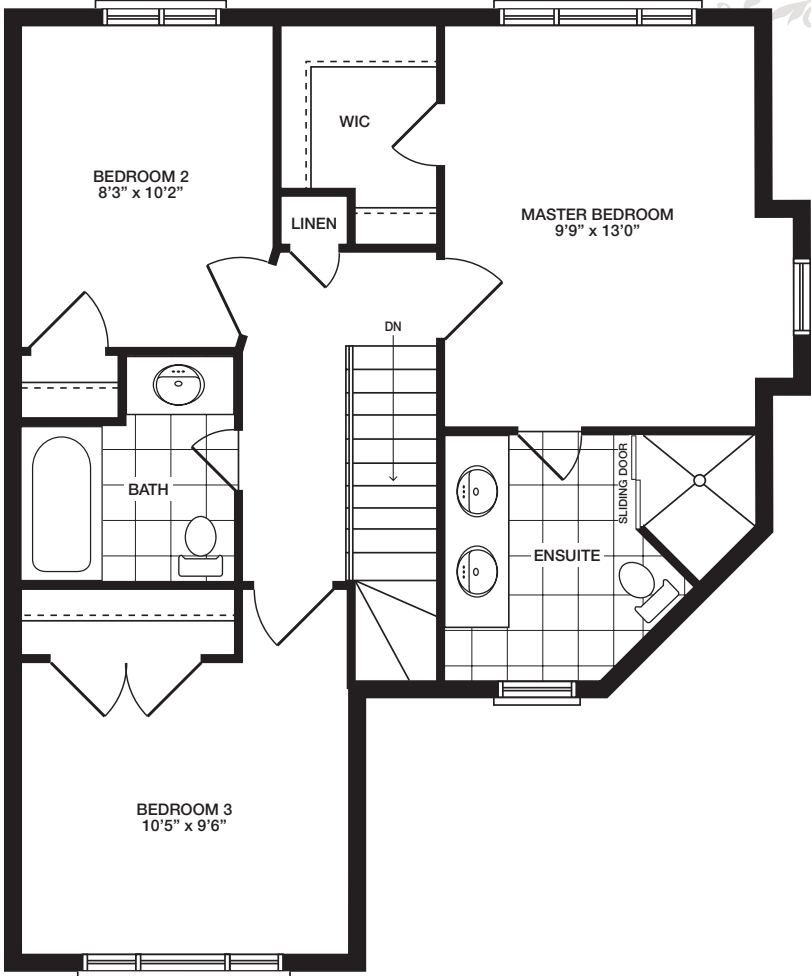
Ground Floor



Main Floor



Lower Level



Upper Floor

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Whistler
2,242 sq.ft.

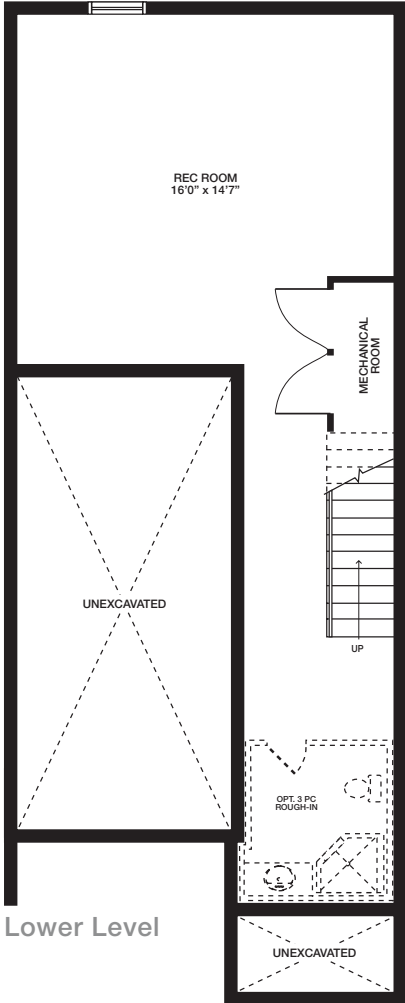
*INCLUDES 398 SQ. FT. FINISHED AREA IN LOWER LEVEL



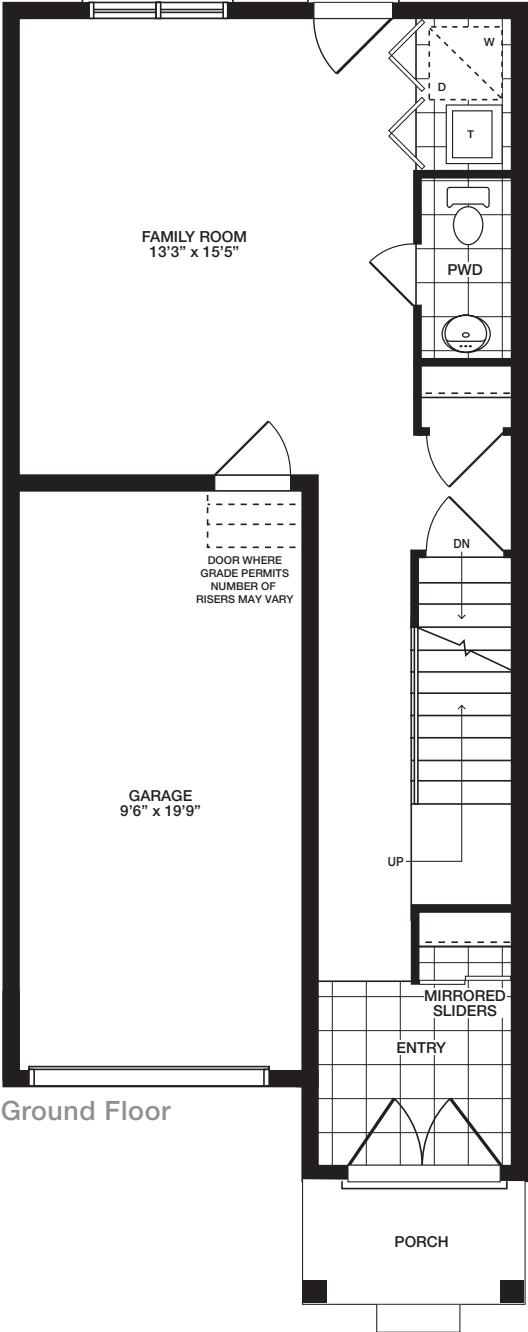
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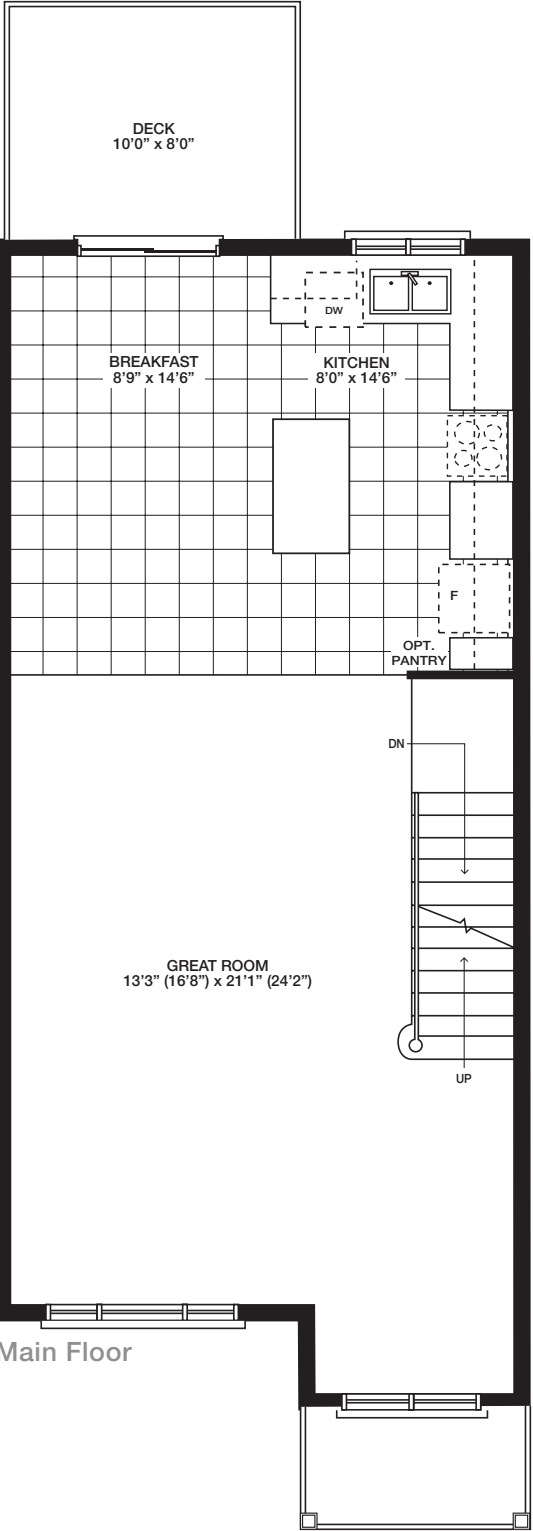
Logan 2,304 sq.ft.



