

TOWNHOMES | PHASE TWO



NOBLETON // KING

VAMOTO

THIS IS HOW I LIVE. THIS IS WHERE I LIVE.

THIS IS HOW I LIVE. THIS IS WHERE I LIVE.

MEMBERS OF



VIA MOTO

P H A S E T W O

A community that inherits an ideal surrounding of nature and an established enclave of prestigious homes. VIA MOTO's design will bring together hints of fresh contemporary while drawing from traditional inspiration. The community will be graced with executive singles ranging from 50' to 80' lots while boasting a limited collection of luxury townhomes.

WELCOME TO NOBLETON

First settled in 1812, Nobleton has grown into a quaint community with a picturesque landscape within the Township of King. While maintaining an inviting charm; the community offers access to amenities supporting the community residences. Minutes away from recreational and cultural facilities, expansive park trails and world-class golf courses. Nobleton provides enriching opportunities to the citizens of its community. The township provides exceptional services accommodating various family types and dynamics; including educational and recreational programs for all ages. While maintaining its sense of village charm; Nobleton resides a short distance to major amenities that the GTA has to offer. Truly, a gem on the horizon of the city lights.

ABOUT THE BUILDER

As a family orientated builder in the GTA, Fandor Homes has a straight forward vision: Build communities that a family can feel safe, design a home that not only is beautiful but functional and integrate the natural landscape when possible.

Our footprint across the GTA is diverse, just like our homeowners. A Fandor built home can be a townhouse in Barrie or a two-storey in Woodbridge or a luxury estate in King or a bungalow in Bowmanville. Our range in design, location and house type conforms to our homeowner's lifestyle. Welcome to a new community presented by:



TOWNHOMES FREEHOLD

MULSSANE

3 Bedrooms // 2.5 Baths // 3 Levels of living space // optional elevator // optional tandem garage // Spa inspired master ensuite // Freehold

