



WEST COUNTRY
MILTON

MODERN ART
COLLECTION



*"Inspired by life,
colour, and light.
Art is an expression
of experiences, love,
and emotion."*

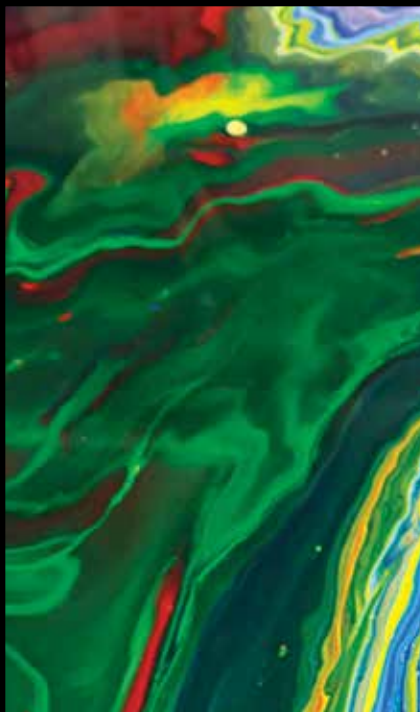




MILTON life, the art of living...

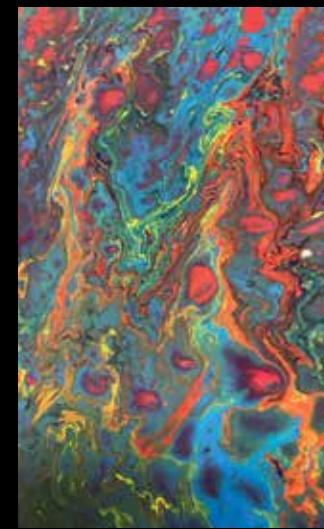
Country Homes is excited to bring you West Country. Set within Milton's finest master-planned community, West Country offers acres of protected green space, a community park and the new, exquisitely designed Modern Art Collection.





ART is all around you...

Find out why Milton is among Canada's fastest-growing communities – and how you can shape West Country to your family's picture-perfect lifestyle. In Milton, you're free to paint the town whatever colours you desire. Blend in with the warm hues of family friendly fun at Kelso Lake and all the surrounding lush parkland. Show your true colours at all the hip shops and restaurants, bistros and cafés.



MILTON AREA AMENITIES

GROCERY STORES

- 1 METRO
- 2 NO FRILLS
- 3 FOOD BASICS
- 4 SOBEYS
- 5 REAL CANADIAN SUPERSTORE

SHOPPING

- 10 LAURIER CENTRE
- 11 THOMPSON SQUARE
- 12 MILTON MALL
- 13 MILTON CROSSROADS
- 14 TORONTO PREMIUM OUTLETS

BANKS

- 15 TD CANADA TRUST
- 16 SCOTIABANK
- 17 CIBC
- 18 RBC

RESTAURANTS

- 19 SILVER SPOON
- 20 EDDIO'S POURHOUSE AND KITCHEN
- 21 IVY ARMS PUB
- 22 THE GRAND CHALET
- 23 THE RAD BROTHERS SPORTS BAR
- 24 PASQUALINO
- 25 SUSHI-YA

COFFEE

- 26 TIM HORTONS
- 27 STARBUCKS

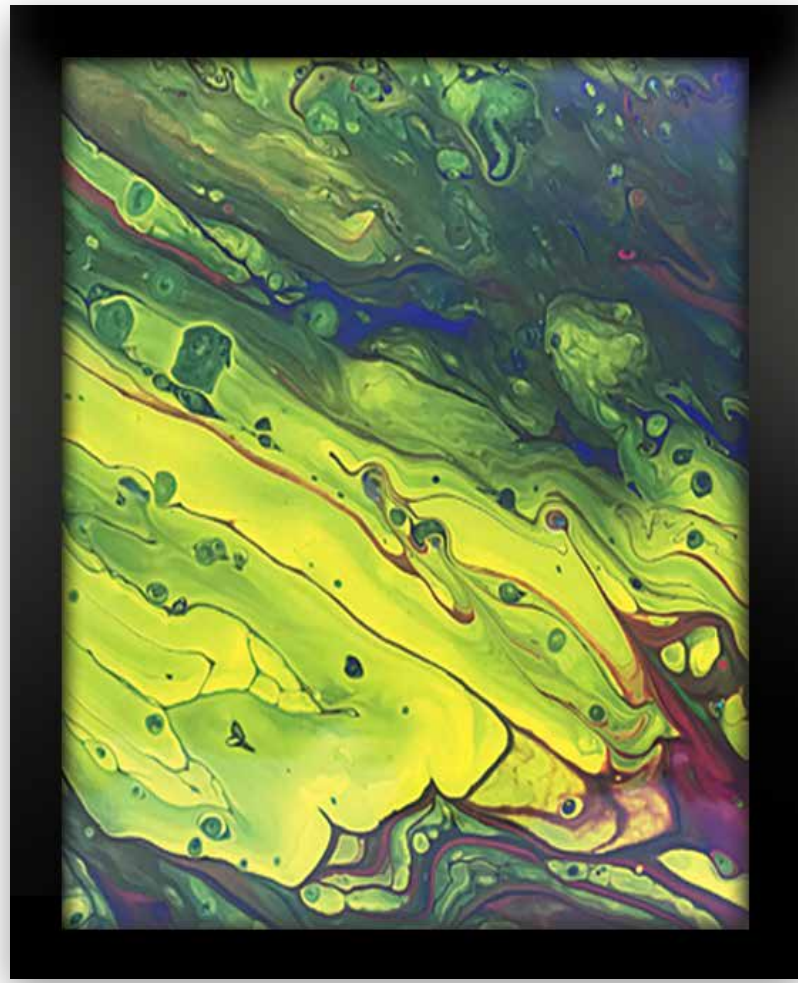
SCHOOLS

- 28 BOYNE P.S. (JK-GR. 8)
- 29 ANNE J. MACARTHUR FRENCH IMMERSION (GR. 1-8)
- 30 MILTON DISTRICT P.S.S. (GR. 9-12)
- 31 JEAN VANIER C.S.S. (GR. 9-12)
- 32 ST. BENEDICT C.S. (JK-GR. 8)
- 33 ST. PETER FRENCH IMMERSION C.E.S. (GR. 1-8)
- 34 CRAIG KIELBURGER S.S. (GR. 9-12)
- 35 ESCARPMENT VIEW PUBLIC SCHOOL (JK-GR. 8)
- 36 HAWTHORNE VILLAGE PUBLIC SCHOOL (JK-GR. 8)

MODERN ART COLLECTION...

INSPIRED BY ART.

For our Modern Art Collection, our creative palette was inspired by the way we see tomorrow's families live, work and play. Open-concept interiors encourage a new era of family connectivity. Design elements were carefully selected to embrace both form and function. Every detail and perspective has been thoughtfully selected to maximize space and purpose.