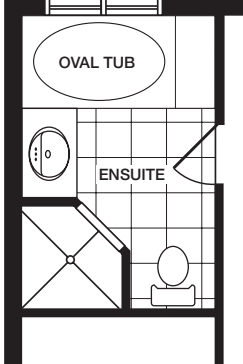
Lower Level



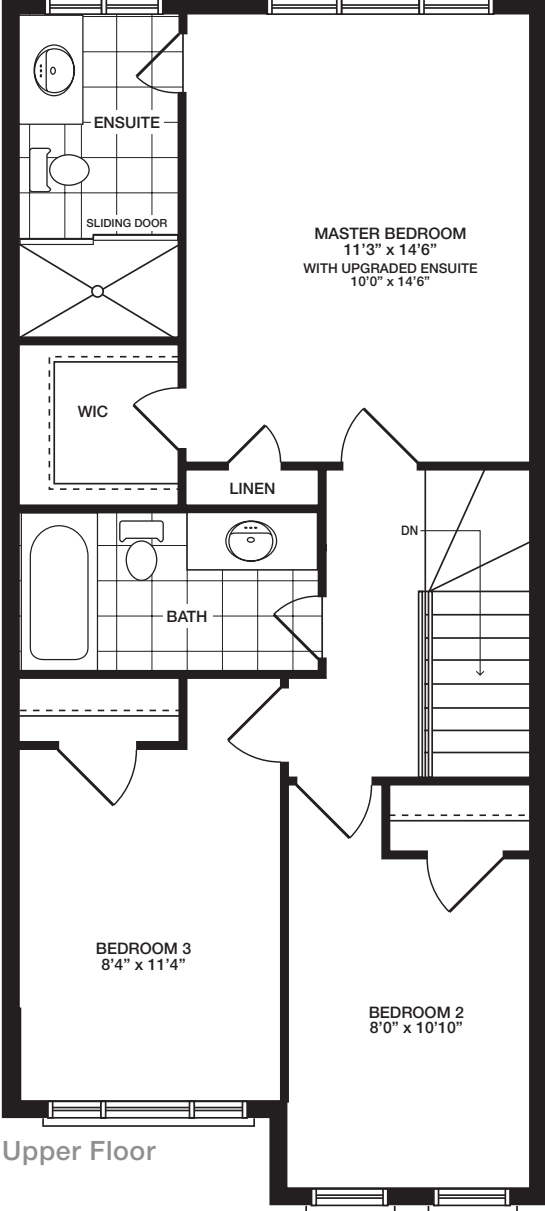
Ground Floor



Main Floor



Optional Ensuite



Upper Floor



Sterling
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Logan
2,304 sq.ft.