ELEVATION | A



2103
END UNIT

2102
INTERIOR UNIT

2101
INTERIOR UNIT

2103
END UNIT

ELEVATION | B

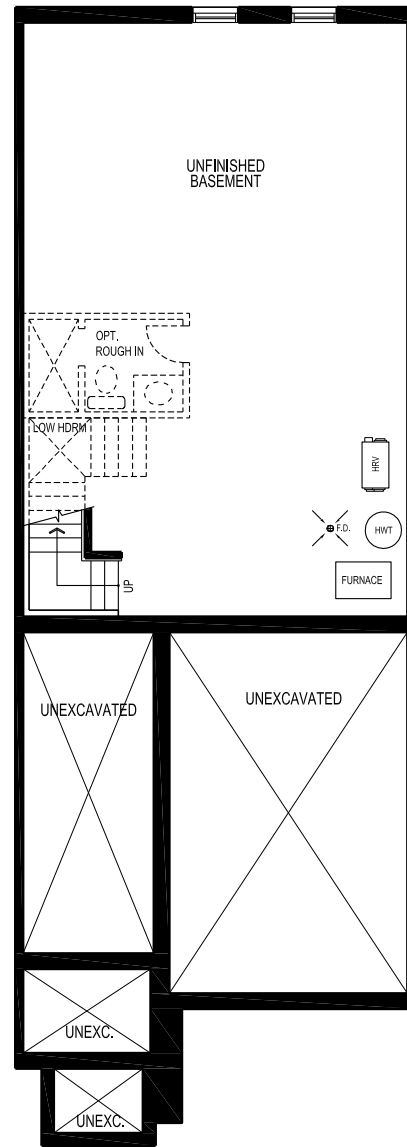


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END UNIT

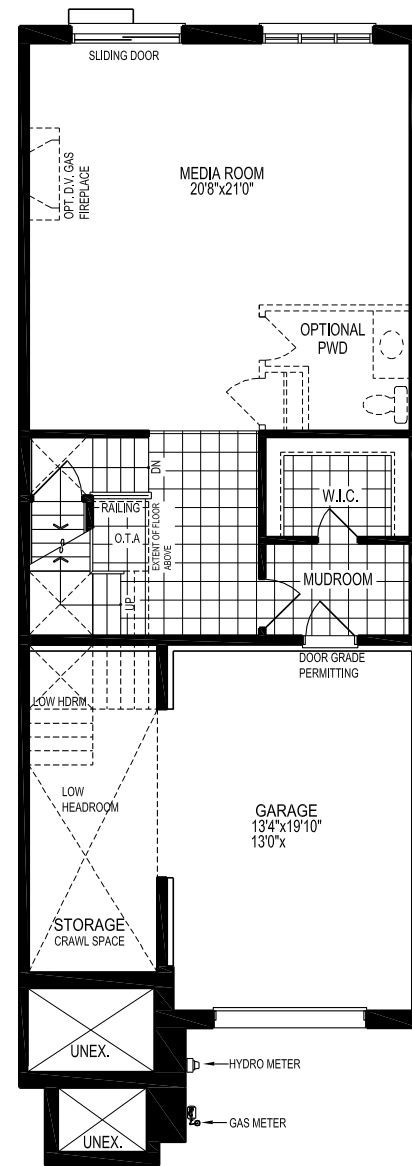
2102
INTERIOR UNIT

2101
INTERIOR UNIT

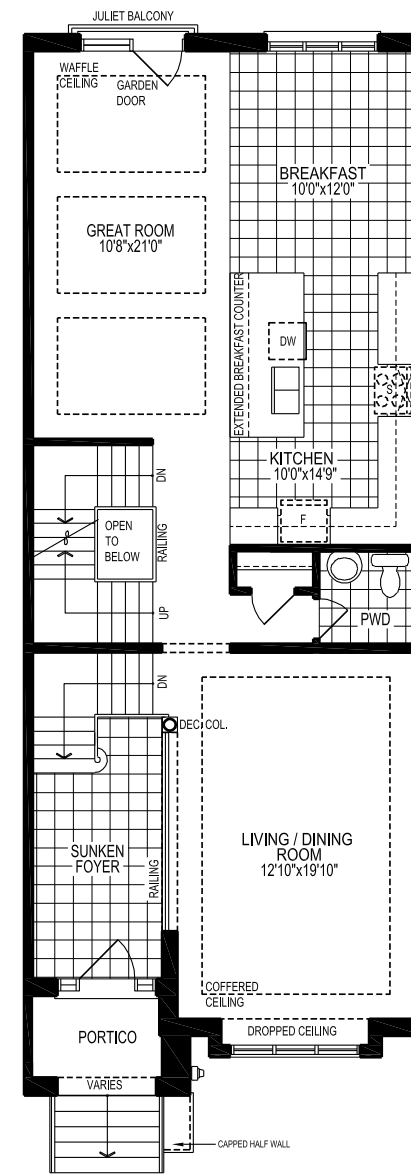
2103
END UNIT



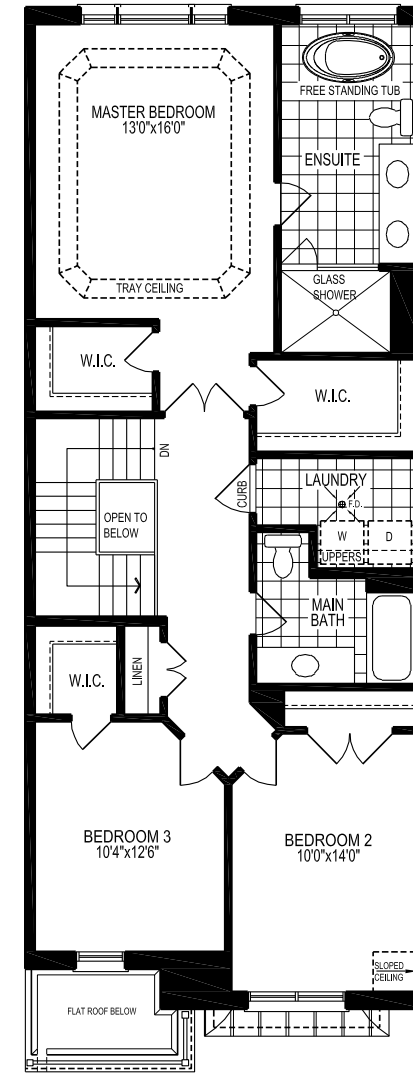
BASEMENT PLAN | Elevation A



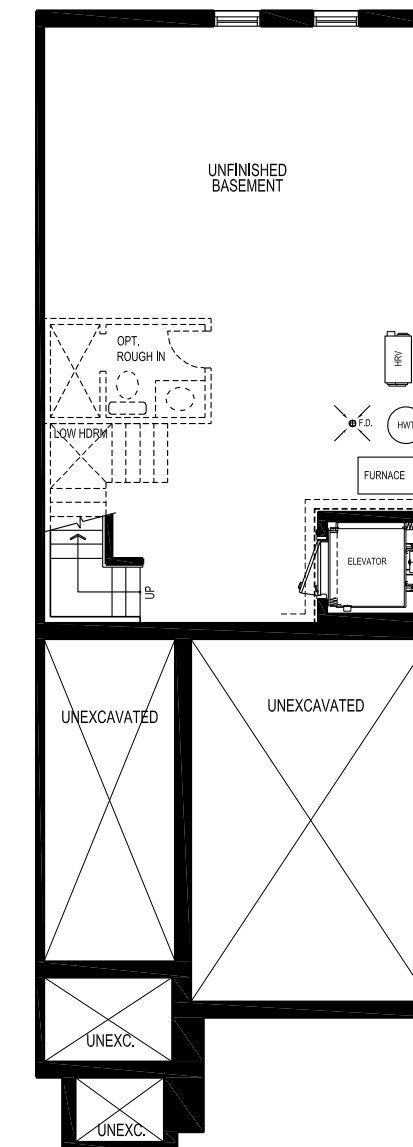
GROUND FLOOR PLAN | Elevation A



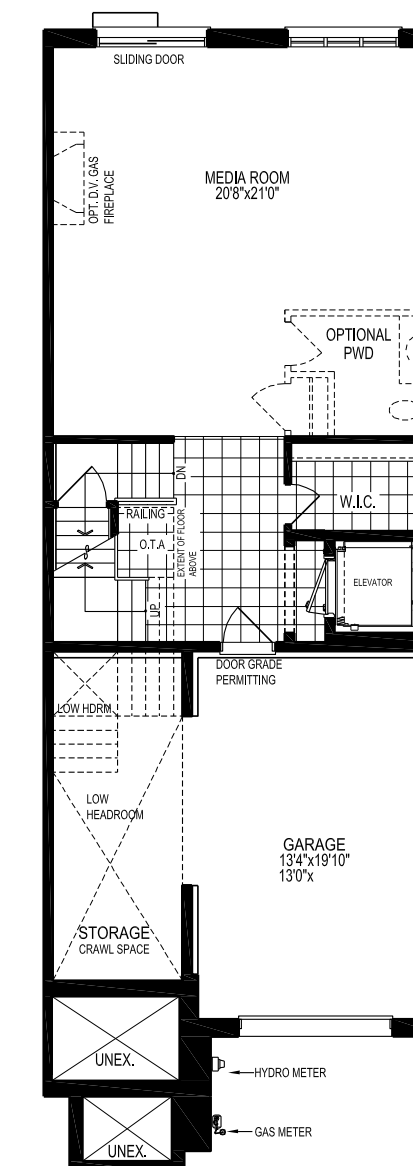
MAIN FLOOR PLAN | Elevation A