IMMA

THE MUSEUM OF MODERN ART
- IRELAND -

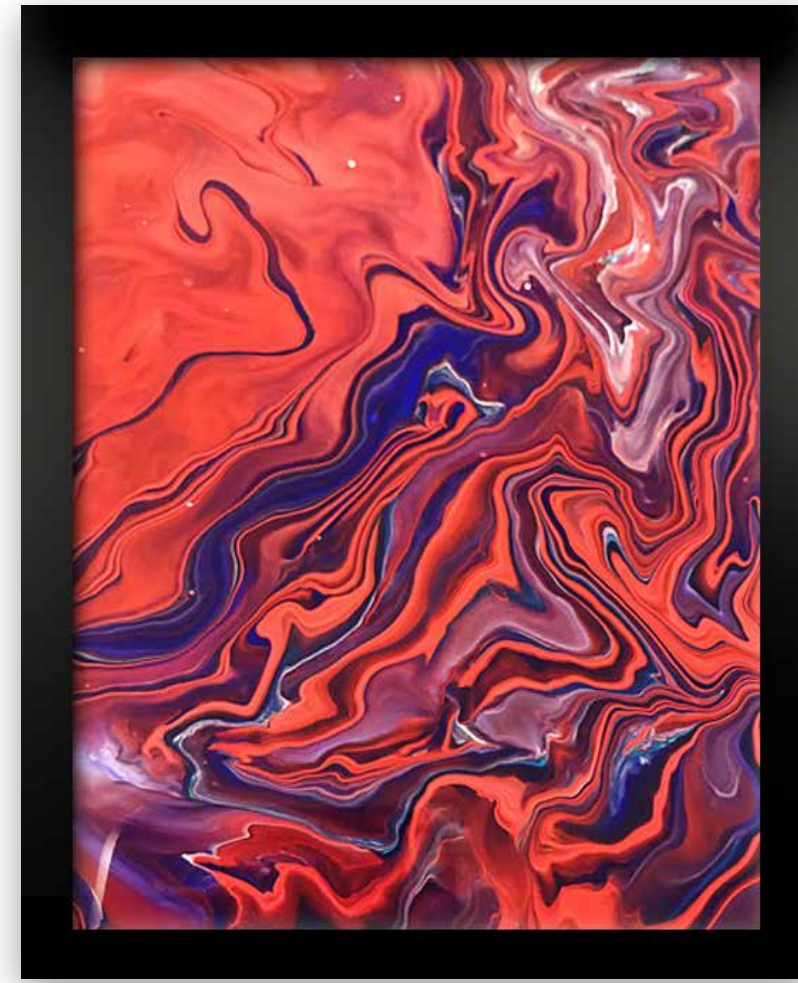
END - 1



MOMA

THE MUSEUM OF MODERN ART
- NEW YORK -

INTERIOR - 1



MOT

THE MUSEUM OF CONTEMPORARY ART
- TOKYO -

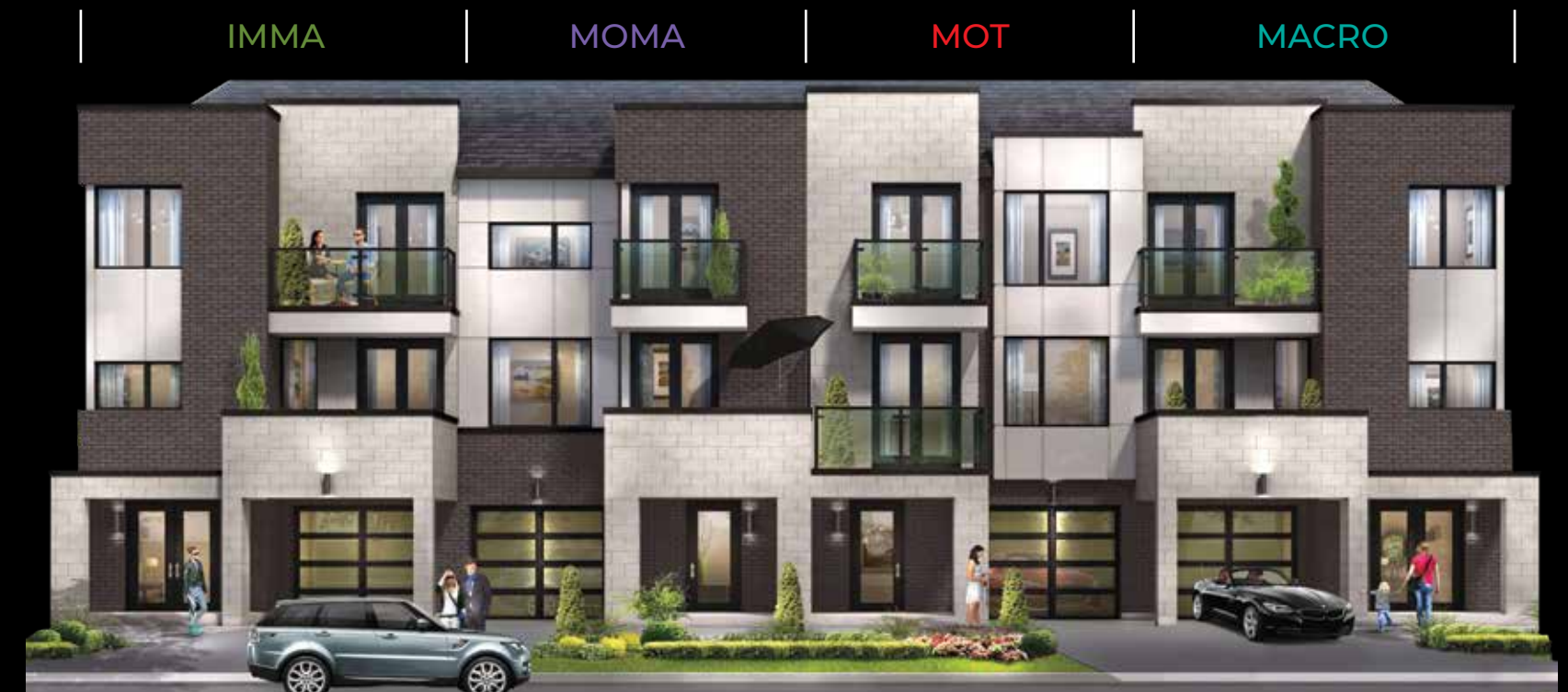
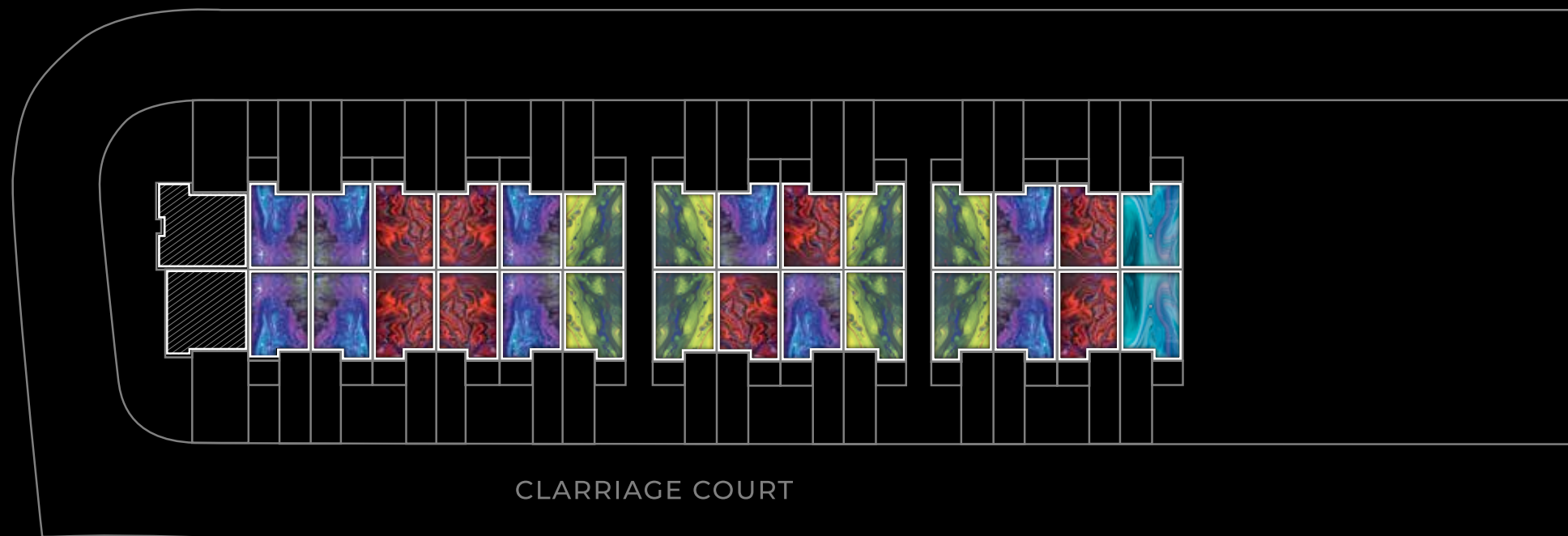
INTERIOR - 2

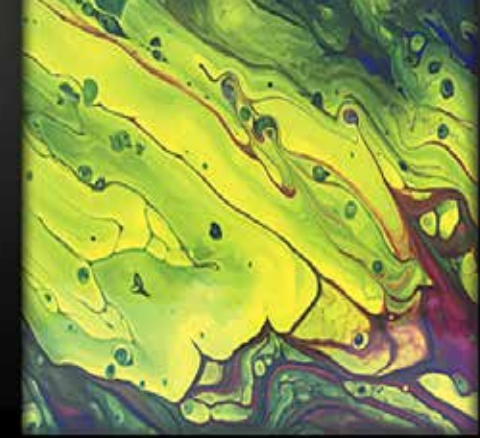


MACRO

THE MUSEUM OF CONTEMPORARY ART
- ITALY -

END - 2





IMMA

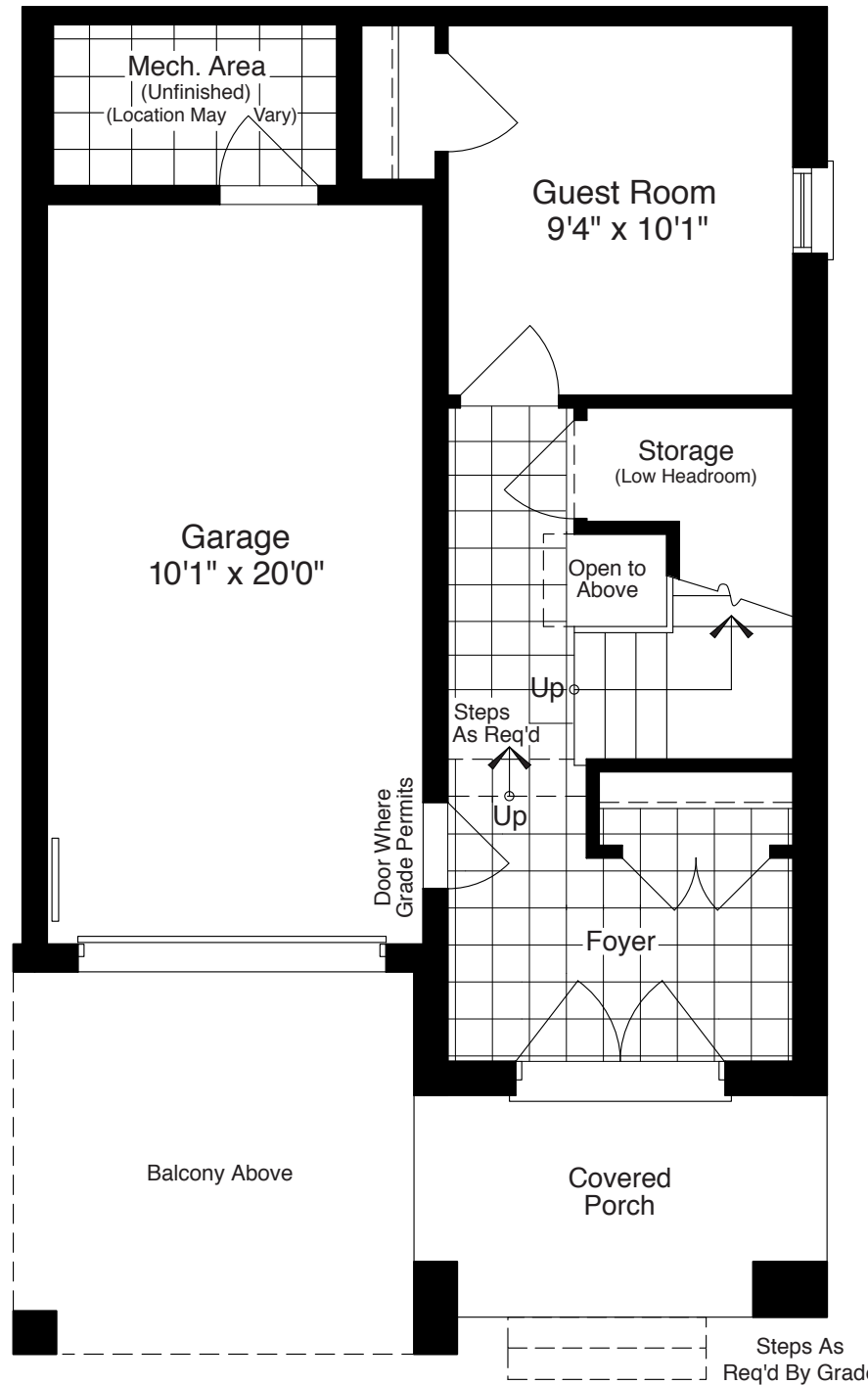
1552 sq. ft.