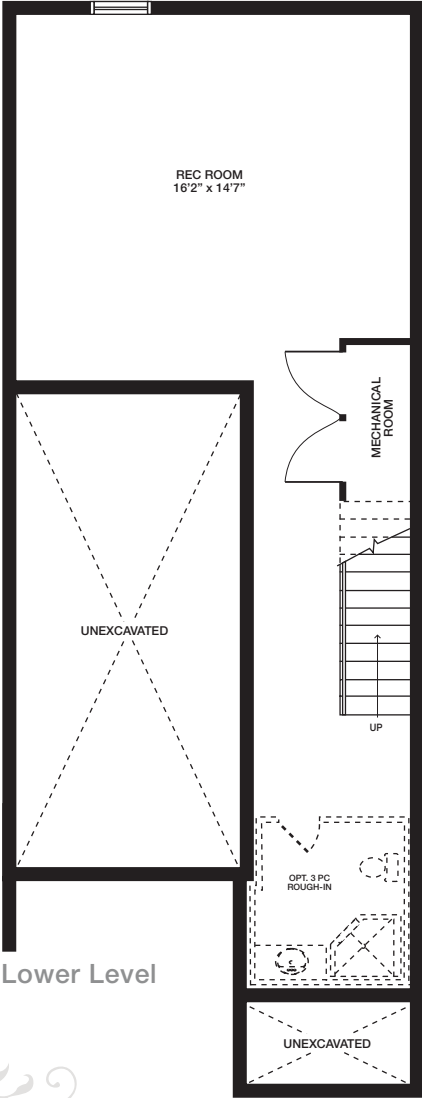
*INCLUDES 420 SQ. FT. FINISHED AREA IN LOWER LEVEL



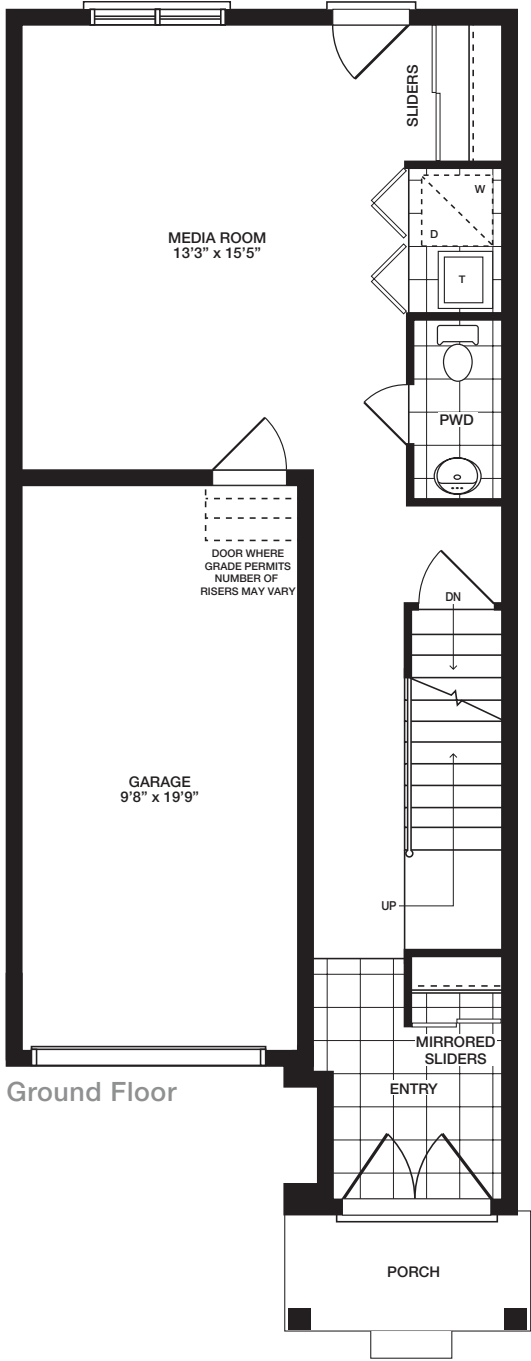
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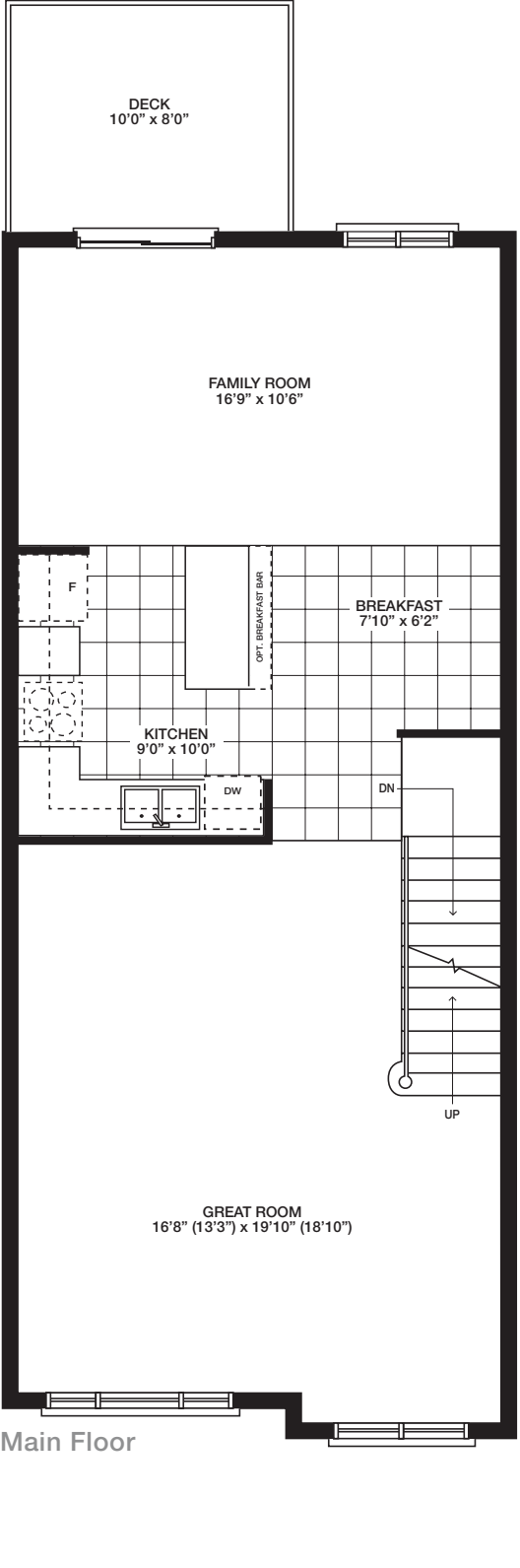
Royal 2,460 sq.ft.



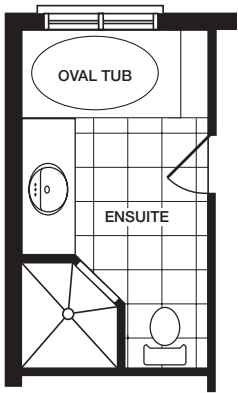
Lower Level



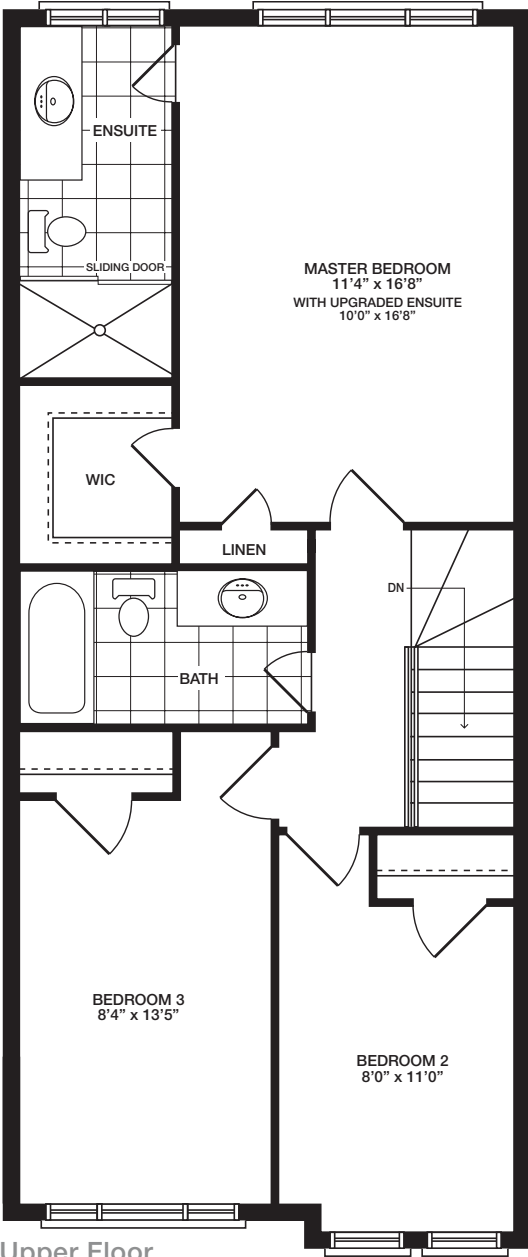
Ground Floor



Main Floor



Optional Ensuite



Upper Floor



Sterling
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Royal
2,460 sq.ft.