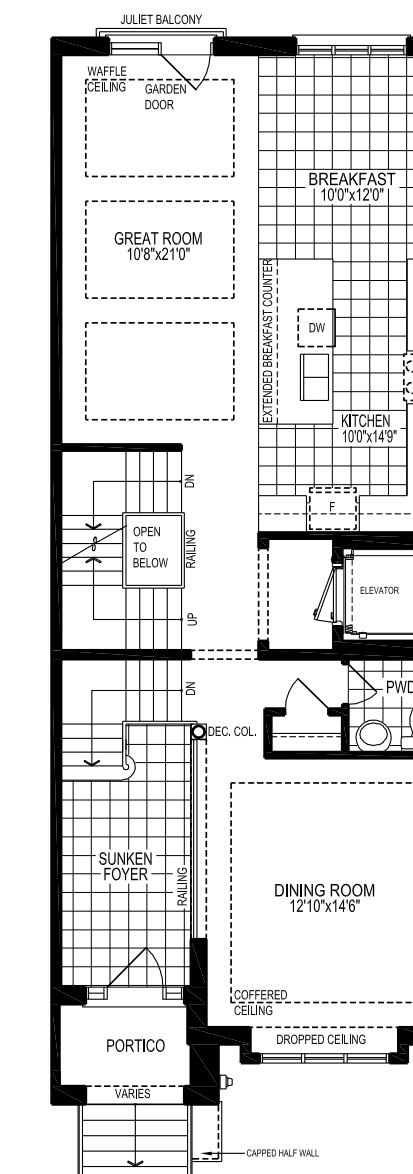
UPPER FLOOR PLAN | Elevation A



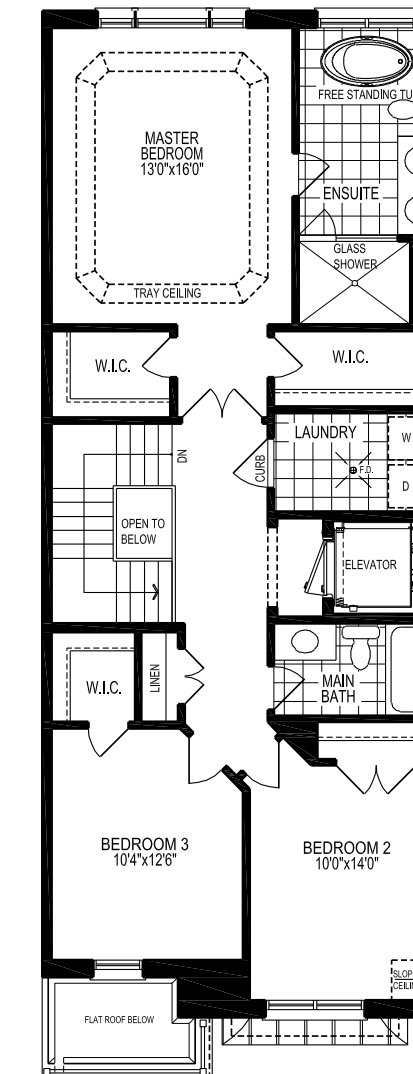
BASEMENT PLAN WITH ELEVATOR | Elevation A



GROUND FLOOR PLAN WITH ELEVATOR | Elevation A
(Elevation B Similar)



MAIN FLOOR PLAN WITH ELEVATOR | Elevation A
(Elevation B Similar)



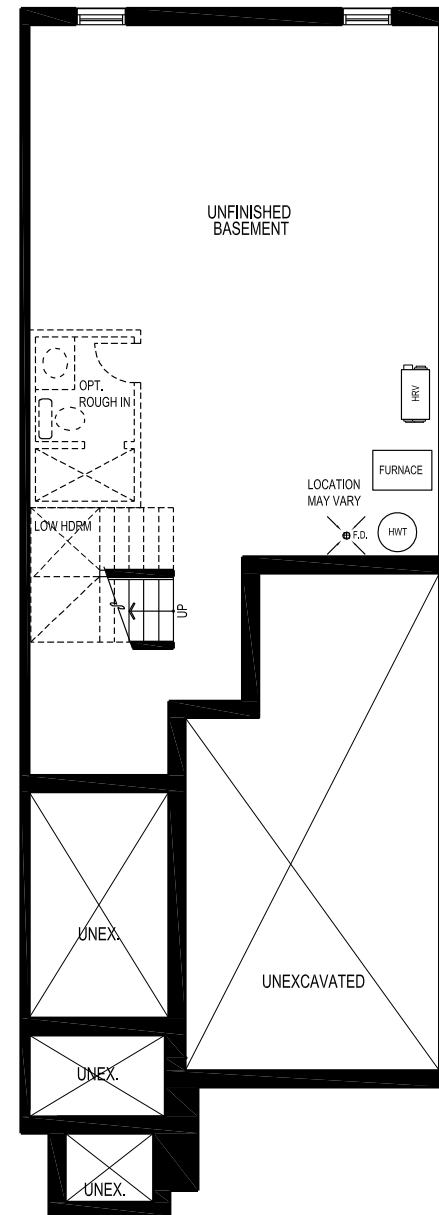
UPPER FLOOR PLAN WITH ELEVATOR | Elevation A
(Elevation B Similar)

DESIGN WITH OPTIONAL ELEVATOR

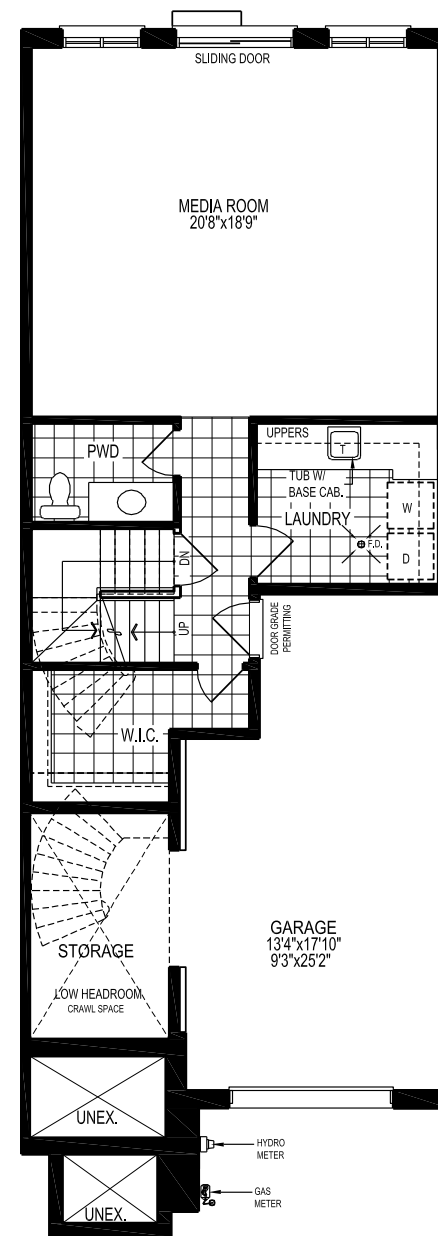
ELEVATION A 3086 sq. ft. Includes 35 sq. ft. of open area

