



ELEGANT LIVING
BY THE LAKE
IN PORT CREDIT





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, the Rinomato family has been involved in the building industry. Country Homes 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 and a member of the Residential Construction Council of Central Ontario (RESCON), which has honoured Country Homes with a Master Builder Award.

Our 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 in the TARION Awards for Excellence.

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



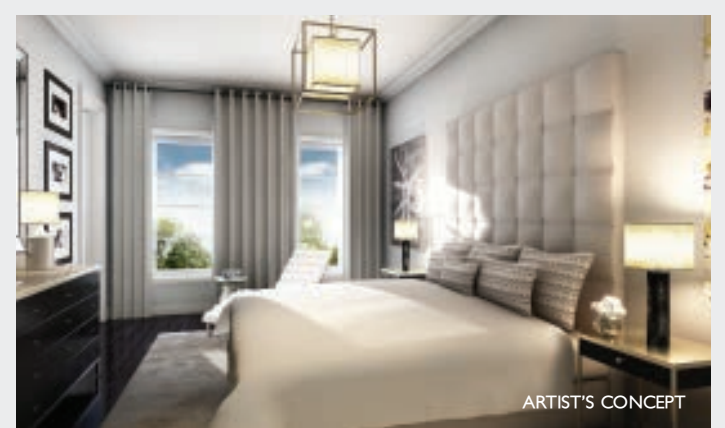


CLASSIC INTERIORS

DESIGNED WITH YOUR FAMILY IN MIND

Beautiful hardwood, captivating countertops, imported ceramics, fabulous faucets, trim, door handles, lighting ... the array of appointments in your new home at Lakeshore Village is outstanding, with colours and patterns to satisfy the most discerning of tastes.

At the Country Homes Décor Studio, we have hand chosen features and finishes in order to make your house your home, assisted by one of our experienced Décor Consultants with an expert eye for what best fits in with your family's needs, and your personal tastes and preferences.



ARTIST'S CONCEPT



LAKESHORE VILLAGE
SITE

PORT CREDIT

- SCHOOLS**
1. Cawthra Park S.S.
 2. Port Credit H.S.
 3. Lakeside Montessori
 4. Toronto French School
 5. Queen of Heaven S.E.
 6. St. Paul Catholic S.S.
 7. Janet McDougald P.E.
 8. St. Dominic S.E.
 9. Mentor College

 **LAKEFRONT TRAIL SYSTEM**

 **MARINA**

LAKE ONTARIO

COUNTRY HOMES DELIVERS FEATURES & FINISHES

EXTERIOR FINISHES

- Unique and innovative elevations utilizing genuine clay brick with coordinating coloured mortar, stone, stucco including various exterior accent features.
- Low maintenance aluminum soffit, fascia, eavestrough, and downspout.
- UPGRADED roof shingles with limited Lifetime Warranty
- Energy Star® Certified low maintenance Designer Colour vinyl windows with casements or thermo-fixed glass windows throughout
- Extruded vinyl sliding patio doors with screen
- Exterior front door including grip set and dead bolt.
- Paved asphalt driveway
- Exteriors are architecturally designed to provide a visually pleasing streetscape.
- Gas BBQ line on main floor balcony, and on upper terrace

INTERIOR TRIM & FEATURES

- 9 ft. High main floor ceilings
- Smooth ceilings throughout
- Elegant Oak Stairs in stained finish with solid oak handrails and clear glass panels
- Upgraded painted casing and baseboards.
- Interior lever door a in satin nickel finish.

LAUNDRY

- Washer and dryer installed in Laundry area (as per plan)
- Heavy-duty receptacle with vent to the exterior for the dryer.