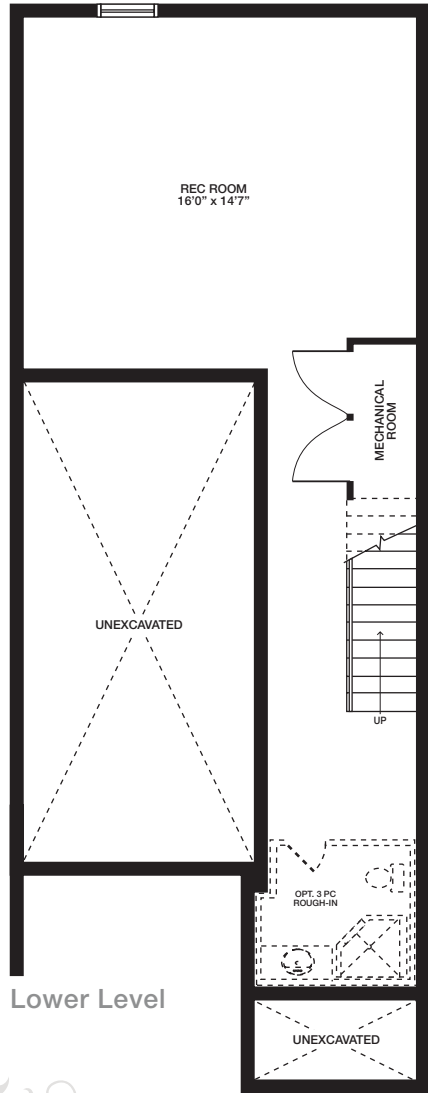
*INCLUDES 440 SQ. FT. FINISHED AREA IN LOWER LEVEL



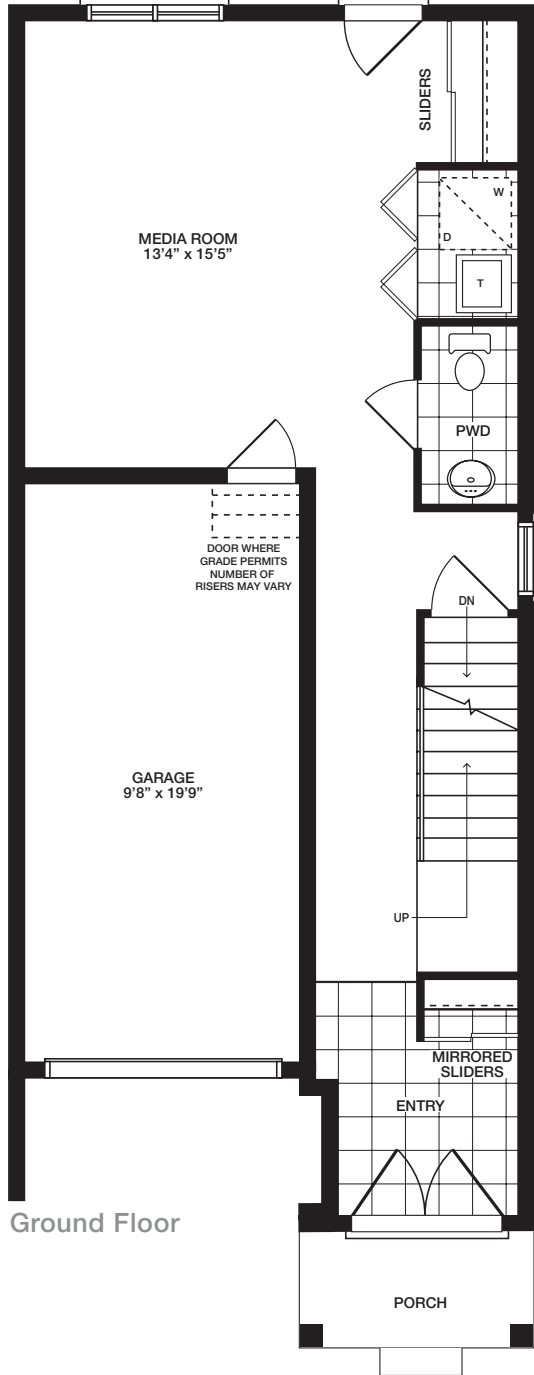
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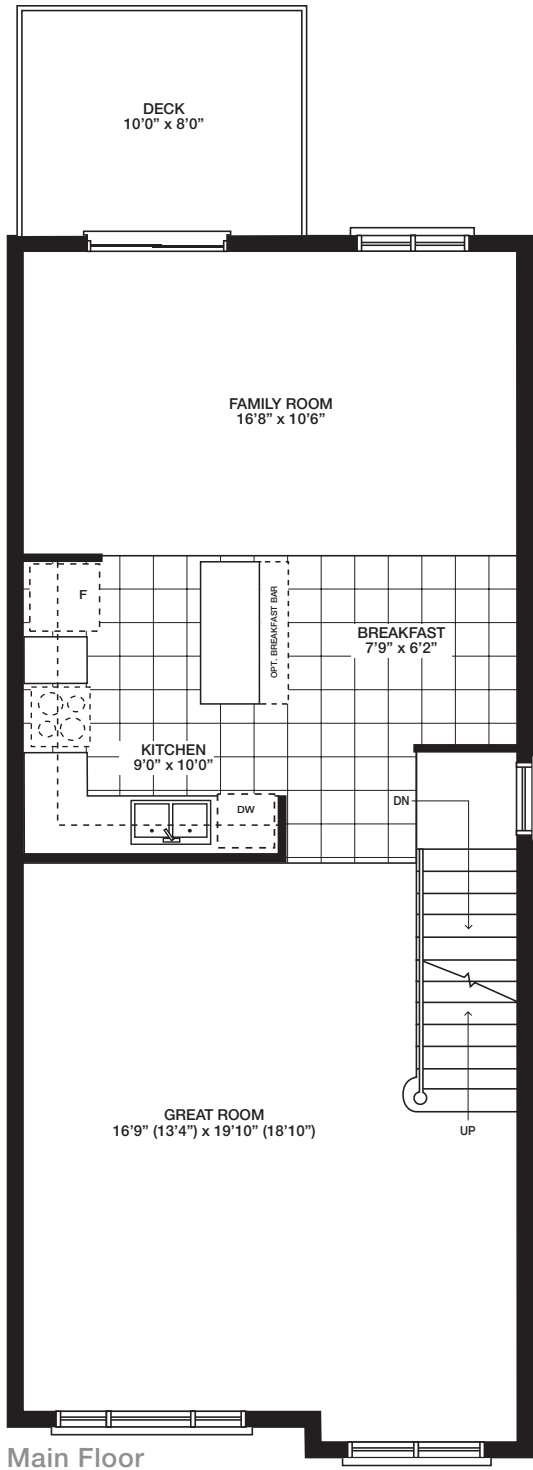
Hart 2,526 sq.ft.