ELEVATION B 3194 sq. ft. Includes 35 sq. ft. of open area

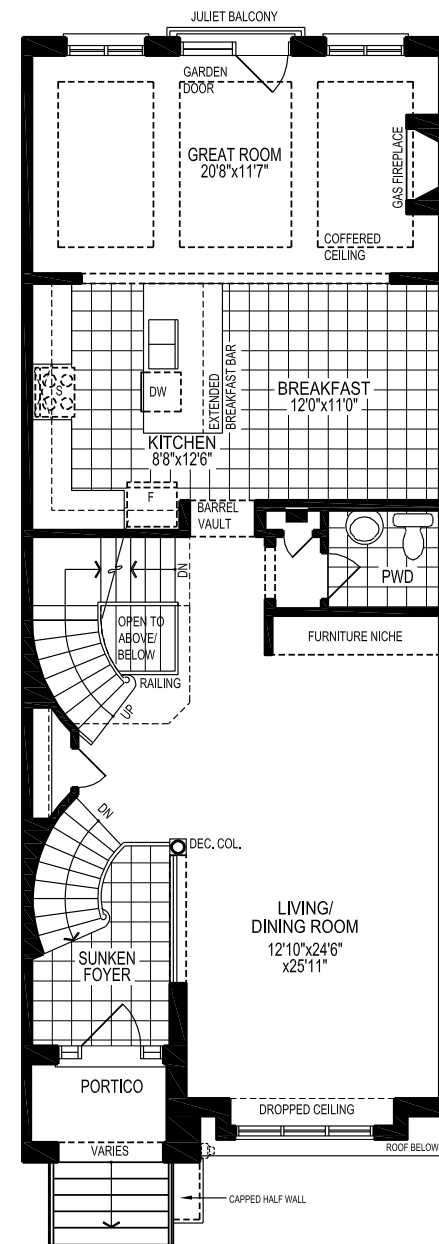
2102



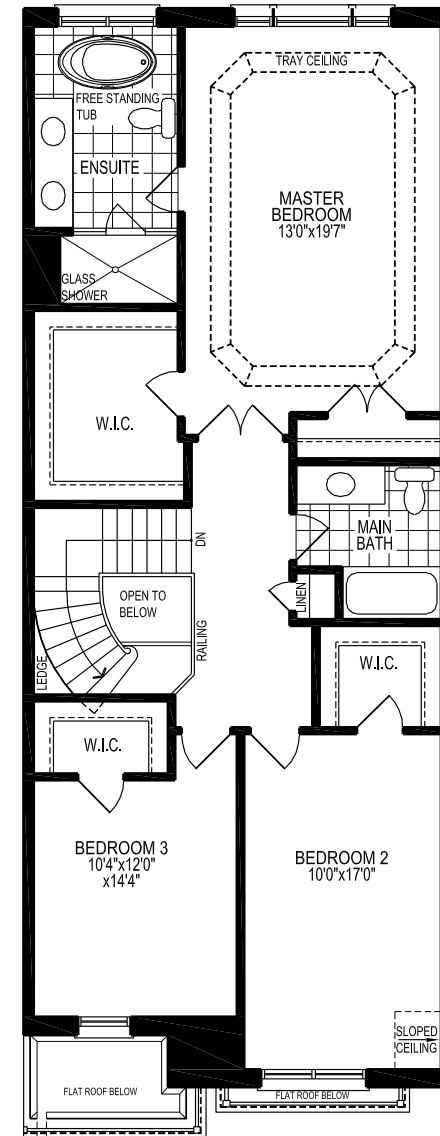
BASEMENT PLAN | Elevation A



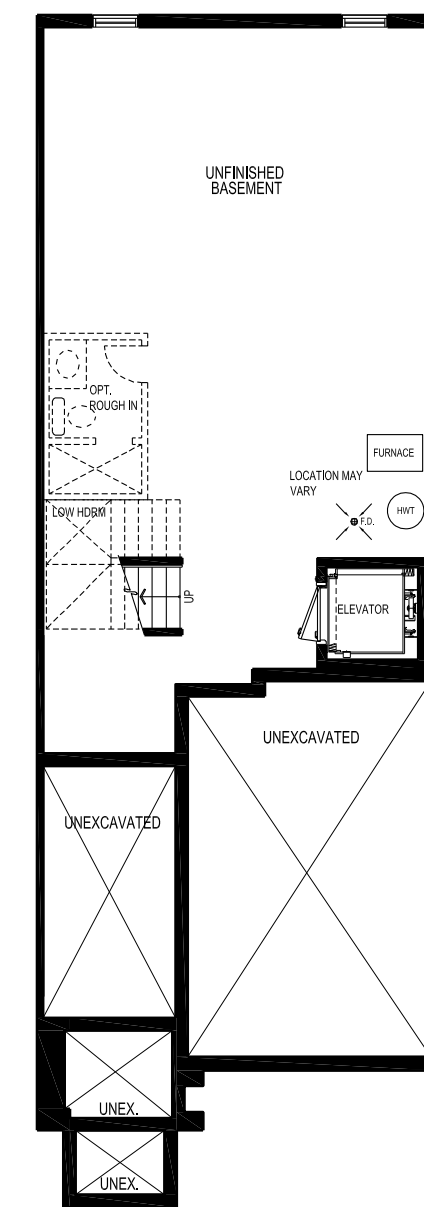
GROUND FLOOR PLAN | Elevation A



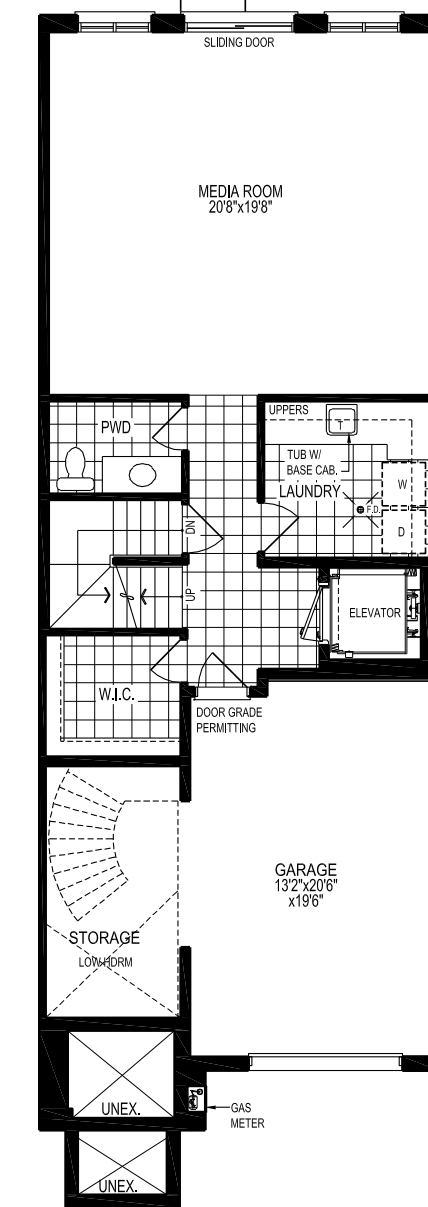
MAIN FLOOR PLAN | Elevation A



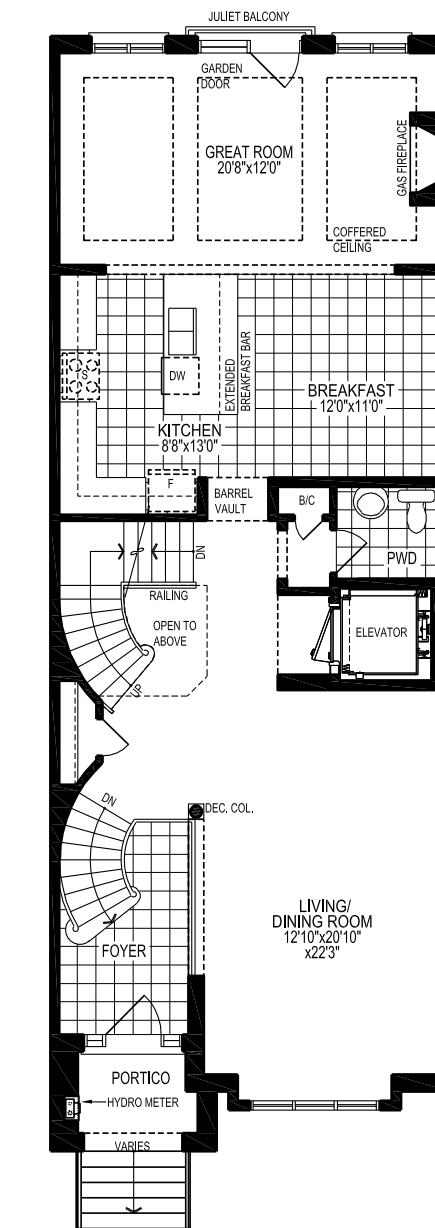
UPPER FLOOR PLAN | Elevation A



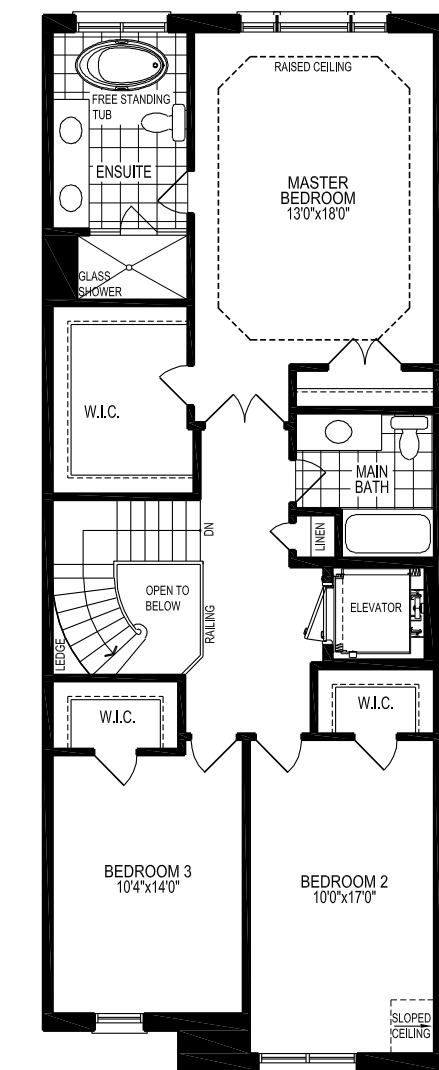
BASEMENT PLAN WITH ELEVATOR | Elevation A