THE MUSEUM OF MODERN ART

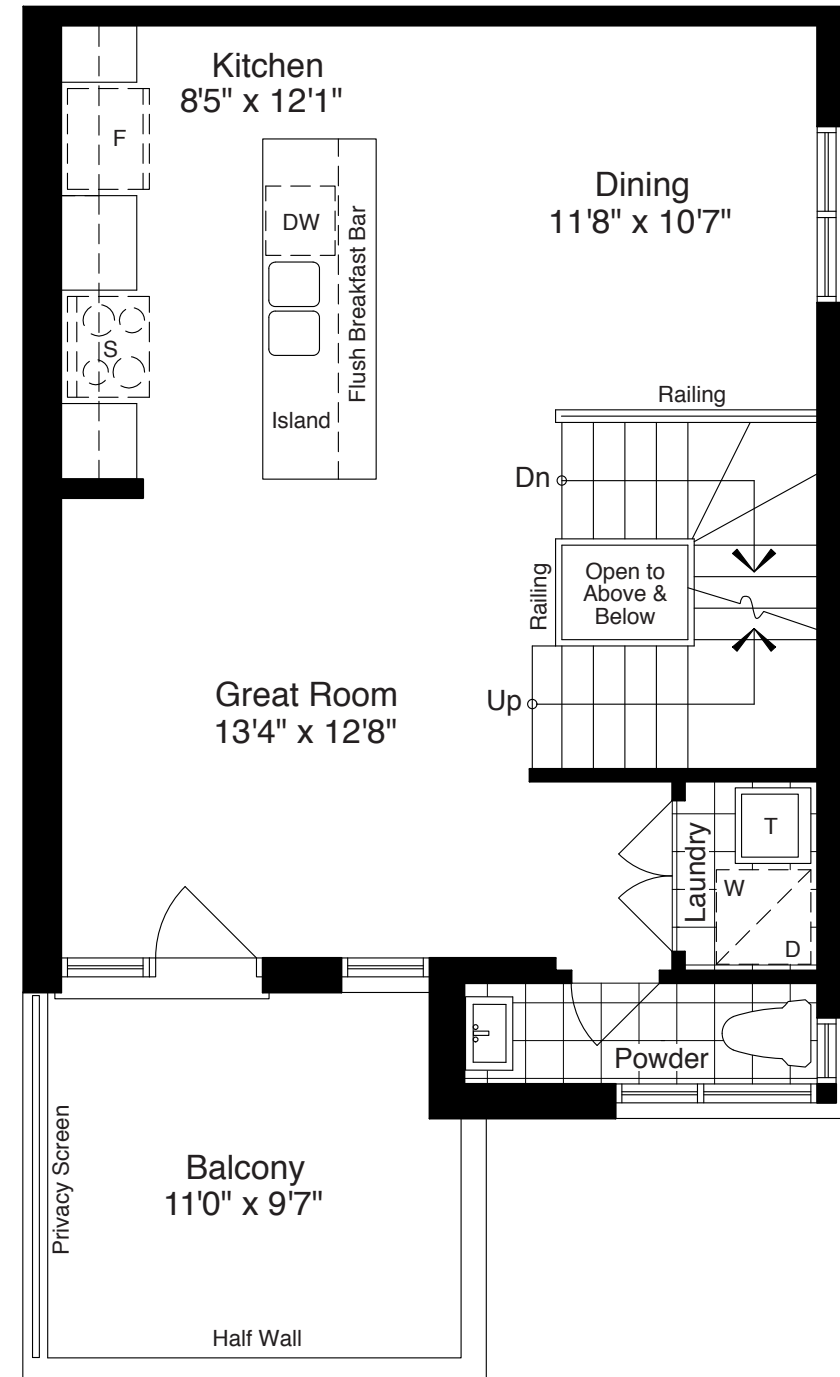
- IRELAND -

To connect audiences and art, by providing an extraordinary space in Ireland where contemporary life and art connect.