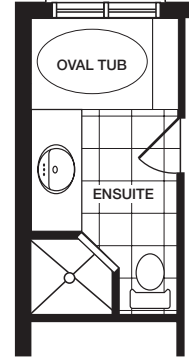
Lower Level



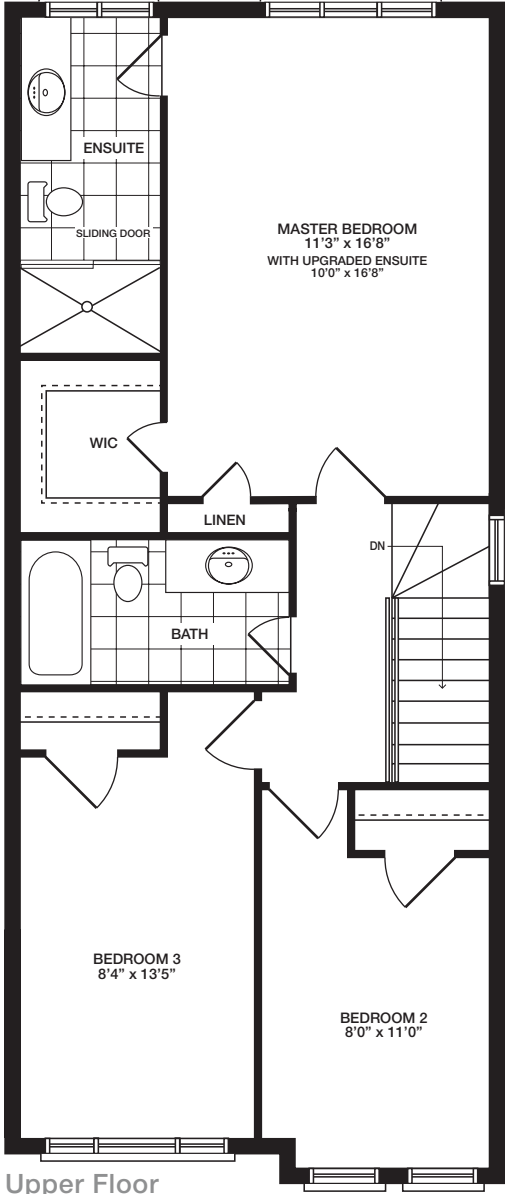
Ground Floor



Main Floor



Optional Ensuite



Upper Floor



Sterling
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Hart
2,526 sq.ft.

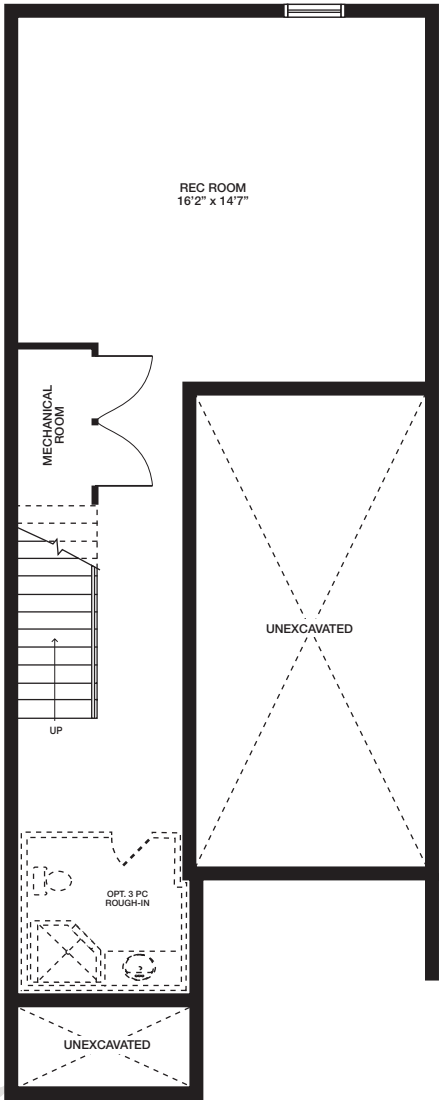
*INCLUDES 446 SQ. FT. FINISHED AREA IN LOWER LEVEL



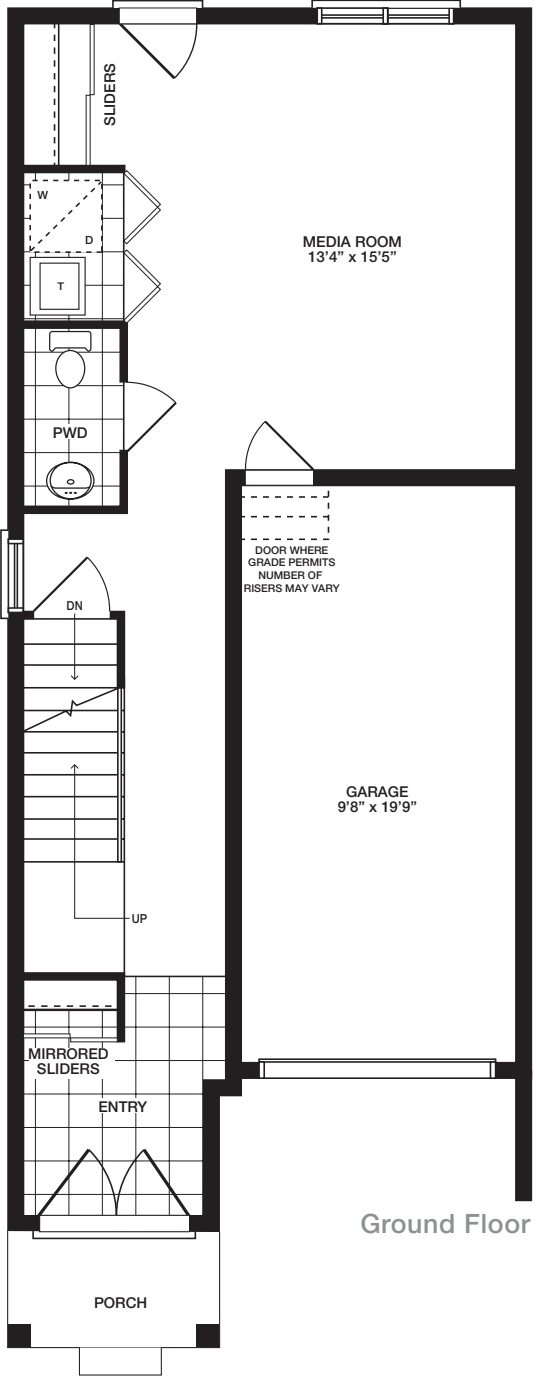
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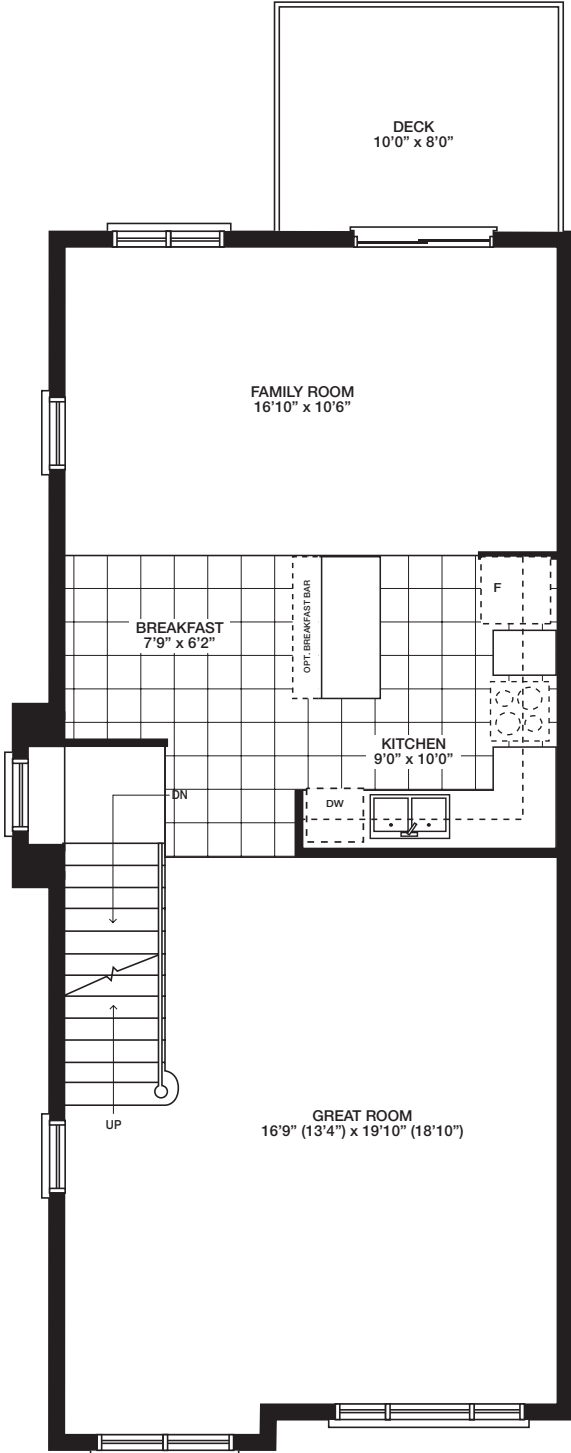
Devon 2,540 sq.ft.