GROUND FLOOR PLAN WITH ELEVATOR | Elevation A



MAIN FLOOR PLAN WITH ELEVATOR | Elevation A



UPPER FLOOR PLAN WITH ELEVATOR | Elevation A

DESIGN WITH OPTIONAL ELEVATOR

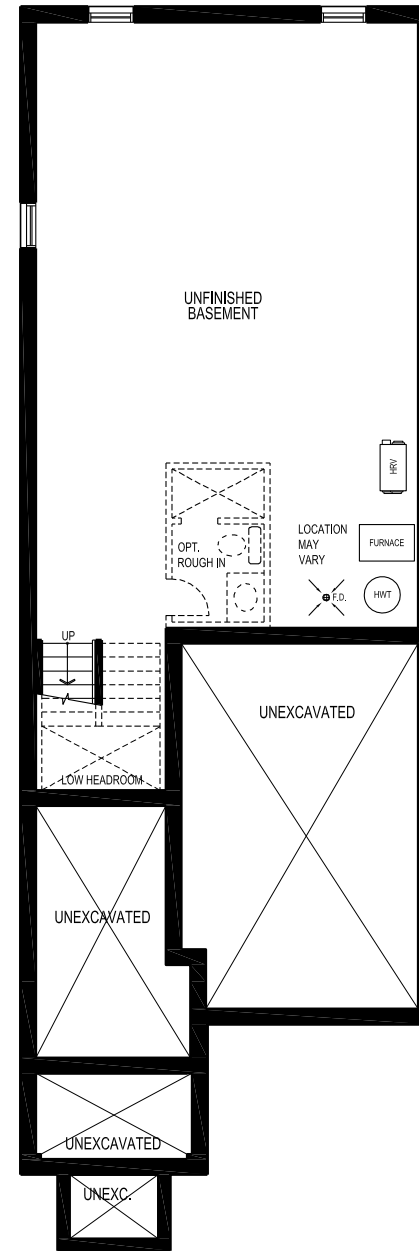
MULSSANE

2103 - END UNIT

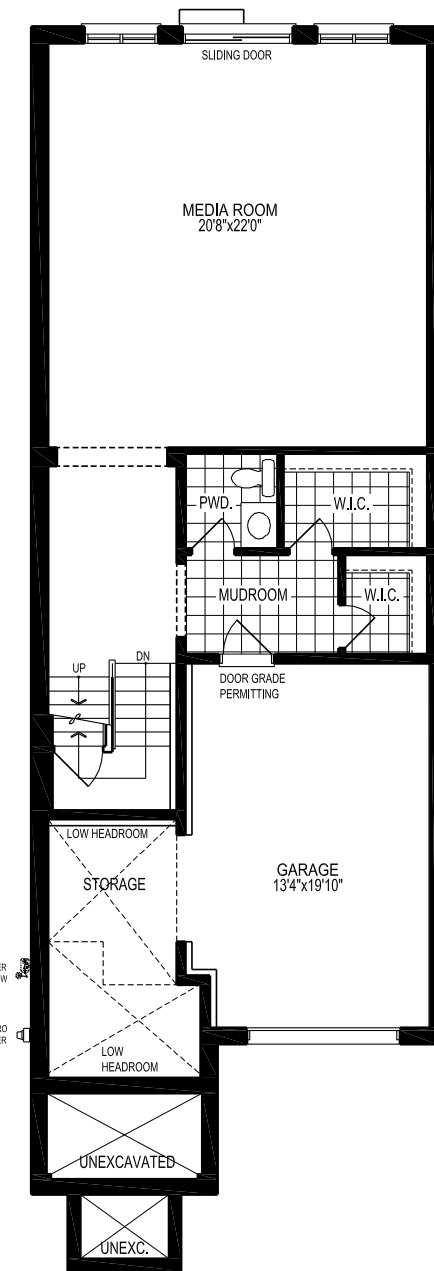
ELEVATION A 3297 sq. ft.

ELEVATION B 3317 sq. ft.