BATHROOMS

- Vanity cabinets as installed
- Undermount sinks in all baths
- Upgraded 4" X 16" Wall tiles in standup shower
- White upgraded plumbing fixtures throughout
- White ceramic accessories in all bathrooms.
- Upgraded Caesarstone countertops in all bathrooms
- Mirrors in all bathrooms
- Glass shower door on main floor bedroom ensuite and master ensuite

KITCHENS

- Custom designer cabinetry with extended upper cabinets including a bank of drawers. Waterfall gable with upgraded Caesarstone
- Upgraded Stainless Steel Appliances (Counter Depth Fridge, Slide in Stove, Dishwasher and Microwave) Supplied and installed.
- Water line for icemaker
- Stainless steel undermount kitchen sink with single lever faucet.
- Electrical outlets at counter level
- Heavy-duty receptacle for stove
- Upgraded kitchen backsplash

ELECTRICAL

- 100 AMP electrical service with breaker panel and copper wiring throughout
- Complete central Vacuum Live unit
- White Decora-style switches and receptacles throughout.
- Numerous pot lights as installed
- Plug for future TV in Living Room
- Cat 5 Cable outlet along with standard TV Cable in Living Room
- Garage door opener complete with one remote opener and keypad
- Smoke and carbon monoxide detectors provided as per Ontario Building Code.
- Electric door chime at main door entry.
- Cable TV and telephone rough-ins as installed

ENERGY SAVINGS FEATURES

- High efficiency forced air heating system. The hot water heater, storage tank and Energy Recovery Ventilator (ERV) are not included in the purchase price. The Purchaser agrees to execute and deliver on or before Closing, a rental or lease contract with Genesis Home Services Inc. (the form of which may be attached hereto as a separate schedule) for the said heater, tank and ERV unit together with a void cheque or pre-authorized chequing plan and such other documents as required by Genesis or the Vendor
- 2 Air Conditioners (one for work and one for live unit)
- Upgraded foam insulation in garage ceilings with living areas above.
- Exterior wall and roof insulation to meet or exceed current Building Code.

QUALITY CONSTRUCTION

- Acoustically engineered block masonry walls between all units to top of second floor, where applicable.
- Tongue and groove subfloor sheathing, 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 material and workmanship.

FLOOR COVERINGS

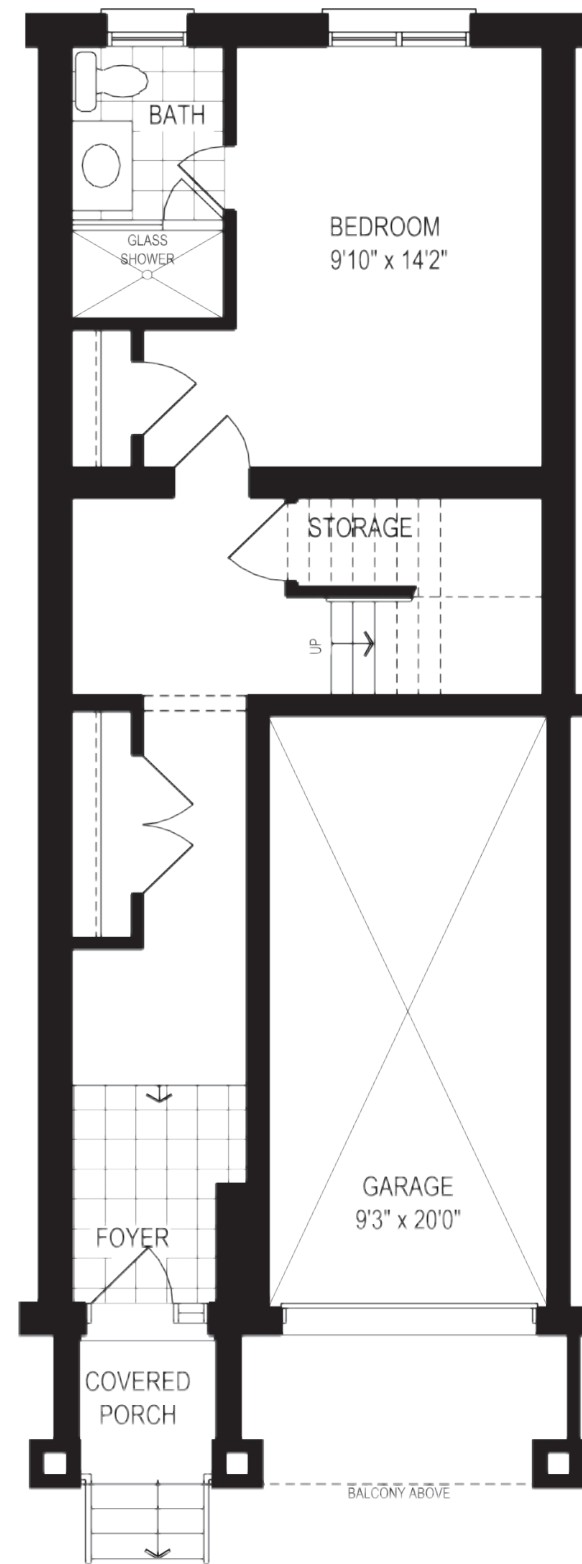
- Upgraded 12"X24" porcelain flooring as installed
- Vinyl 5" Mohawk Flooring as installed