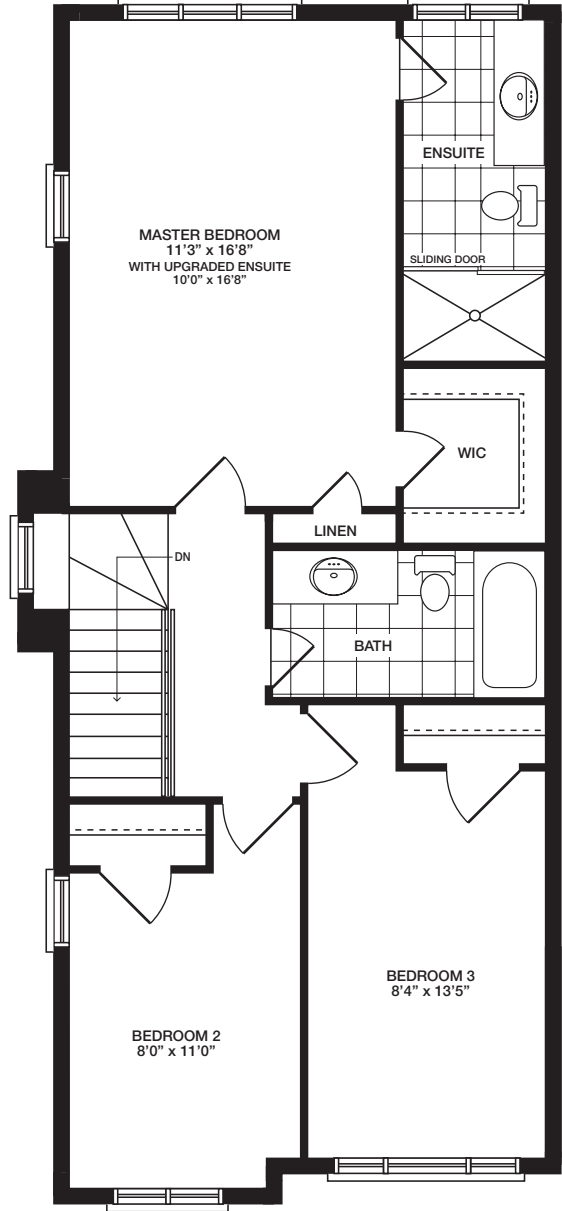
Lower Level



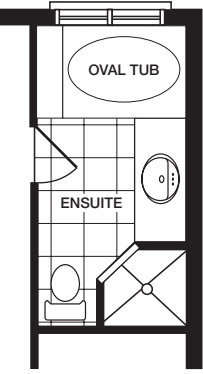
Ground Floor



Main Floor



Upper Floor



Optional Ensuite



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Devon
2,540 sq.ft.

