



maitland
— MEADOWS —



TOWN, SEMIS, AND SINGLE HOMES



FINORO CUSTOM HOMES IS BRINGING YOU QUALITY FAMILY HOMES IN THE QUIANT AND QUIET VILLAGE OF HARRISTON. HERE YOU WILL EXPERIENCE SERENE LIVING SURROUNDED BY PEACEFUL COUNTRYSIDE AND A MORE RELAXED PACE OF LIFE. YOU WILL BECOME PART OF A COMMUNITY WHERE YOU KNOW YOUR NEIGHBOURS BY NAME AND YOUR CHILDREN CAN PLAY SAFELY OUTSIDE. YOU WILL BE IMPRESSED WITH SPACIOUS AND AFFORDABLE FAMILY HOMES, WHILE HAVING EVERY NECESSITY NEARBY.

SITE LOCATION



Concept - Lot dimensions are approximate and depend on final survey. Landscape areas and plantings are by vary from finished landscape. See sales representative for more information. E & D, E.

ENJOY THE VIBRANT COMMUNITY MINTO HAS TO OFFER WITH STORES, SERVICES, EXPERIENCES AND AMENITIES TO CATER TO YOUR NEEDS AND DESIRED LIFESTYLE. RECREATION IS MADE EASY WITH 19 KILOMETRES OF MIXED USE TRAILS AND COMMUNITY FACILITIES INCLUDING BALL DIAMONDS, ARENAS, SOCCER FIELDS, SWIMMING POOLS, SPLASH PAD OR PLAYGROUNDS.



move to minto

LOCAL AMENITIES

Schools

HARRISTON PRE-SCHOOL
MINTO-CLIFFORD PUBLIC
PALMERSTON PUBLIC (FRENCH IMMERSION)
NORWELL DISTRICT SECONDARY
THE OWL'S NEST HOLISTIC
CEDARVALE CHRISTIAN

COMMUNITY LIVING
HARRISTON LIBRARY
HARRISTON KINSMEN
HARRISTON OPTIMISTS
HARRISTON 55+ CLUB
HARRISTON LEGION

MINTO ARTS COUNCIL
HARRISTON FIRE FIGHTERS
MINTO HERITAGE ASSOCIATION
HARRISTON HISTORICAL SOCIETY
HARRISTON AG SOCIETY/FAIR

Community

Shopping & Dining

THE PERFECT PIECE
HOME HARDWARE
HARRY STONE'S
SOCIAL HOUSE
MAY'S CAFE
FOODLAND
KIDDING AROUND
ELORA ST FLOWERS
SCOOP IT

NEW ORLEANS PIZZA
DOMINO'S PIZZA
STECKLE'S
THE MAGIC ICE CREAM SHOPPE
ACHESON PHARMASAVE
LCBO
RED CABOOSE
TIM HORTONS
HOMESTYLE BITES & CATERING

MINTO SHUFFLEBOARD
MINTO YFC UPPER DECK (YOUTH)
HARRISTON CURLING CLUB
HARRISTON LAWN BOWLING
HARRISTON SKATING CLUB
HOMETOWN BASEBALL
DYNA FIT UNIVERSITY