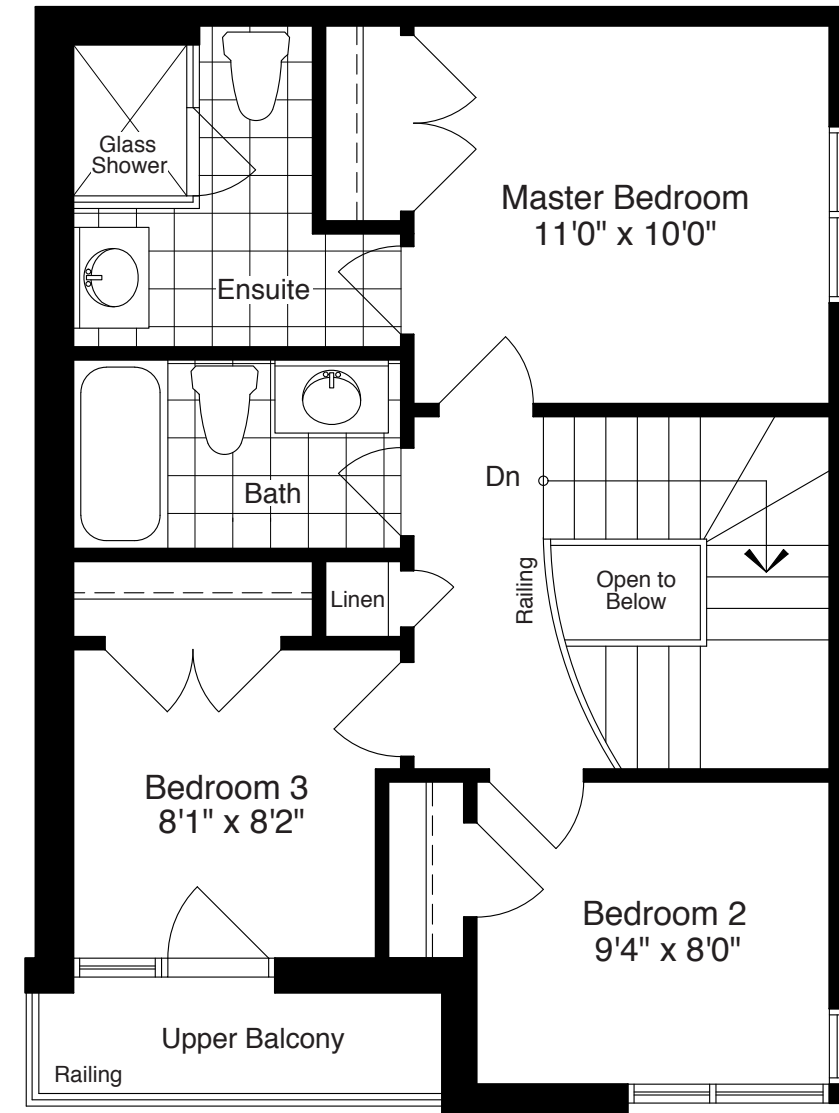
WELCOME



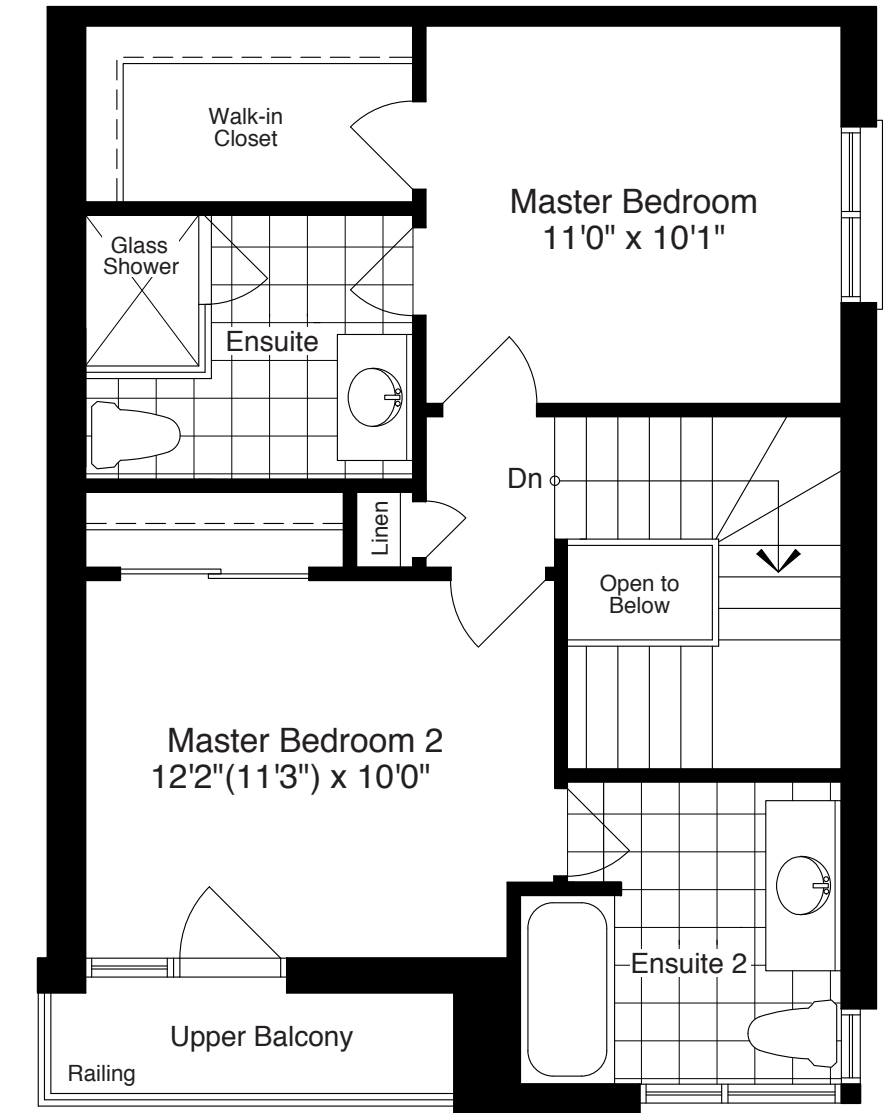
LIVE



SLEEP



SLEEP OPTION





MOMA

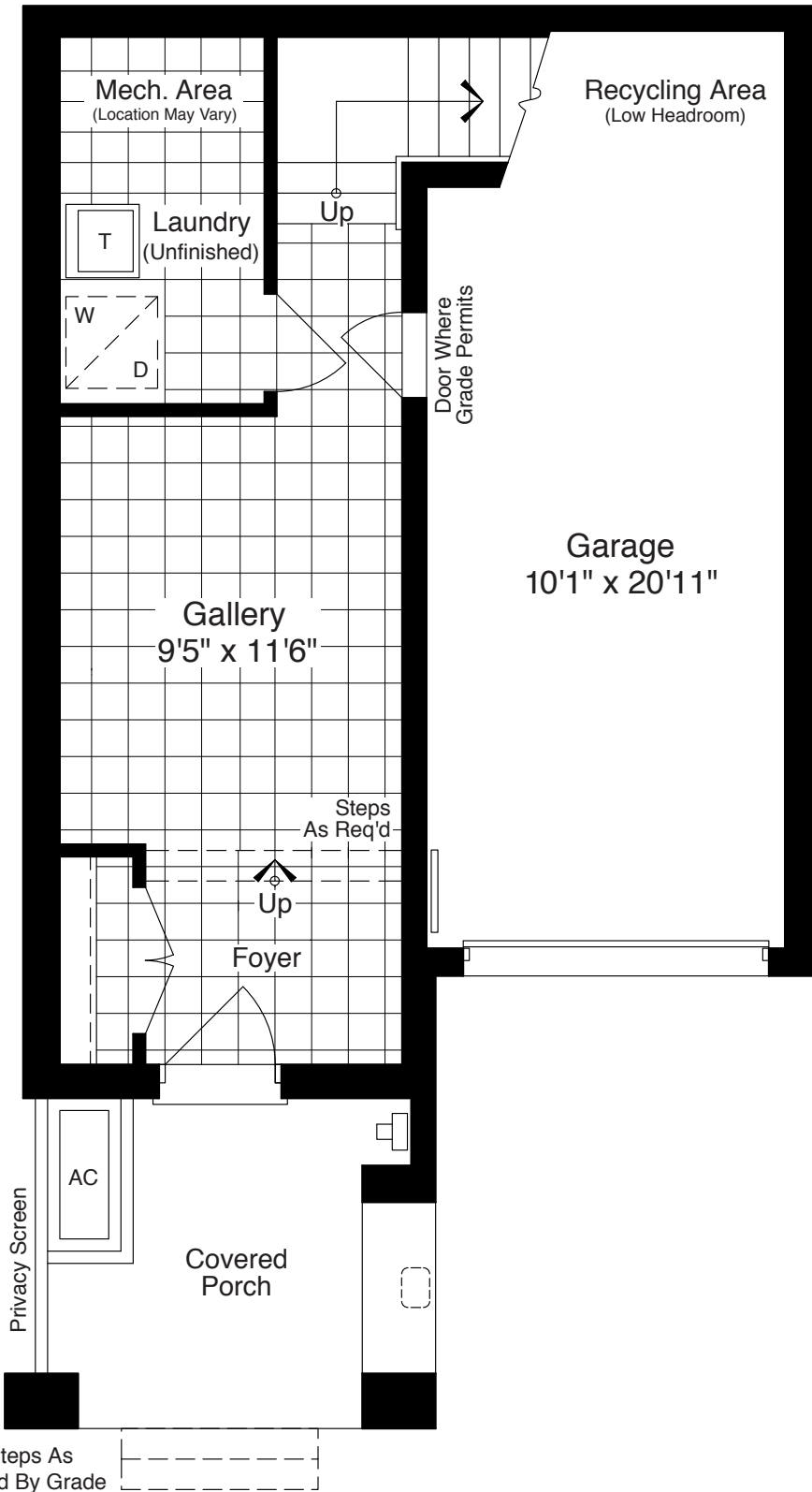
1454 sq. ft.

THE MUSEUM OF MODERN ART

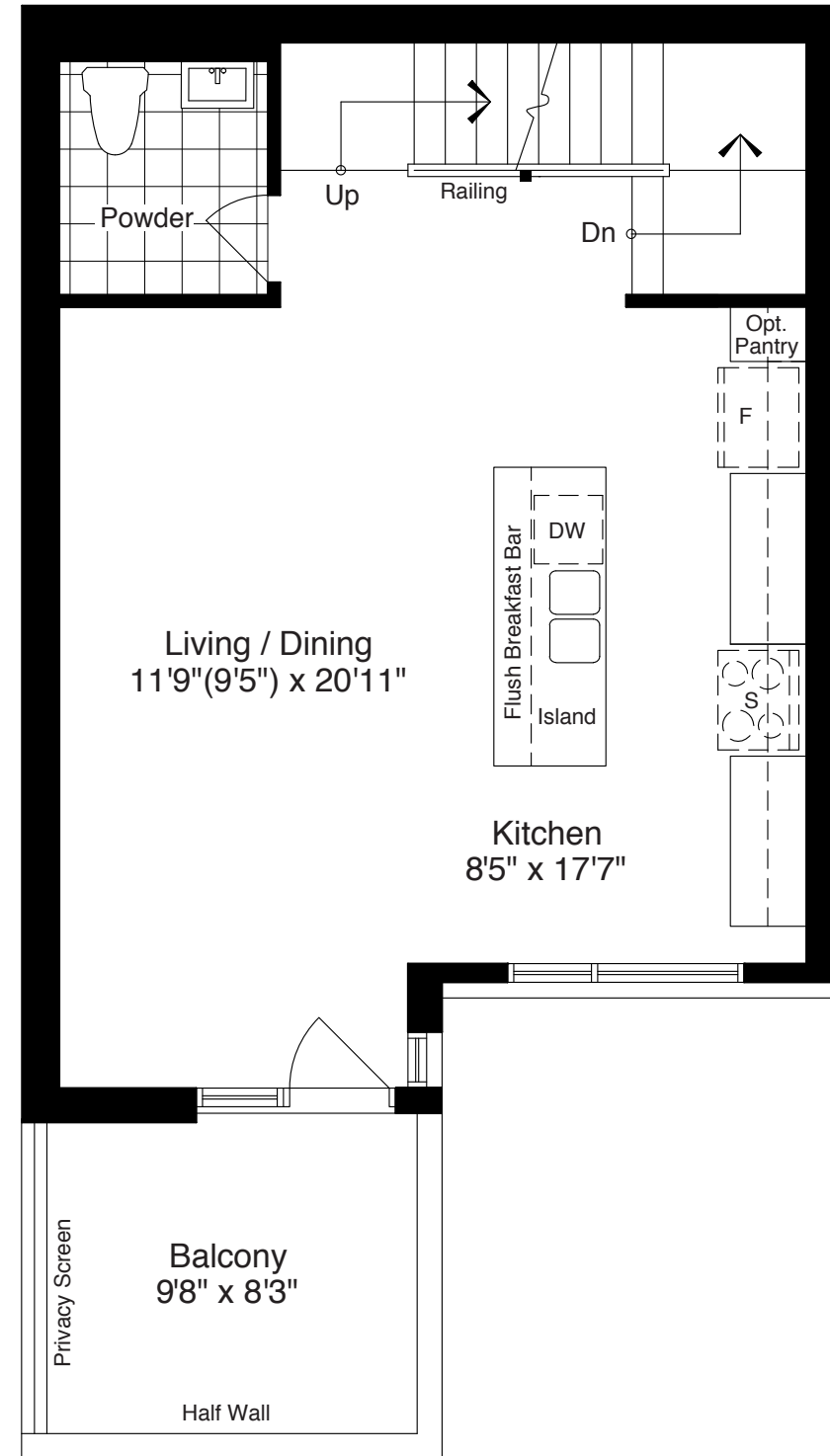
- NEW YORK -

Encouraging an ever-deeper understanding and enjoyment of modern and contemporary art.