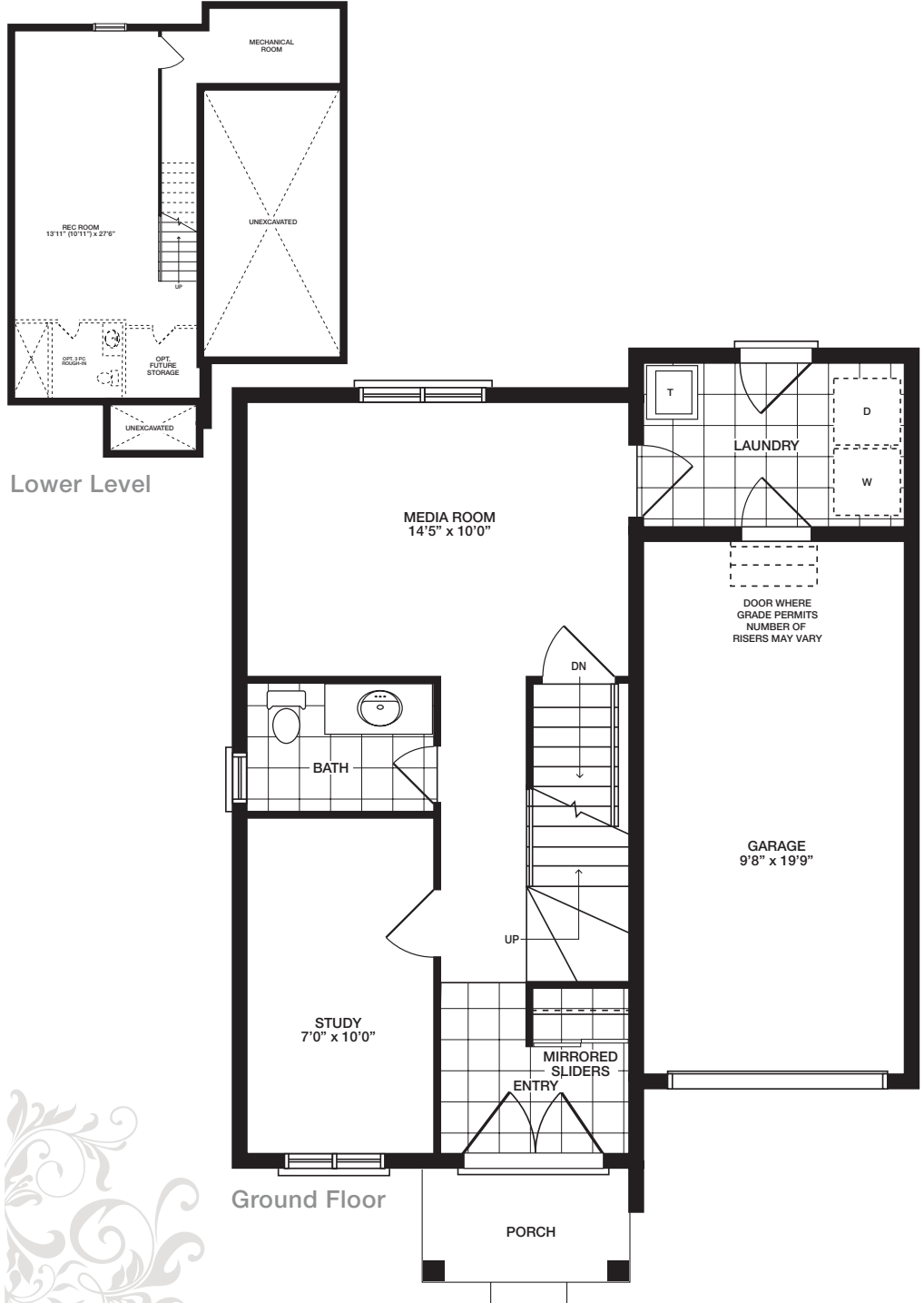
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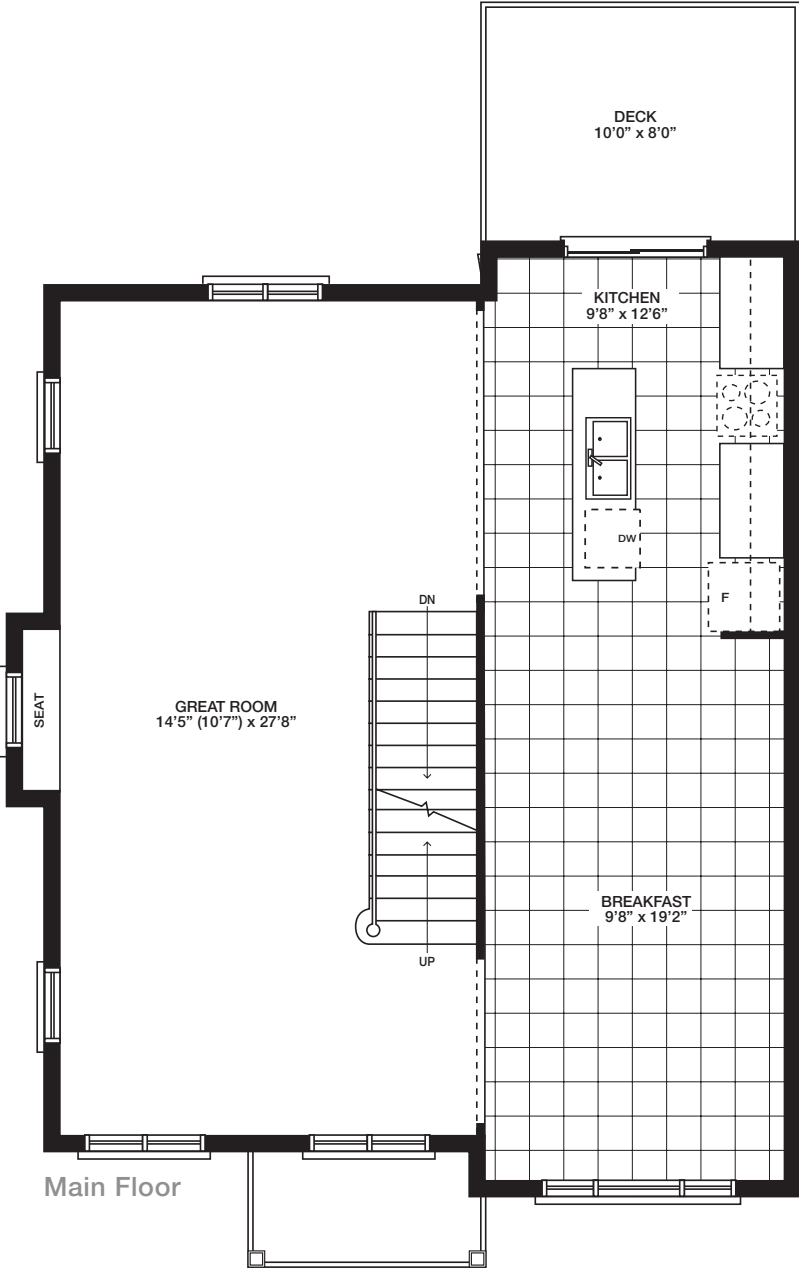


Sutton 2,580 sq.ft.

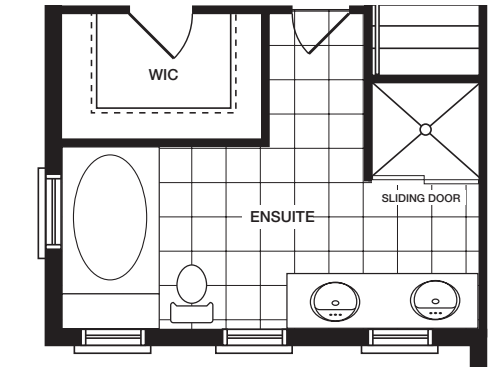


Lower Level

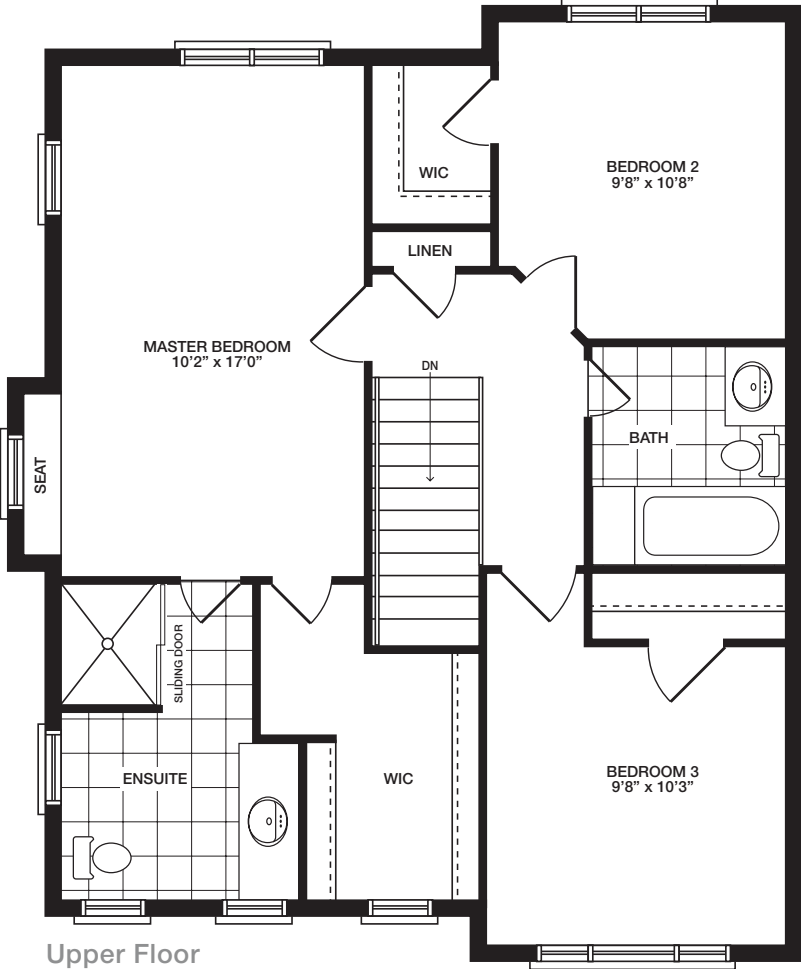
Ground Floor



Main Floor



Optional
Ensuite



Upper Floor



Sterling
A Country Homes Community

Sutton
2,580 sq.ft.