MINOR SOCCER
MINOR BASEBALL
MINOR HOCKEY
PICKLEBALL DROP IN
WALKING TRAIL
ESCAPE THE OLD POST

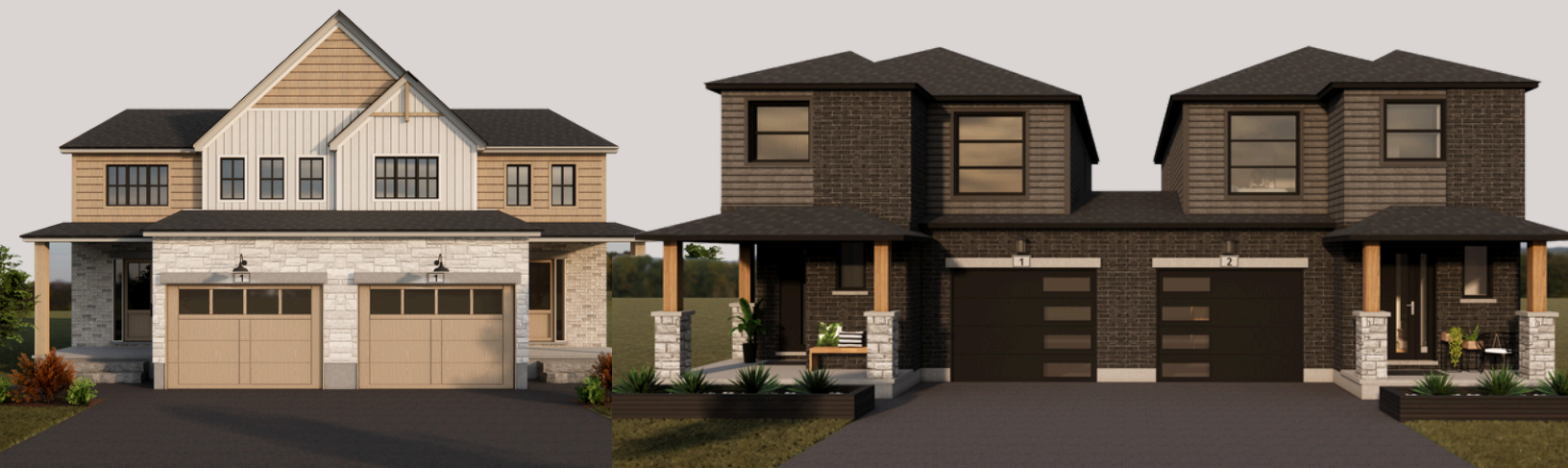
Sports & Activities

Town Homes

MAITLAND MEADOWS NEW TWO STOREY
TOWN HOMES FEATURE THE MODERN
FARMHOUSE DESIGN. WITH BEAUTIFUL
WOOD PILLARS, DECORATIVE GABLES AND
FARMHOUSE METAL ROOF ACCENTS.

THE BIRCH HAVEN MODEL
THE HOMESTEAD MODEL





Semi-Detached

OPEN CONCEPT DESIGN WITH A MODERN TAKE
ON FAMILY LIVING THAT OFFERS A
COMFORTABLE INVITING SPACE FOR THE
WHOLE FAMILY. FINISHED IN A MODERN OR
TRADITIONAL FARMHOUSE STYLE, THESE
FUNCTIONAL PLANS ARE SUITABLE FOR ANY
STAGE OF LIFE

THE WOODGATE MODEL

THE HILLCREST MODEL

THE STONEGATE MODEL - COMING SOON

Bungalow & Bungaloffs

EXPLORE FUNCTIONAL MAIN LEVEL LIVING FLOOR PLANS. EXPERIENCE THE IDEAL COMBINATION OF COMFORT AND STYLE IN OUR DISTINCTIVELY CRAFTED SINGLE DETACHED BUNGALOW RESIDENCES.

40' LOT OPTIONS
THE CROSSROADS
THE HASTINGS

50' LOT OPTIONS
THE MEADOWVIEW
THE POST (OPTIONAL LOFT)
THE WEBB (OPTIONAL LOFT)





BEST
SUITED FOR
40' & 50'
LOTS

Two Story

A DIVERSE SELECTION OF MODELS TO SUIT EVERY TASTE AND LIFESTYLE. EACH DESIGN COMBINES MODERN ELEGANCE WITH FUNCTIONAL LIVING SPACES, ENSURING YOUR PERFECT HOME AWAITS.