GENERAL CONDITIONS

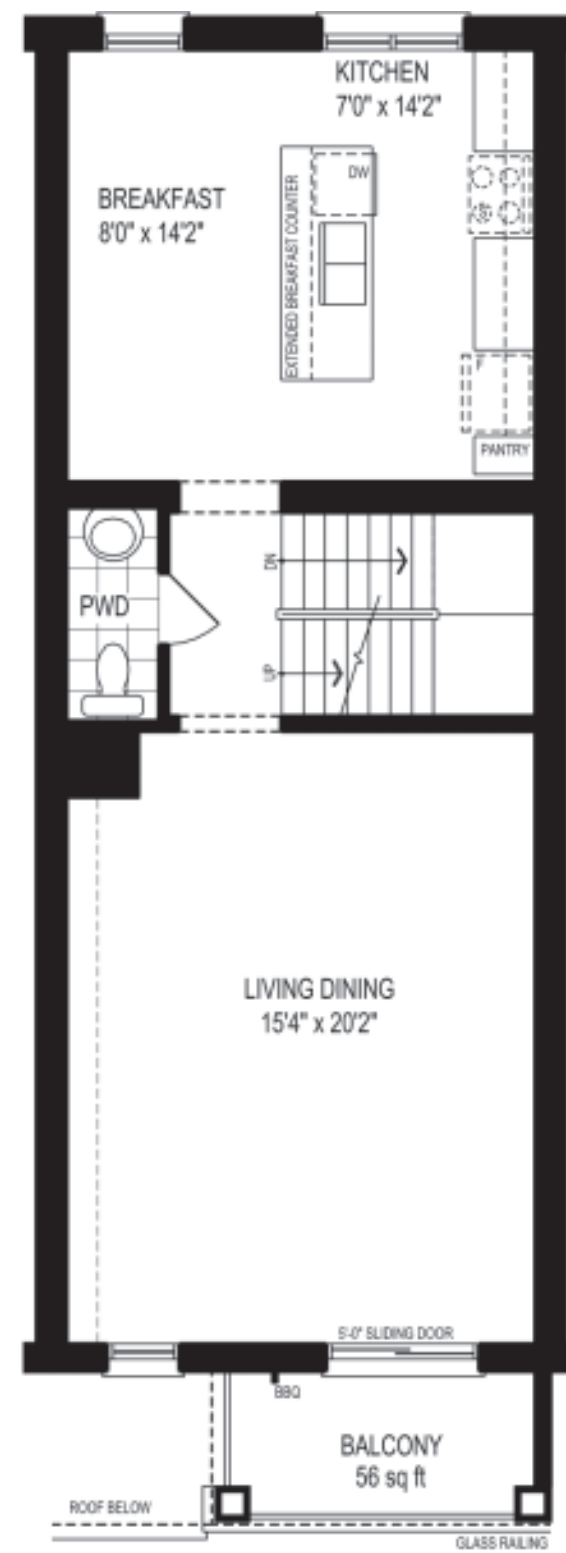
Purchaser accepts interior colours and material, as built. Variations in shading from the vendor's samples may occur in bricks, finishing material, kitchen and vanity cabinets, floor and wall finishes due to normal production process. Purchaser is notified that the laundry room may be lowered to accommodate side yard drainage, in extraordinary cases, door(s) from laundry to garage will be eliminated at vendor's discretion. 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. 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 as construction on an "as built" condition. 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 until the pre-delivery inspection as outlined by Tarion.