*INCLUDES 379 SQ. FT. FINISHED AREA IN LOWER LEVEL



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country homes delivers quality features and finishes

EXTERIOR FINISHES

- Unique and innovative elevations utilizing genuine clay brick with coordinating coloured mortar, stone, precast and various exterior accent features as per model
- Low maintenance aluminum soffit, fascia, eavestrough, and downspouts, as per elevation
- **UPGRADED Oakridge roof shingles from Owens Corning** with limited Manufacturer's Lifetime Warranty from Vendor's colour samples
- Energy Star Certified extruded vinyl windows with casements or thermo-fixed glass windows throughout, as per plan
- All basement windows to be sliders, double glazed low e-glass
- Vinyl sliding patio doors with screen, as per plan
- **Insulated Metal Double Front Door with Glass inserts** including grip set and dead bolt
- Paved asphalt driveways
- Exteriors are architecturally controlled to provide a visually pleasing streetscape
- **Gas line to rear yard for future BBQ**

INTERIOR TRIM & FEATURES

- **9 ft. high main floor ceilings**
- Elegant **oak stairs** in natural finish with solid oak handrails and pickets from ground to upper level.
- **Upgraded "Westend Collection" painted doors and trim with 3" casing and 5" baseboards**
- Interior **lever door handles** in satin nickel finish
- **Smooth ceilings to Main Level**

KITCHENS

- Custom designer cabinetry selected from Vendor's standard samples with **extended upper cabinets**, space for a dishwasher, and a bank of drawers
- **GRANITE countertop from Vendor's standard samples**
- Stainless steel **undermount** kitchen sink with **single lever pullout faucet**
- Electrical outlets for refrigerator and at counter level for small appliances
- Heavy-duty receptacle for stove
- 6" ducted **stainless steel hood fan**
- Rough-in plumbing and electrical for dishwasher
- **Kitchen backsplash** from Vendor's standard samples

BATHROOMS

- Vanity cabinets include choice of styles and colours from Vendor's standard samples
- **GRANITE countertop from Vendor's standard samples**
- White plumbing sinks and toilets with ceramic accessories in all bathrooms
- Single lever faucet in all vanities and bath tubs, as per plan
- Choice of ceramic tiles for walls and ceilings in tub and shower enclosures from Vendor's standard sample – as per plan
- **Standup shower to have glass entry door as per plan**

LAUNDRY

- Laundry area with connections for water and drain
- Heavy-duty receptacle with vent to the exterior for the dryer
- Single laundry tub with faucet as per plan

ELECTRICAL

- 100 AMP electrical service with breaker panel and copper wiring throughout
- **Electrical outlet for future garage door opener**
- **White Decora-style switches and receptacles throughout**
- Smoke and carbon monoxide detectors provided as per Ontario Building Code
- Door chime at main door entry
- Cable TV and telephone rough-ins in any 3 locations as chosen by the Purchaser
- Rough in for central vacuum on each floor (terminated in the garage)

ENERGY SAVINGS FEATURES

- High efficiency forced air heating system with rental agreement for a hot water system
- **Upgraded spray foam insulation** in garage ceilings with living areas above
- Exterior wall and roof insulation to meet or exceed current Building Code

FLOOR COVERINGS

- **¾" Engineered hardwood with natural finish from Vendor's standard samples on main and ground floor as per plan**
- Choice of 40 oz. broadloom with 12mm foam underpad in all non-tiled and non-hardwood floor areas
- 13"x13" ceramic flooring from Vendor's standard samples, as per floor plan

QUALITY CONSTRUCTION

- **Masonry walls between all units** to top of second floor, where applicable
- Tongue and groove subfloor sheathing, nailed, screwed and glued to **engineered floor joists**
- Quality 2"x6" exterior wood frame construction

WARRANTIES

- Warranty Corporation with an "Excellent Service Rating"
- Award of Excellence Finalist in the Large Volume Builder Category
- Country Homes ensures: SEVEN YEARS major structural defect, TWO YEARS plumbing, heating and electrical systems and building envelope, ONE YEAR material and workmanship

GENERAL CONDITIONS

Purchaser may choose interior colours and material, from vendor's standard samples provided that same have not already been ordered. Variations in shading may occur from the vendor's samples in brick, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process. Purchaser is notified that the laundry room may be lowered to accommodate side yard drainage and in extraordinary cases, door(s) from laundry to garage may be eliminated at subject to grading. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and improve the elevations of the house exposed to the street. The purchaser accepts these changes as necessary. 9 ft. Main floor ceiling does not include drop ceiling areas, sunken floors, cathedral, coffered, vaulted and tray ceiling areas. When the purchaser is buying a home already under construction, the purchaser acknowledges that there may be deviations from the plan, elevation or layout and agrees to accept such changes in construction on an "as built" condition. Any options shown on the plans and elevations may be available to the purchaser for an additional charge. The vendor will not allow the purchaser to do any work and/or supply materials to finish the dwelling prior to closing. The purchaser may not enter the dwelling during the construction process or prior to closing until called for the pre-delivery inspection as outlined by Tarion.

The vendor reserves the right to substitute materials of equal quality. Brochure presentations are artist concept and do not include all aspects of offering. Ask sales agent for details. All items above are per plan. E.&O.E.



Country Homes

Passion and skill for building
Unique approach to design
Commitment to quality in every detail
Attentive customer service

Country Homes

This family
builder offers
peace of mind



The experience and reputation of your new home builder is every bit as important as location, design, appointments and price. And what better company to build the home that you and your family will live in, than family-owned and operated Country Homes.

For over half a century, Country Homes has been involved in the building industry and has built more than 3,000 homes across the Greater Toronto Area.

Today, Country Homes is one of the most respected builder/developers in the GTA. Residential Construction Council of Central Ontario (RESCON), has honoured Country Homes with the Master Builder Award.

This team is dedicated to creating floorplans that work well for families, and to building “complete” homes that include many standard features and finishes that other builders consider upgrades. As a result, Country Homes has earned a reputation for excellent quality and customer service, as recognized by the company’s recently being named a Finalist in the Large Volume Builder category for the TARION Awards for Excellence.

Country Homes offers much more than quality homes in attractive communities — this family builder offers you true peace of mind.

SALES OFFICE | 97 Guelph Street | Georgetown | ON L7G 3Z9

countryhomes.ca