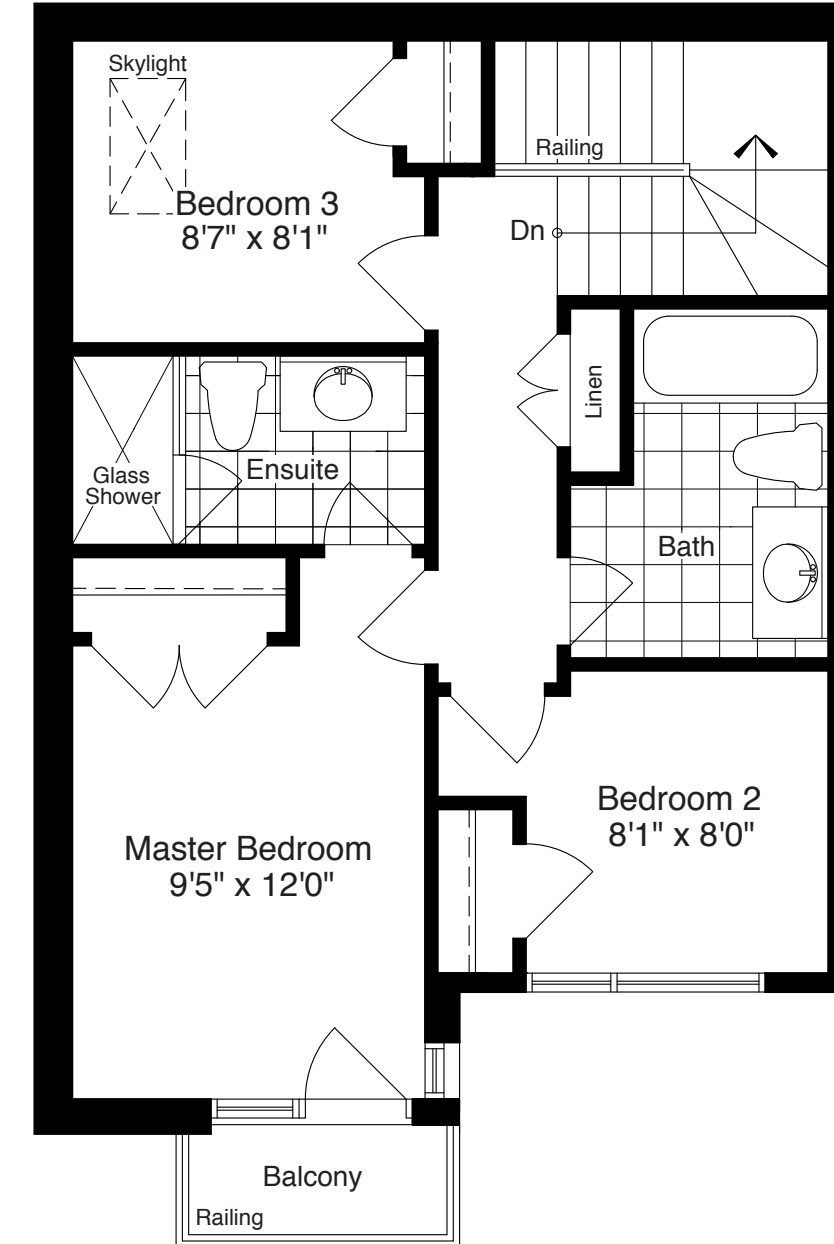
WELCOME



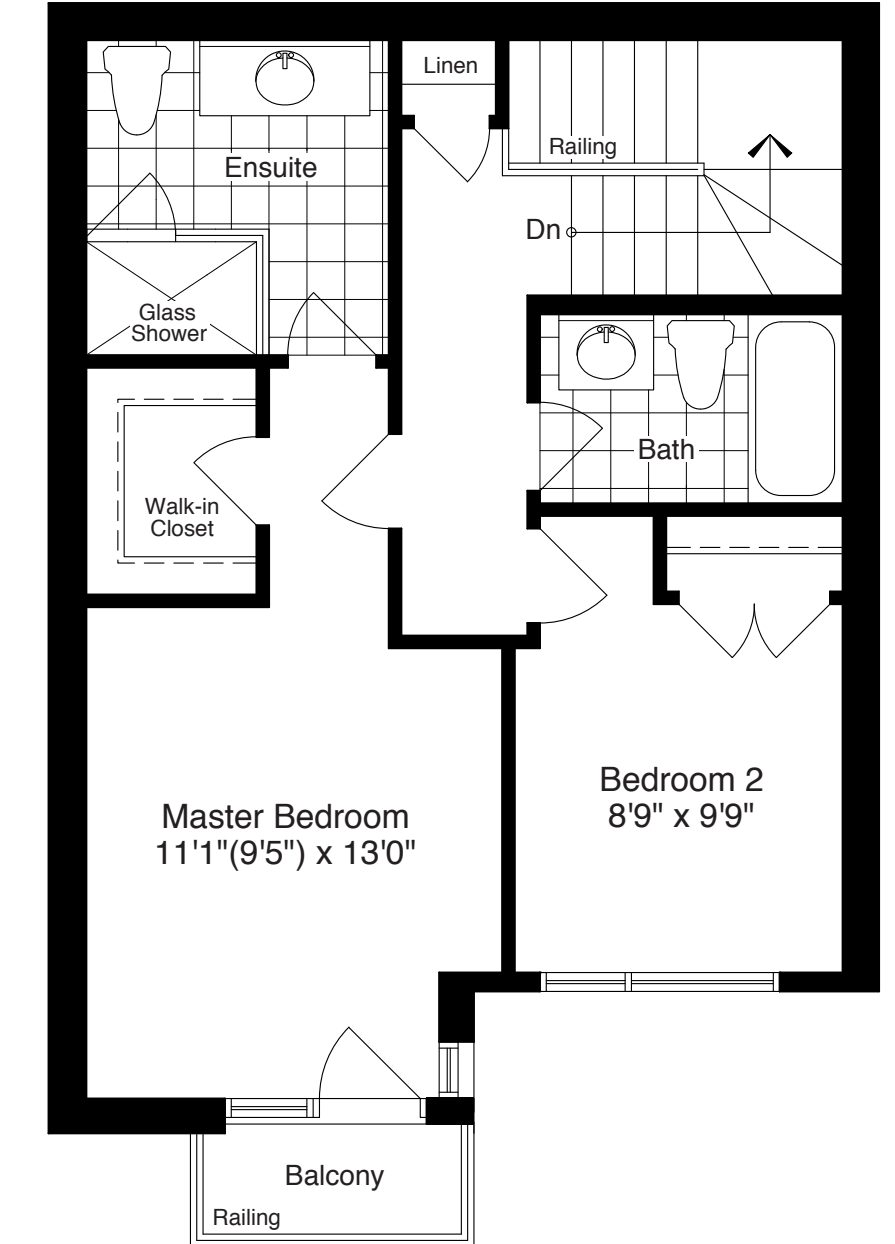
LIVE



SLEEP



SLEEP OPTION





MOT

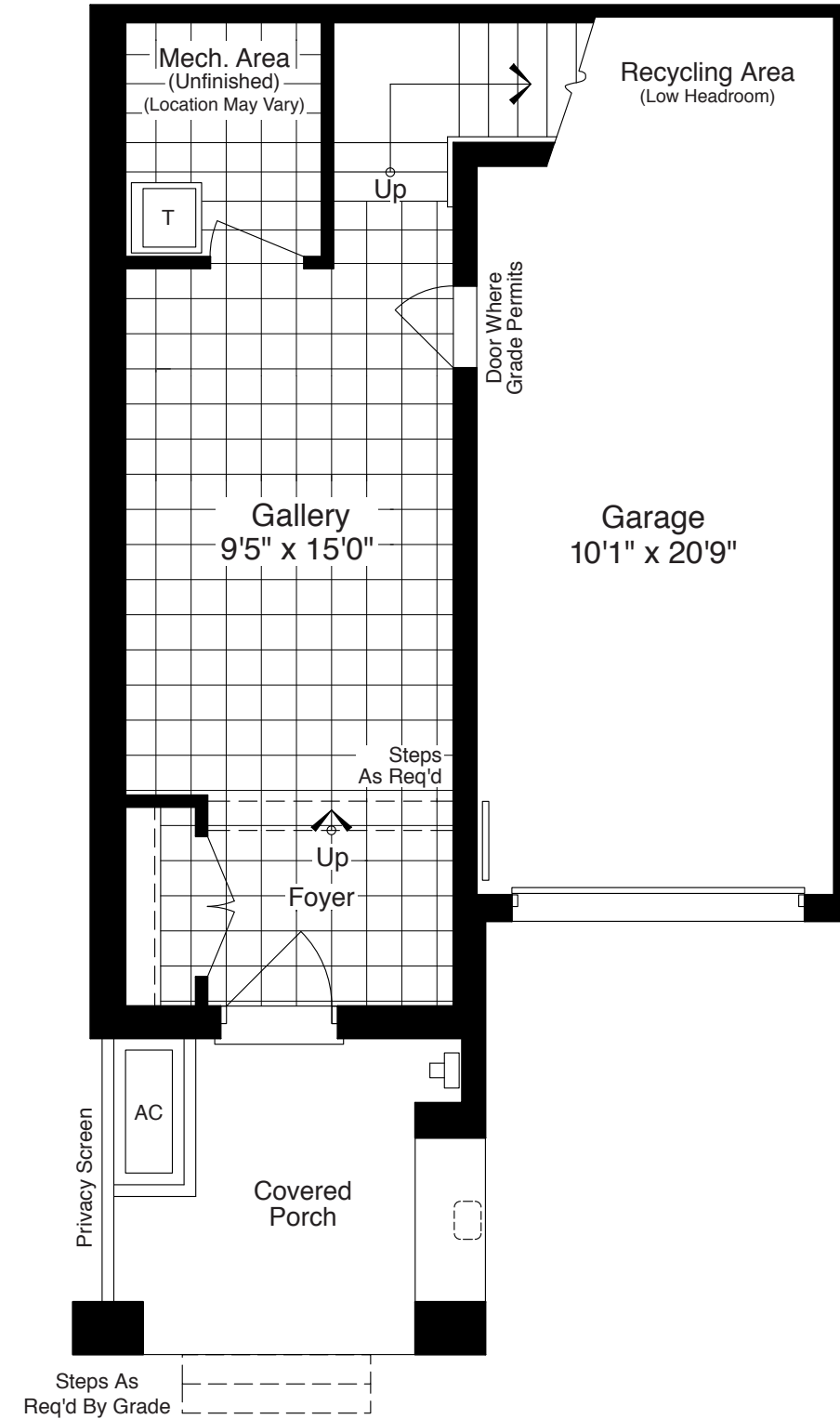
1472 sq. ft.

THE MUSEUM OF CONTEMPORARY ART

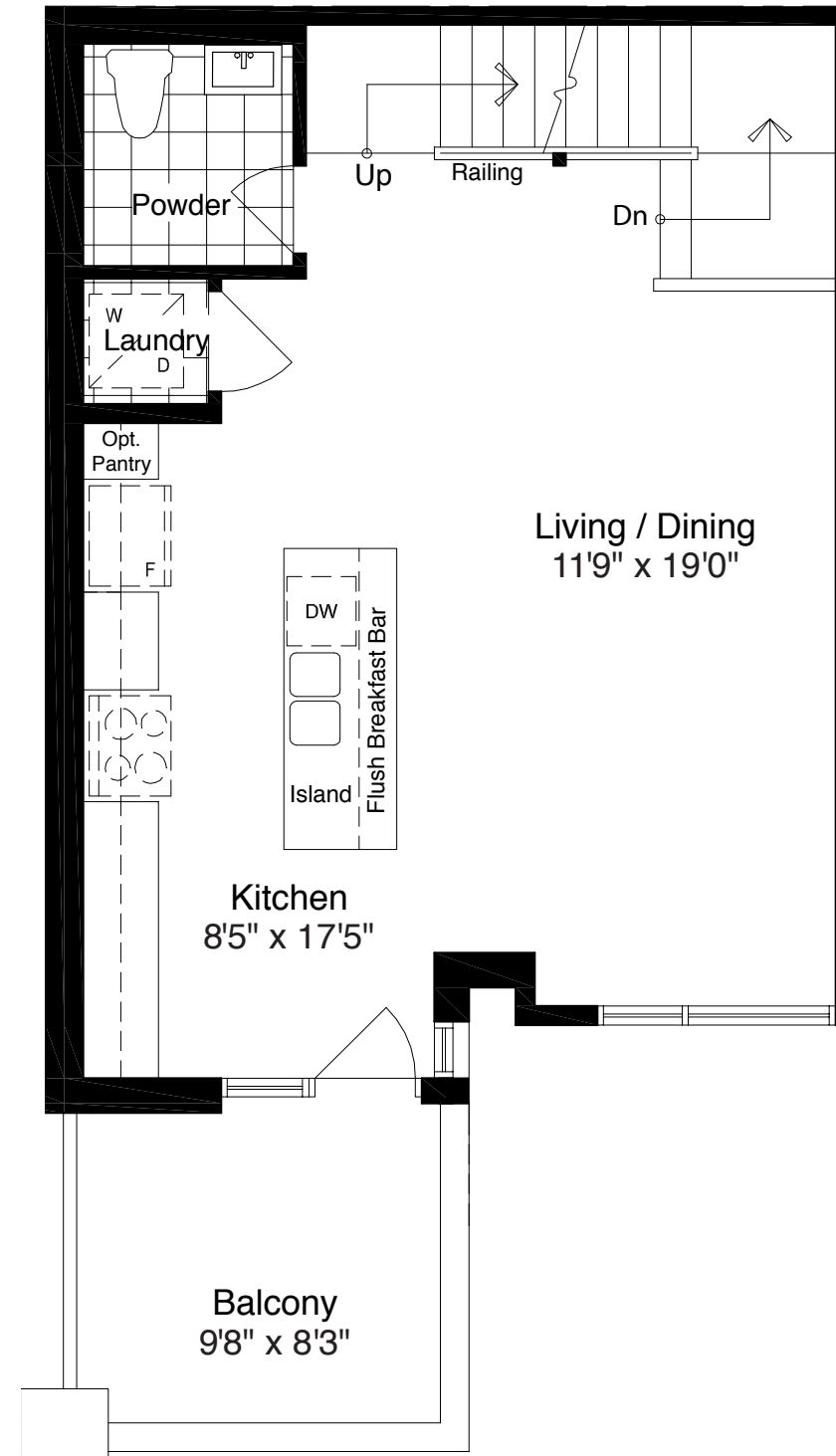
- TOKYO -

A museum devoted to systematical research, collection, preservation and displaying contemporary art that has been created both in Japan and overseas.