40' LOT OPTIONS

THE GREENWAY

THE TANNERY

THE HARRISON

THE WELLINGTON

THE FIELDSTONE

50' LOT OPTIONS

THE WILLOW

THE GRISTMILL



Finoro Homes Exclusive Features

EXTERIOR FINISHES & INSULATION

- Architecturally distinctive exterior finishes and features consisting of stone, clay brick, siding, dormers, frieze boards, cedar-like shakes and brackets as per plan.
- Real wood designer porch posts.
- Exterior house walls insulated to R25, blown in attic insulation to R60 and basement walls to R20.
- Boulevard trees planted as per approved plan.
- Underground utilities (hydro/gas) paid by builder.
- Water meter cost and connection paid by builder.
- Poured concrete foundation. Decorative parging on exposed exterior foundation.
- Superior watertight drainage membrane wrapped around the basement with weeping tile.
- Reinforced front concrete porch with brushed concrete steps.
- Cold room with 6 panel insulated steel door.
- Continuous exterior insulation wrap promotes less thermal bridging and reduces air leakage adding energy efficiencies.
- 2 x 10 floor construction per plan.
- Insulated garage with 2x4 framed walls and ceilings with drywall ready for paint.
- Spray foam insulation in ceiling below finished areas.
- Stylish 8' high roll up sectional garage door with window panels. Garage door frames capped.
- Fibre glass insulated entry door and interior garage man door to house if grade permits. Fibre glass doors are more resistant to dents.
- Rough-in low voltage wiring and outlet for future garage door opener.
- Address stone above garage.
- Low maintenance aluminum soffit, fascia, eaves troughs and down spouts in selected colours.
- IKO Dynasty Performance shingles with a limited lifetime warranty. Detail metal roof if shown on plan is optional.
- Low E Argon Energy Star maintenance free windows with screens on operator, installed with expandable foam to minimize air leakage. Casement windows with multi-point locking system.
- Larger than standard operating basement slider windows size 36" x 30" always white. Window wells may be required due to lot grading.
- Energy efficient 6' or larger sliding patio door.
- All security dead bolts are keyed alike.
- Decorative window/door headers (style/finish vary between models) at builders discretion. Excludes basement windows.
- Full sodded front, rear and side yards installed as per approved grading plan after closing.
- Paved asphalt driveway installed after closing.

INTERIOR FINISHES

- 9' Ceilings on main floor and 8' on second floor.
- Steel beam construction.
- Natural finish solid oak or painted poplar posts and hand railings as per plan.
- Carpet grade stairs from main floor to second floor, or when open to basement.
- California ceilings with 4" smooth border throughout. Excludes garage, closets and basement.
- 2 3/4" Casing around windows and doors with 4" baseboard finished in white.
- Moulded panel interior swing doors with quality lever handles. Privacy locks on all bathroom doors.
- All walls and trim to be primed and finish coated using latex paint. Owner to select colours from builder samples. 2 interior wall paint colours allowed. Closet interiors will be painted white to keep bright.
- Wire shelving in all closets and built-in pantry.
- Over the range rough in with vent to exterior.

MECHANICAL

- High efficiency forced air gas furnace sized accordingly for heating with electronic ignition. Ducting is sized for future air conditioning.
- Fresh air heat recovery ventilation system (known as HRV).
- Programmable thermostat centrally located on the main floor.
- High efficiency natural gas rental hot water heater. (Purchaser to execute agreement with designated supplier).
- All bathroom exhaust fans vented to exterior.
- Dryer vented to exterior.
- Drain water heat recovery coil.

FLOORING FEATURES

- Engineered tongue and groove sub-flooring glued and screwed. All floor joints sanded before final flooring is installed.
- Carpet free main floor from builders standard samples.
- One colour quality carpet with underpad from builders standard samples in bedrooms and hallway.
- Ceramic floor tile for all bathrooms and laundry room.