Prices are subject to change without notice. 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.

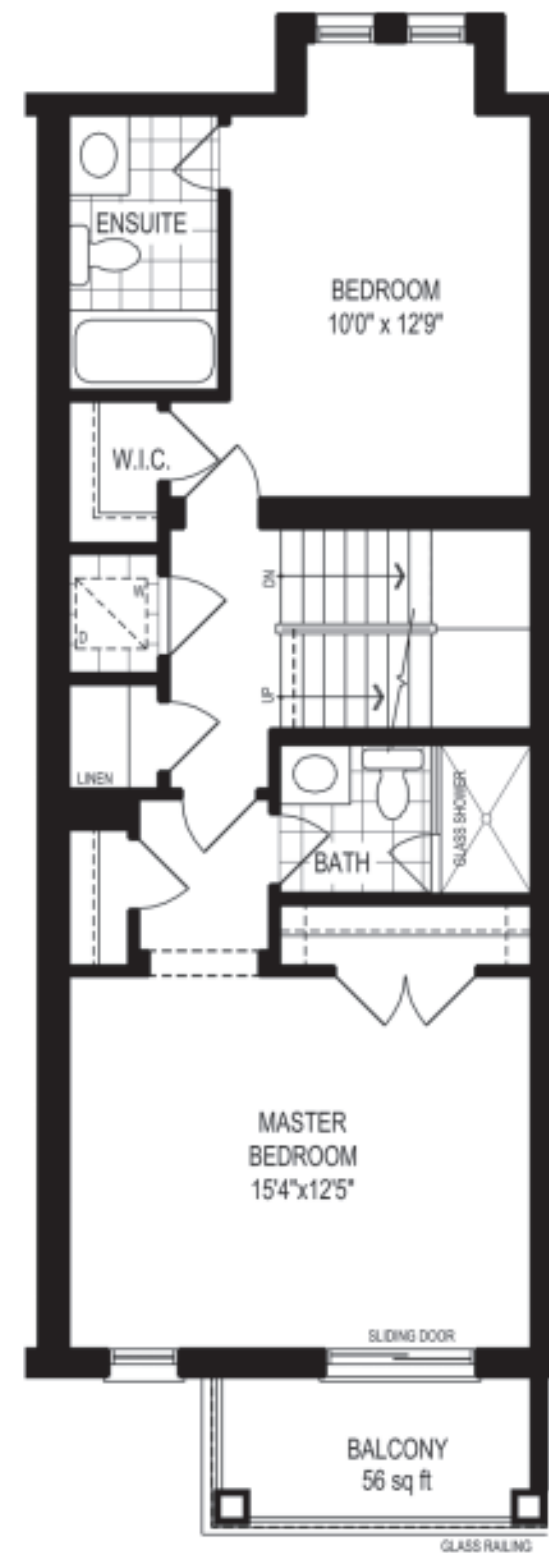




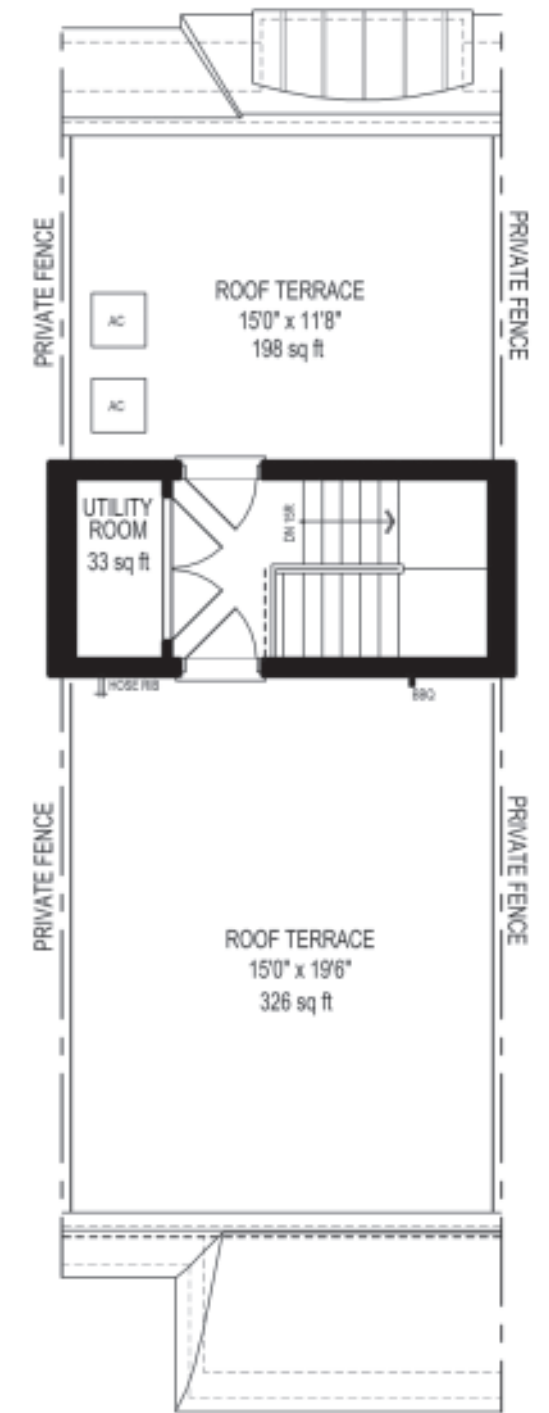
Ground Floor Plan
Elev. A



Main Floor Plan
Elev. A



Second Floor Plan
Elev. A



Roof Terrace
Elev. A



SPECTACULAR SETTING BY THE LAKE

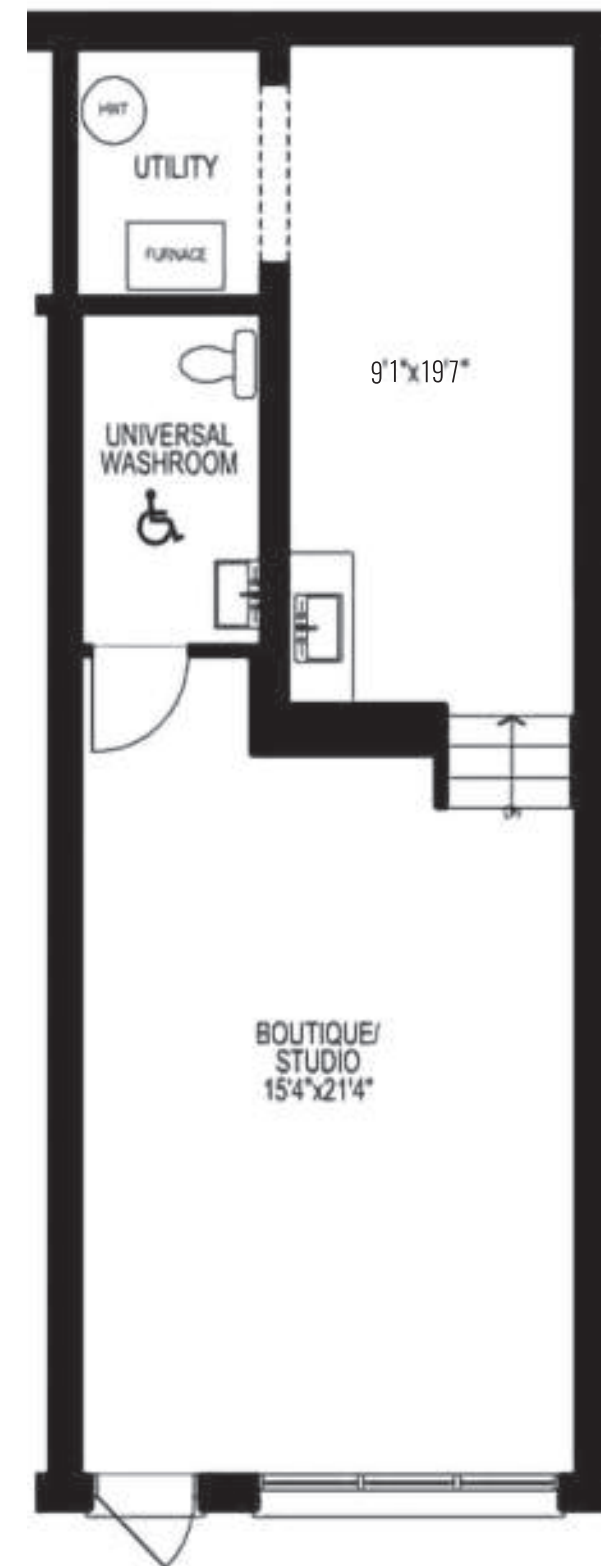
Building the ideal townhome is an art and a science, both of which have been mastered by Country Homes' talented team of home designers.

Together, at Lakeshore Village, they have produced an exceptional collection of live / work townhomes with "curb appeal". Beautiful exteriors blend an architectural combination of stone, stucco and clay brick.