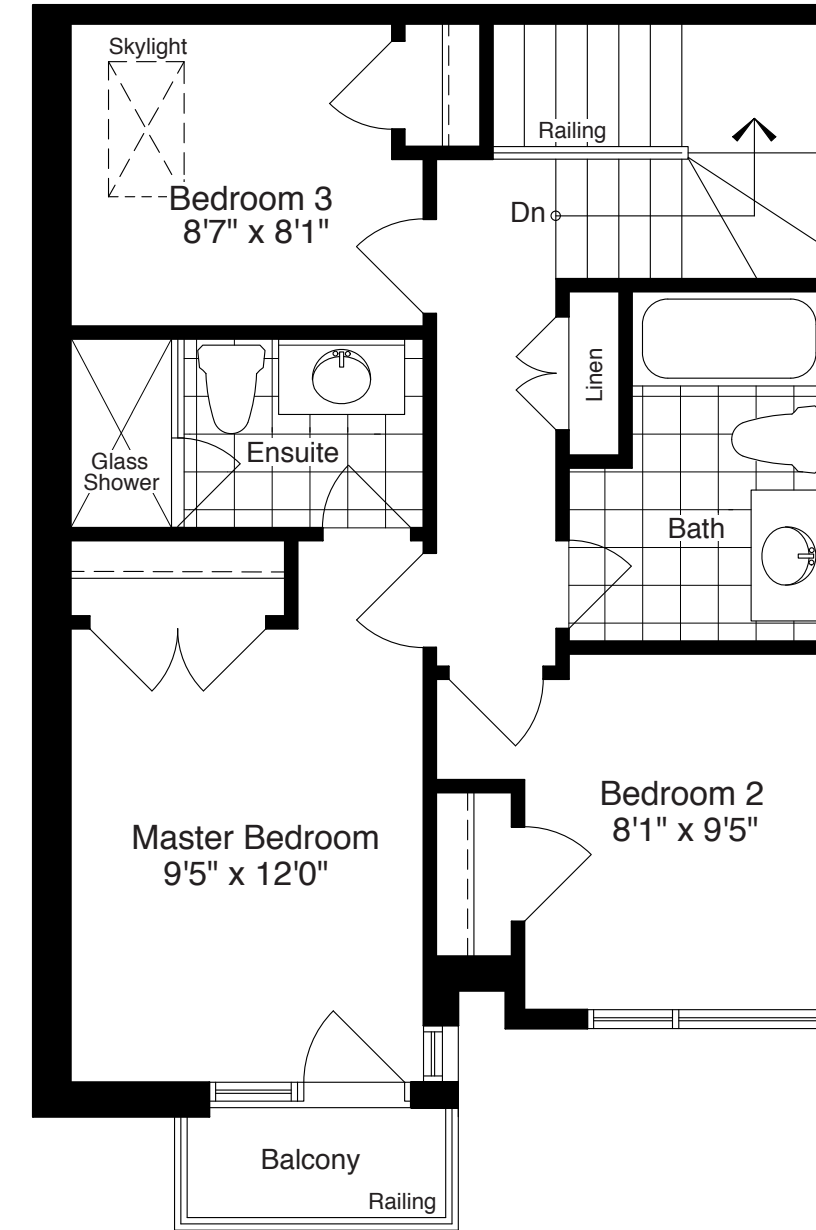
WELCOME



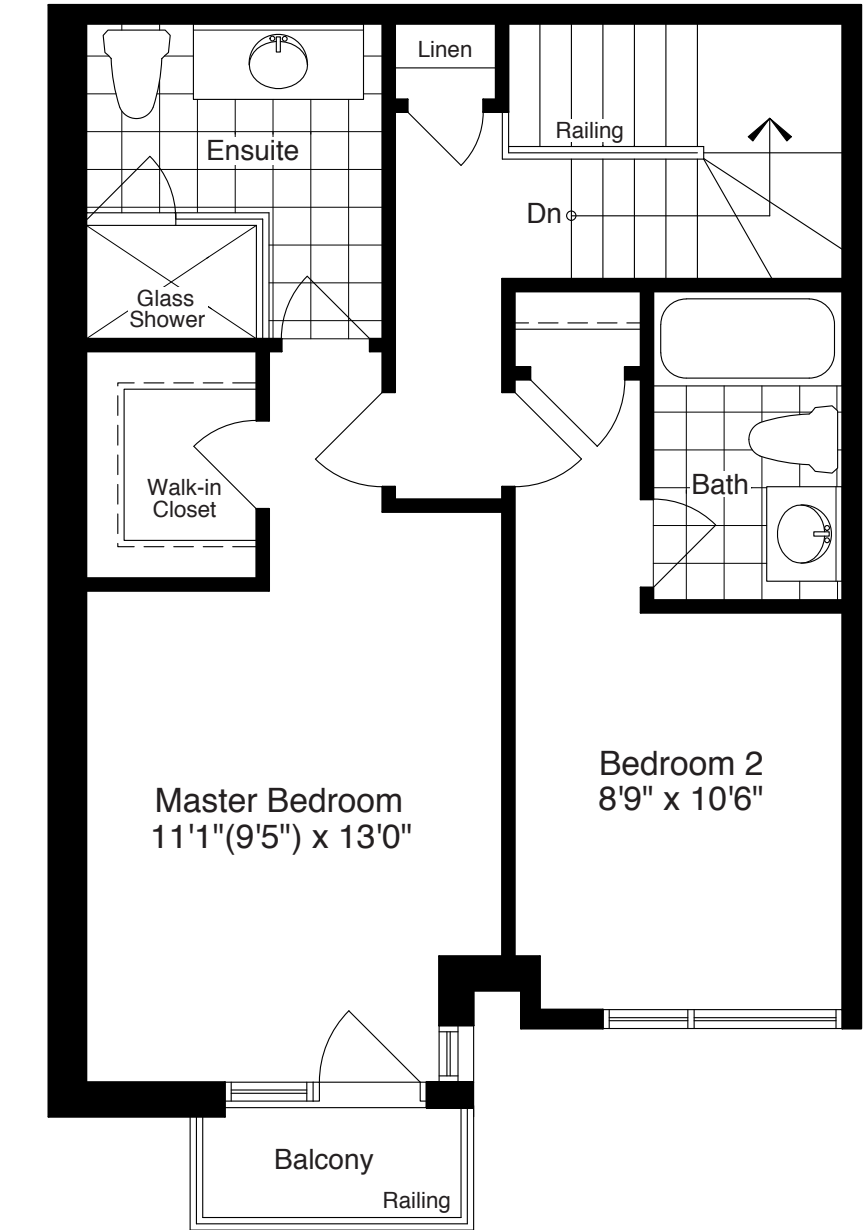
LIVE



SLEEP



SLEEP OPTION





MACRO

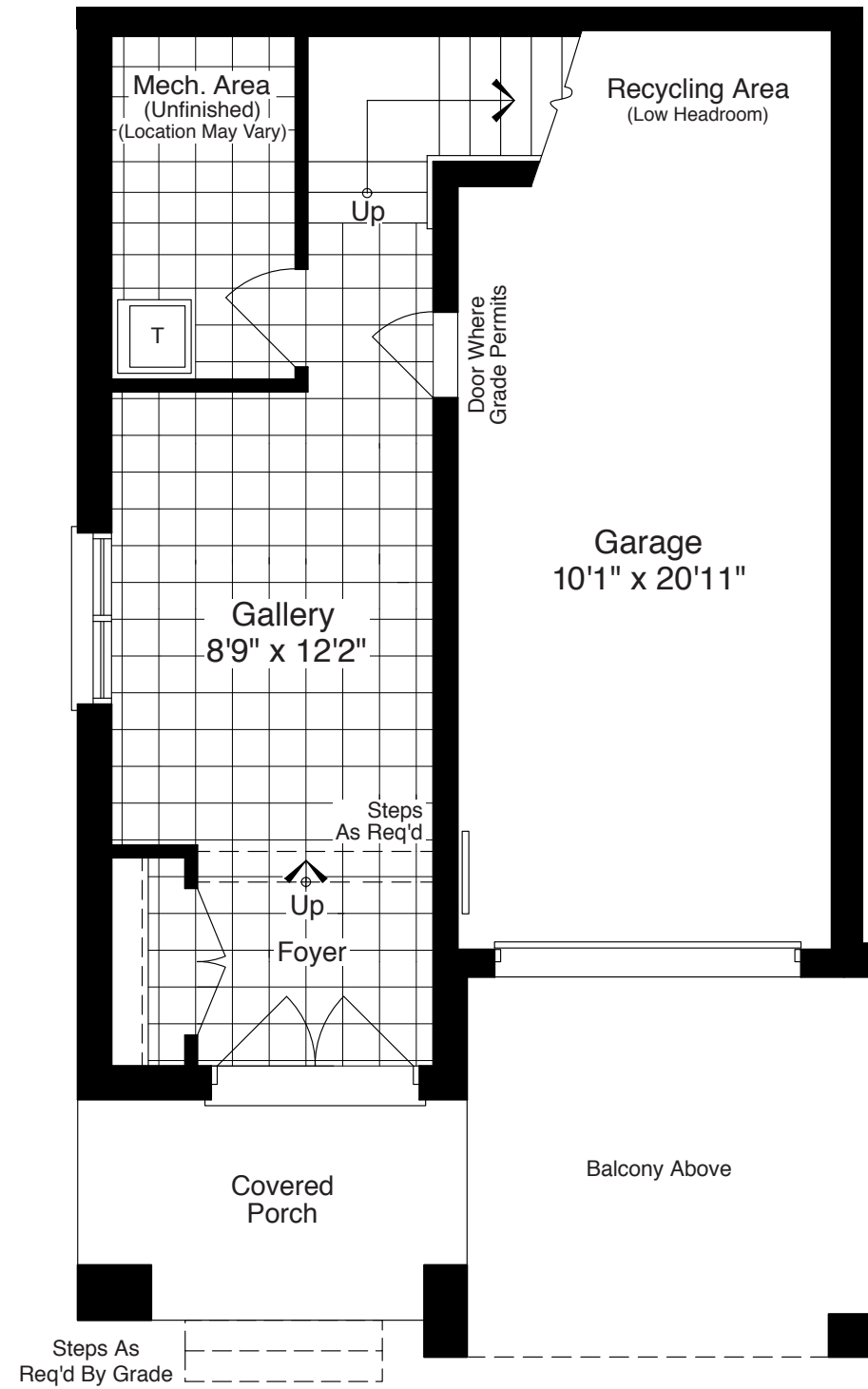
1439 sq. ft.