Finoro Homes Exclusive Features

KITCHEN AND BATHROOM FINISHES

- Custom made kitchen cabinets and vanities with a wide range of door styles and finishes to choose from featuring soft close doors and drawers.
- Built out fridge cabinet.
- Double bowl stainless steel kitchen sink with single lever Moen pull out faucet sprayer.
- Hard surface countertop in kitchen and bathrooms from builders standard samples.
- Buyer to supply & install over the range hood after closing.
- Buyer to supply & install all bathroom accessories including towel bars/rings, paper holders, soap tray etc.
- Ensuite to include walk in tiled shower with custom glass door.
- Wall mounted mirrors above all vanities.
- Ceramic tile on bathtub enclosures.
- Moen single lever taps in all bathrooms.
- Pop-up drains in all vanities and tubs.
- Pressure balancing valves and temperature balancing valves in all showers.
- Energy efficient water saver shower and toilets.

ELECTRICAL AND PLUMBING FEATURES

- 200 AMP electrical service with breaker panel and copper wiring in accordance with ESA.
- All bedroom receptacles are non-arcing type for maximum safety.
- Interconnected hard wired smoke and carbon monoxide detector in all bedrooms and on each floor with battery backup.
- 1 Pot light included on the covered porch and in each shower/tub.
- 1 Coach light included at the garage door and patio door.
- Interior light package includes 1 light fixture in all rooms (except living/great room which will be on switch controlled receptacle). Light fixtures in hallways where necessary and to code.
- Decora switches throughout the home.
- All Electrical outlets in all bathrooms to include ground fault interrupters (GFI).
- Receptacle on kitchen peninsula or island as per code.
- Dishwasher rough in includes wire and breaker for easy installation.
- Rough-in drains for future washroom in basement.
- Water shut offs on all sinks and toilets.
- Electronic doorbell at front door.

- Two exterior waterproof outlets.
- Two exterior water taps (1 located in garage).
- Predetermined locations for 6 Cat5 lines.
- Sump pump connection with discharge.

WARRANTY AND GENERAL NOTES

- All Finoro homes are backed by the Tarion Warranty Corporation.
- Tarion Home Warranty registration fees included.
- Building location survey included.
- Every Finoro home includes a one year comprehensive warranty plus a two year warranty on plumbing, electrical, heating and water penetration of the building envelope, and seven years against any major structural defects.
- The number of steps at the front porch and in the garage may vary from the plan and is subject to the grading plan. All other steps at the rear or sides of the home are the responsibility of the purchaser and entries may be barricaded on closing.
- The decorated model homes do contain upgrades not included in the base price.
- All selections are to be made from samples provided by the builder.
- Variations in uniformity and colour from builder samples may occur and can be expected in final finish materials.
- Ceilings and walls may require bulkheads to accommodate heating, ventilation and plumbing etc. Ceiling height may vary from above.
- Mechanical equipment location may vary from plan.
- House placement is pre-determined and may be reversed from brochure rendering.
- All renderings and maps in brochure are artist's concept only.
- Room dimensions are approximate and may vary.
- As per building permit means "building code at the time of application".
- Any stain to match is done as close as possible and variations may occur.
- Subject to change without notice.
- E & OE

Features A Step Above The Rest



Soft close drawers and doors. Custom built out cabinet above fridge



Two interior paint colours to use throughout your new home



Upsized garage insulated and drywalled with 8' high door



Hard surface countertop in kitchen and baths



9' Main floor ceilings



Paved asphalt driveway



Tarion Warranty fee included



Building survey included



Sod front and backyard

Features are subject to change without notice. E&OE.

The Vendor reserves the right to substitute the above listed items with similar or better quality.

Some items may be pre-selected on homes under construction or not available.

E&OE = Errors and Omissions Excepted.

VIP Exclusive: Save Big For A Limited Time



FREE
Water line to
fridge opening



FREE
4 Interior potlights
on one switch



FREE
Walkway & perennial
garden



FREE
Breakfast bar
overhang



FREE
Central air
conditioning



FREE
Holiday
soffit receptacle



FREE
Garage door
opener



FREE
Upgraded egress
window in basement



FREE
Shadow box
cabinets

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