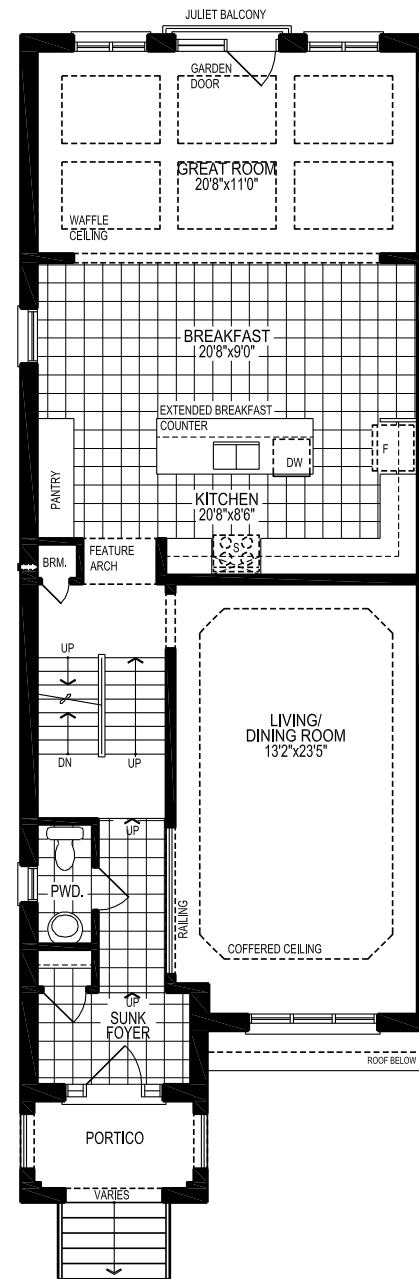
2103



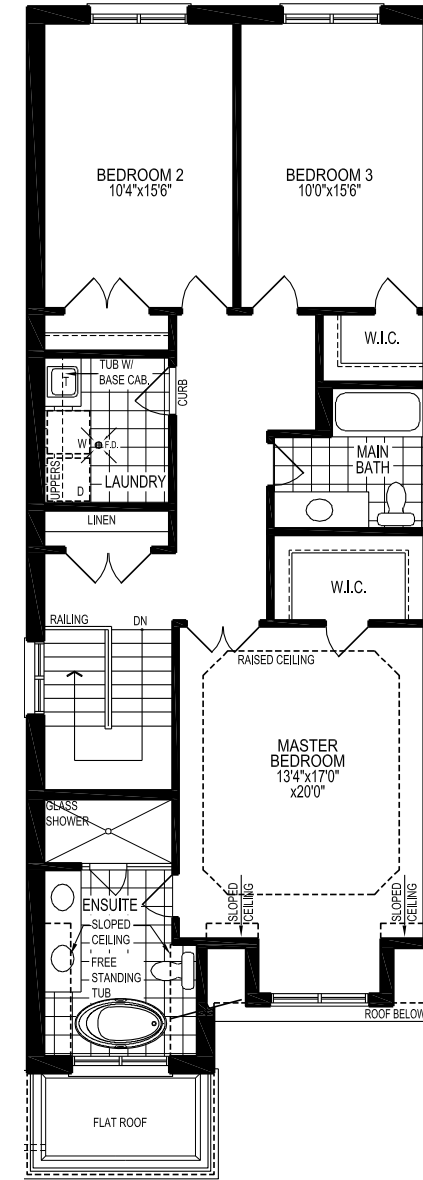
BASEMENT PLAN | Elevation A



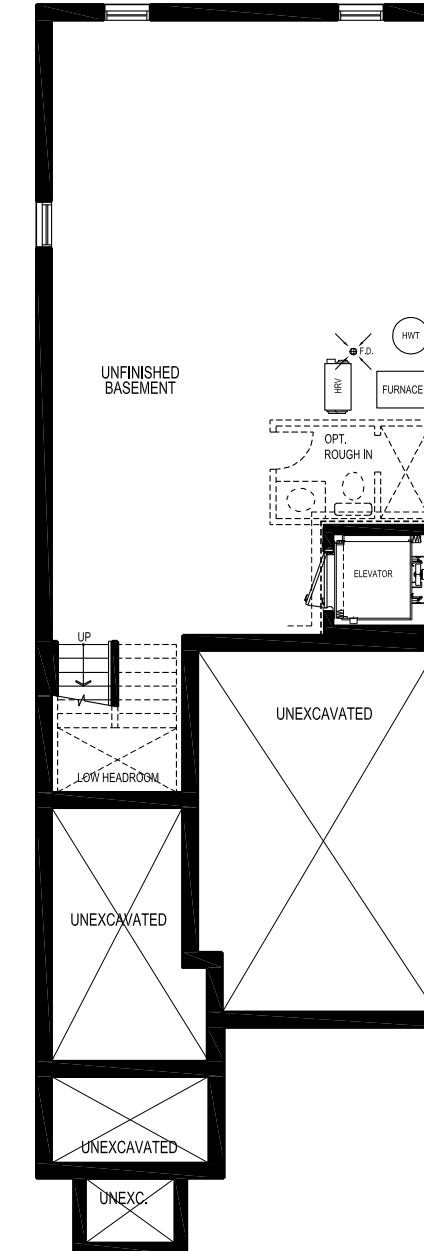
GROUND FLOOR PLAN | Elevation A



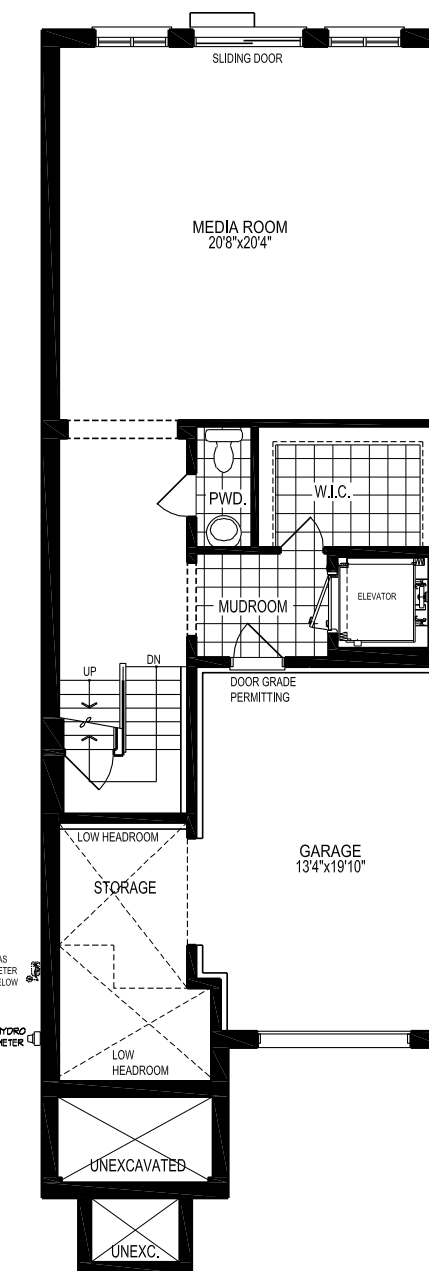
MAIN FLOOR PLAN | Elevation A



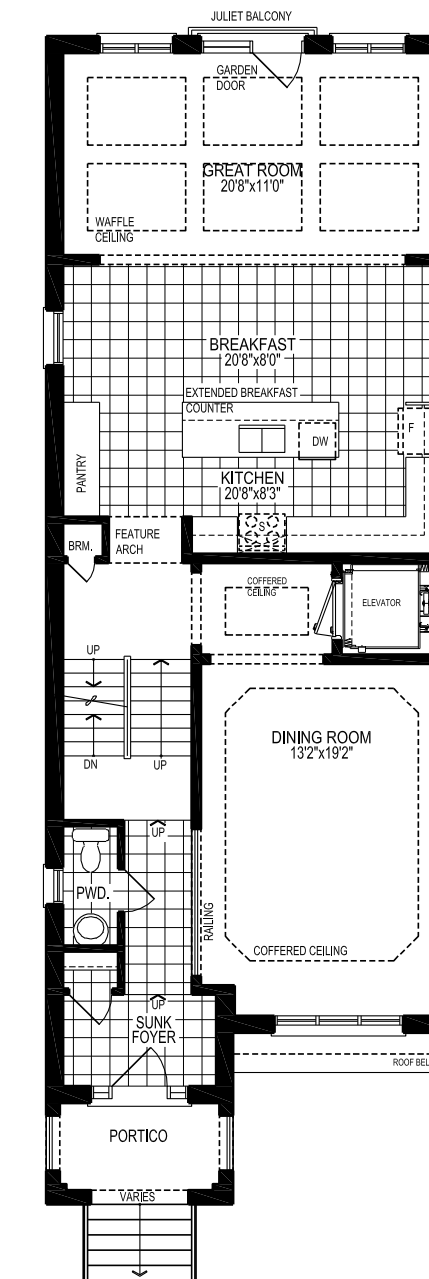
UPPER FLOOR PLAN | Elevation A