THE MUSEUM OF CONTEMPORARY ART

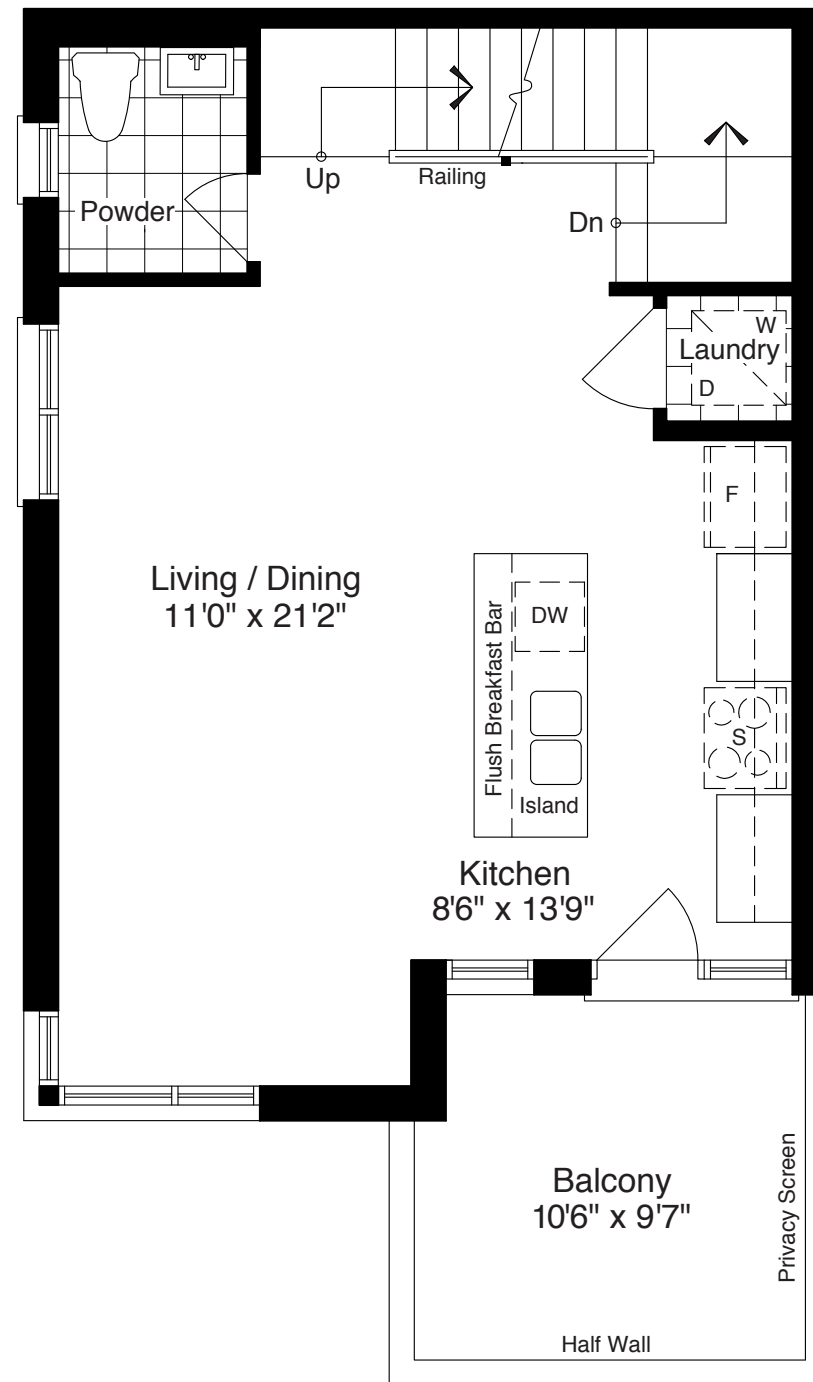
- ITALY -

A centre for contemporary art that strives to become more versatile in preserving identity in all of its art and culture.

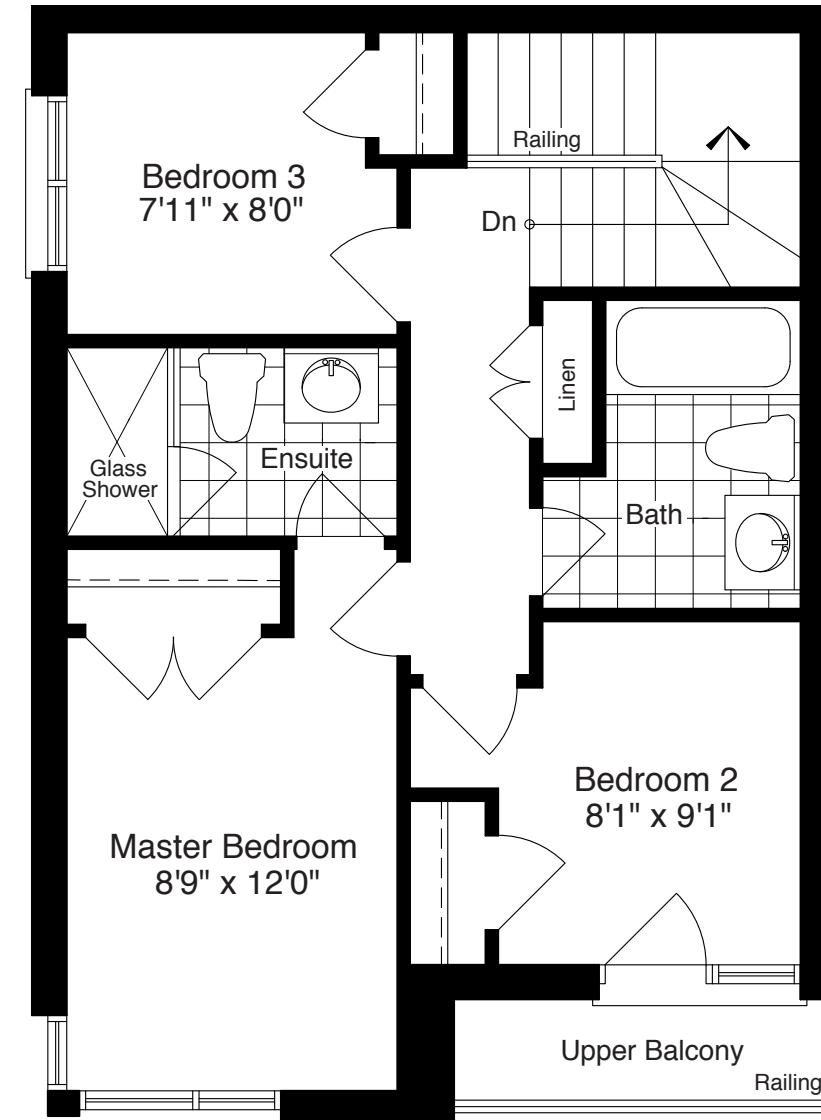
WELCOME



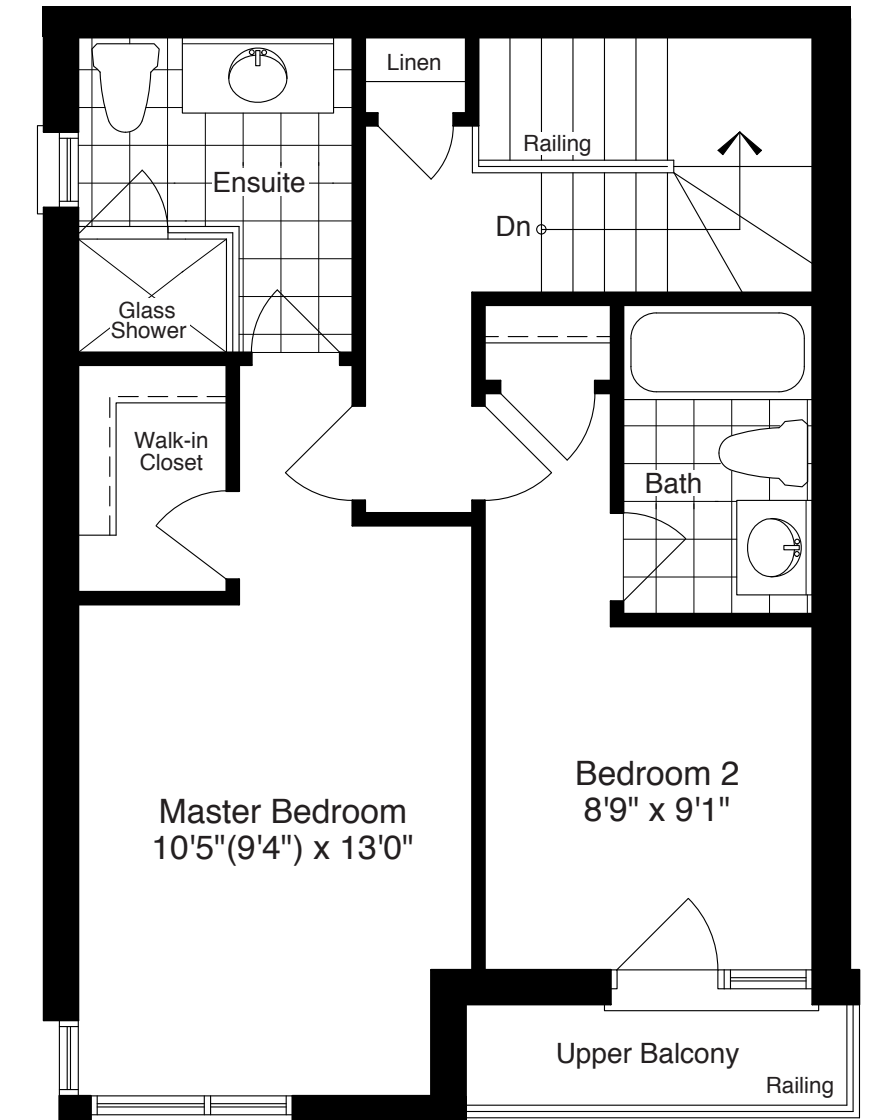
LIVE



SLEEP

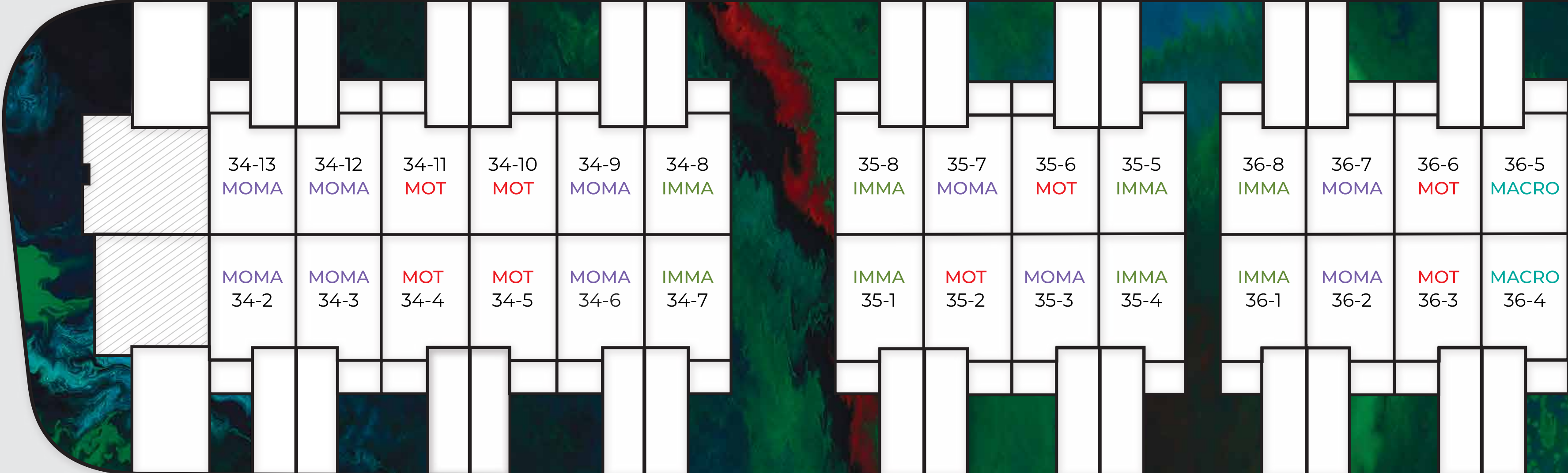


SLEEP OPTION



EXISTING RESIDENTIAL

CLARRIAGE COURT



CLARRIAGE COURT



SALES OFFICE

REGIONAL ROAD 25

MODERN ART COLLECTION – FEATURES & FINISHES

EXTERIOR

- Unique design with innovative elevations utilizing modern design with genuine clay brick, architectural stone and stucco with various accent features as per model.
- Low maintenance aluminum soffit, fascia, eavestrough, and downspouts, as per elevation.
- Upgraded Oakridge roof shingles with Manufacturer's Limited Lifetime Warranty.
- Energy Star® Certified Designer Colour low maintenance vinyl windows.
- Balcony garden doors with screen.
- Exterior fibreglass insulated front door with full glass insert including grip set and deadbolt.
- Modern LED lights included.
- Paved asphalt driveway.
- Exteriors are architecturally controlled to provide a visually pleasing streetscape.