Well planned interiors that fit into your lifestyle.



Work 725 sq. ft.



Lower Floor Plan
Elev. A





REFINED LAKESHORE LIVING IN
PORT CREDIT

Lakeshore Village is a limited edition of live / work townhomes adjacent to Cooksville Creek.

Port Credit has a proud history and heritage, carving out its own unique identity and character within Lakeview, Mississauga, along the scenic shores of Lake Ontario.





ENJOY YOUR OWN PRIVATE
**COURTYARD
WITH A PARK AND
PLAYGROUND**

At the heart of Lakeshore Village, you'll find an inviting courtyard park and playground area, beautifully landscaped and beckoning both young and old. An oasis of green, with playground equipment and seating areas where parents and grandparents can chat while keeping an eye on the kids.

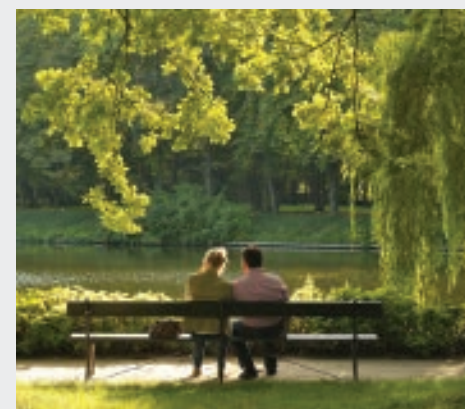


A BEAUTIFUL SETTING

IN ONE OF PORT CREDIT'S
LAST GREAT LOCATIONS

Known as Mississauga's "Village on the Lake", Port Credit is one of the most sought-after areas in the GTA – what The National Post called "the Mississauga neighbourhood with a downtown Toronto feel."

Here in this exclusive area, you'll choose from an array of executive-style townhomes backing onto Cooksville Creek, right on Lakeshore Road just west of Cawthra. It's the ideal combination of city and suburbs, blending urban pursuits and open spaces to create the perfect place to call home.





countryhomes.ca