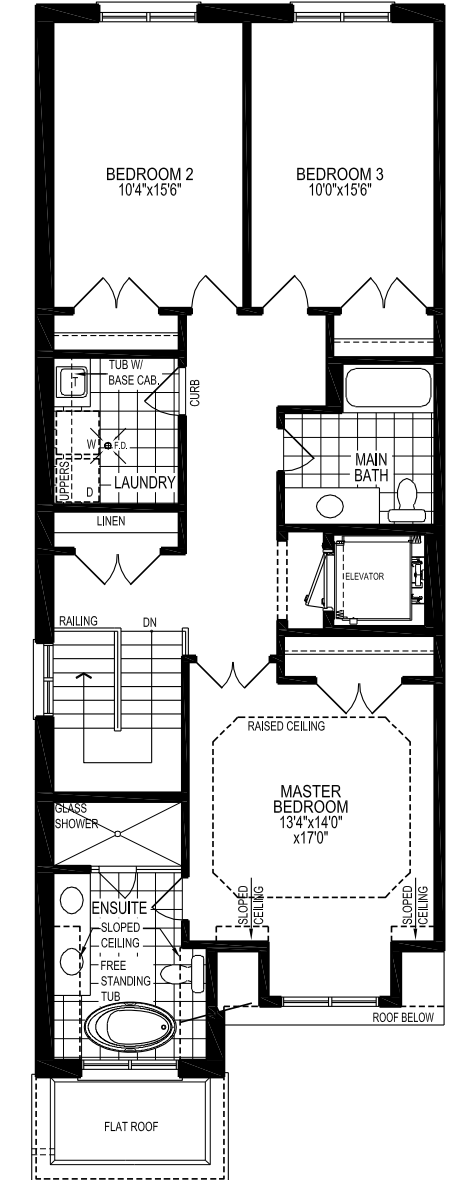
BASEMENT PLAN WITH ELEVATOR | Elevation A
(Elevation B Similar)



GROUND FLOOR PLAN WITH ELEVATOR | Elevation A
(Elevation B Similar)



MAIN FLOOR PLAN WITH ELEVATOR | Elevation A
(Elevation B Similar)



UPPER FLOOR PLAN WITH ELEVATOR | Elevation A
(Elevation B Similar)