INTERIOR

- 10 ft. High second floor ceilings. (LIVE FLOOR)
- Oak staircase – choice of stain in all finished areas.
- Comfort Tread – Oversized stair tread makes for a more comfortable staircase.
- Painted casing for all windows, doors and baseboards.
- Interior lever-type door handles (brushed nickel).
- Smooth ceilings in all finished areas.
- Privacy lock to master bedroom.
- Door from garage to interior with dead bolt lock.

HOMEWAVE SMART CONNECT FEATURES

SMART LOCK CONTROL TO HOME FROM GARAGE

- One (1) Smart Lock on door readings.
- Lock and Unlock your door anywhere in the world from our smartphone app.
- Never worry about forgetting to lock your door with remote locking.
- Reprogrammable lock codes.

SMART THERMOSTAT CONTROL

- One (1) Smart Thermostat.
- Adjust your home's temperature on-the-go from your phone.
- Monitor your home's heating and air conditioning while you're away or on vacation.
- Save up to 15% on utility bills.

SMART LIGHT CONTROL

- One (1) Smart Light wall switch for front outside light.
- Turn lights on and off from your phone.
- Program lights so it looks like someone is home while you're on vacation.
- Save up to 15% on utility bills.

SMART FLOOD CONTROL

- One (1) Smart Flood Sensor in Mechanical area.
- Receive notifications on your smartphone for water detection.
- Prevent water damage with early detection and alerts from the water sensors.

SMART HOME HUB

- This app acts as the “brain” of your smart home system.
- Easily upgrade to locks and security.
- Uses ultra-reliable and military encoded wireless technology, so your system won't be affected by neighbouring ones.

ADDITIONAL FEATURES

- Full Smart Home system support.
- On-site system configuration test and enrolment.
- Two (2) years of smart home remote access.
- Free Smart Home App Access.
- Pre-Construction design consultation.

KITCHEN

- Modern designer cabinetry selected from vendor's standard samples with extended upper cabinets, including island with flush breakfast bar, bank of drawers and space for a dishwasher.
- Granite countertops from vendor's standard samples.
- Stainless steel undermount kitchen sink (with water shut-off valve) and single pull-out faucet.
- Kitchen backsplash from Vendor's standard samples.
- Heavy-duty receptacle for stove.
- Electrical outlets for refrigerator and at counter level for small appliances.
- Stainless steel microwave hood fan.
- Stainless steel fridge, stove and dishwasher.
- Rough-in plumbing and electrical for dishwasher.
- Gas BBQ line to main balcony.

LAUNDRY

- Laundry area with connections for water and drain (as per plan).
- Heavy-duty receptacles for the dryer with vent to the exterior.
- Single laundry tub with faucet as per plan.
- Stackable white washer/dryer as per plan.

BATHROOMS

- Granite vanity countertops from Vendor's standard samples.
- White elongated toilets with soft close seats.
- Framed glass enclosed shower (as per plan).
- Modern ceramic tiles for walls in tub and shower enclosures (as per plan) from vendor's standard samples.
- Single-lever faucet in all vanities and tubs.
- Vented exhaust fan in all bathrooms and powder room.
- All showers to receive temperature control valves.
- Water shut-off valve in all sinks and toilets.
- Pot light in separate shower stall and tub shower (as per plan).

ELECTRICAL

- All LED lights throughout.
- 200 AMP electrical service with breaker panel and copper wiring throughout.
- White Decora-style switches and receptacles throughout.
- Strobe light smoke and carbon monoxide detectors provided as per Ontario Building Code.
- Electric door chime at main door entry.
- Cable TV and telephone rough-ins in any 3 locations as chosen by Purchaser, with 3rd party.
- Rough-in for central vacuum on each floor (terminating in the garage).
- Two exterior weatherproof outlets, one at front and one on main balcony.
- Automatic garage door opener.
- Electric car charger rough-in in garage.

ENERGY SAVING FEATURES

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

FLOOR COVERINGS

- Modern stained engineered hardwood flooring in all non-tiled areas and all bedrooms, including kitchen and breakfast area.
- Choice of 12” x 24” Modern ceramic flooring from Vendor's standard samples.

QUALITY CONSTRUCTION

- Tongue and groove 3/4” subfloor sheathing, screwed and glued to engineered floor joists.
- Quality 2” x 6” exterior wood frame construction.

WARRANTIES

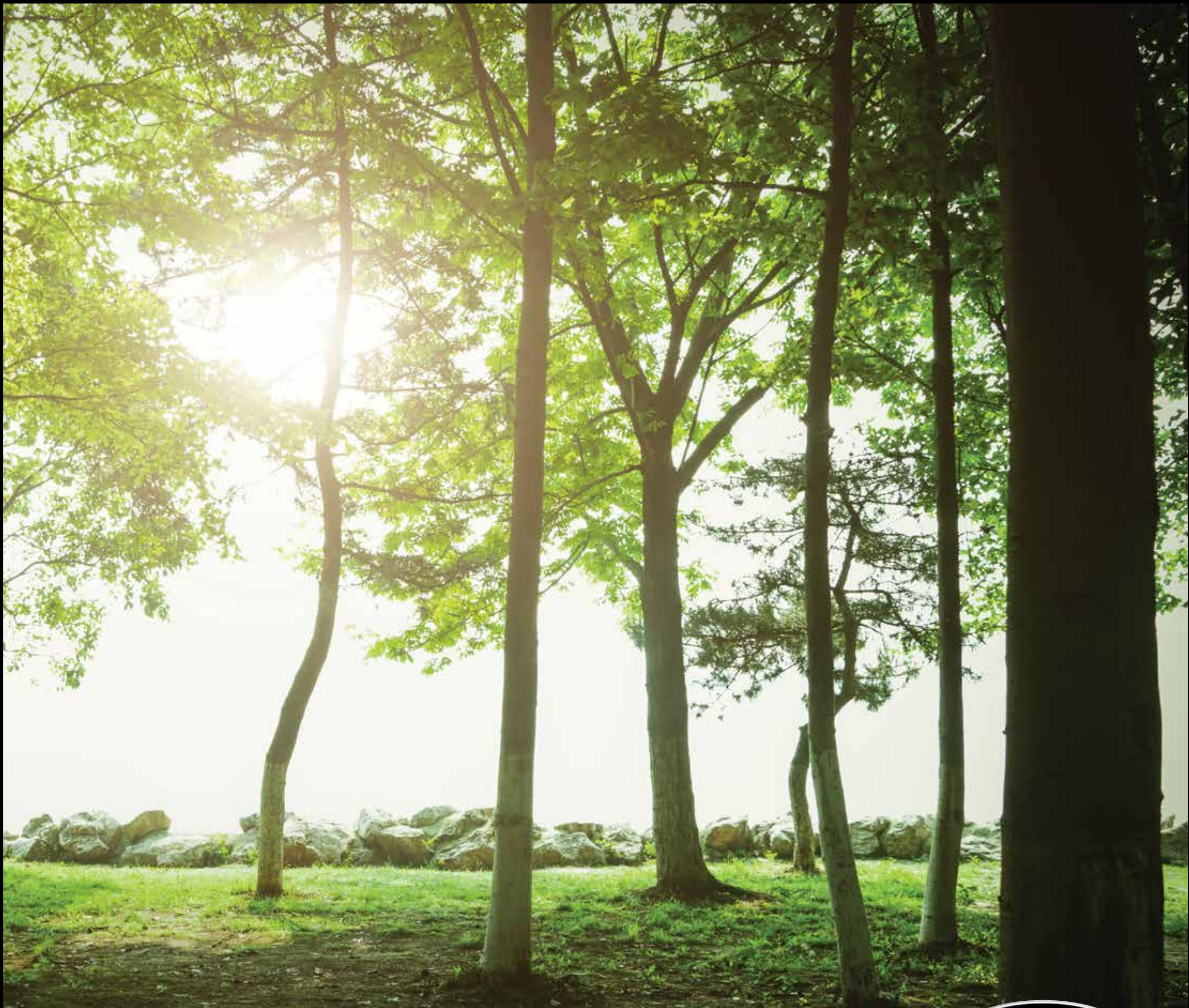
- Country Homes has been recognized by the Tarion Warranty Corporation with an “Excellent Service Rating”.
- Award of Excellence Finalist in the Large Volume Builder Category.
- Country Homes ensures seven years major structural defect; two years plumbing, heating and electrical systems and building envelope; one year materials and workmanship.

GENERAL CONDITIONS

NOTE: If steps are required in the main hall, side hall, or laundry room, depending on the number of steps, it may create a low headroom area. Steps may be necessary due to grading in order to allow door from the garage to the interior (if possible).

All above features are only available as per model type. 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, finished 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 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. 9ft and 10 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. The above features are only available as per model type. E. & O. E.



FOR EVERY HOME PURCHASED, A TREE WILL BE PLANTED
 in honour of you, our newest member of the Country Homes family.
 Country Homes is proud to partner with Tree Canada, a non-profit organization committed to greening the country and has planted over 80 million trees including more than 600 schoolyards across the country.



YOUR ULTIMATE SATISFACTION IS OUR REWARD
 Country Homes is honoured to have been selected as a HOME Awards recipient for best customer experience. This prestigious recognition symbolizes our commitment to homeowner comfort, satisfaction and peace of mind. This accolade demonstrates our reputation for building with unsurpassed quality and excellence.





6300 REGIONAL ROAD 25 MILTON, ON L9T 2X5
MILTONSALES@COUNTRYHOMES.CA | COUNTRYHOMES.CA