DESIGN WITH OPTIONAL ELEVATOR



The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by the architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARIION Warranty Corporation's official method for the calculation of floor area. Actual usable floor space may vary from the stated floor area. Railings on front porch only where required by O. B. C. All images are artist concept only. E & O. E. 4202

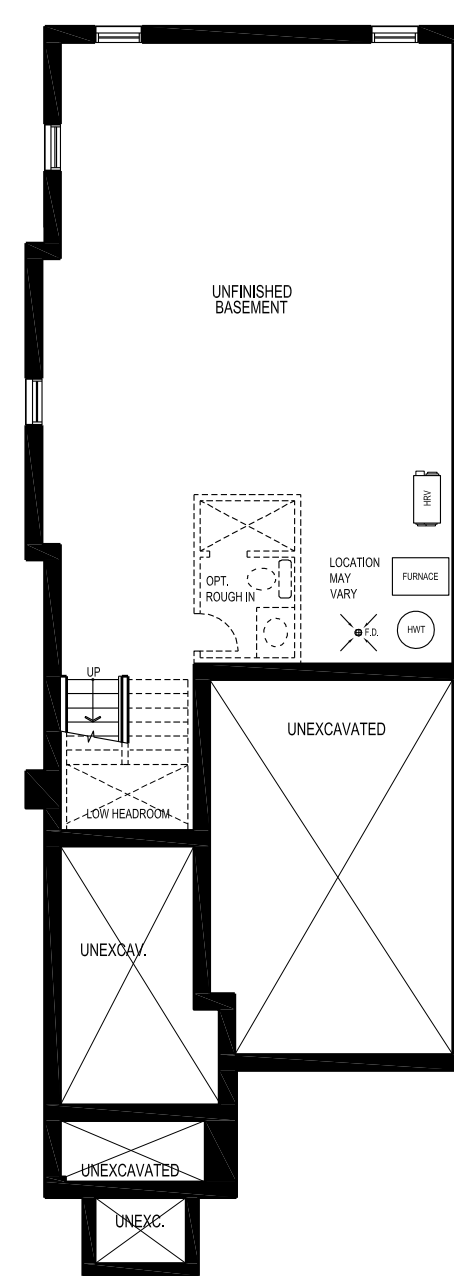
MULSSANE

2103 - END UNIT (FLANKAGE)

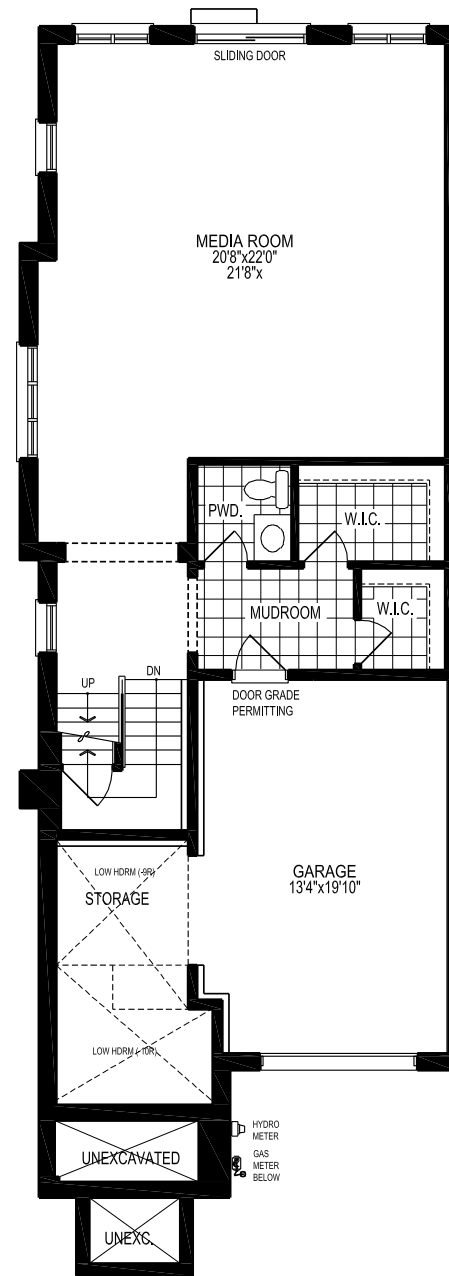
ELEVATION A 3363 sq. ft.

ELEVATION B 3380 sq. ft. Includes 25 sq. ft. of open area

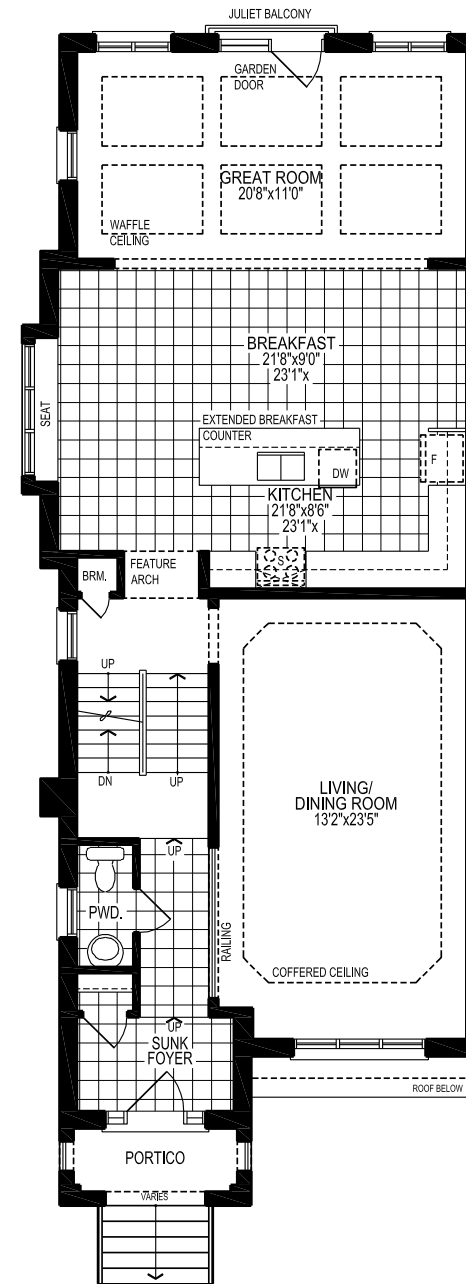
2103 (Flankage)



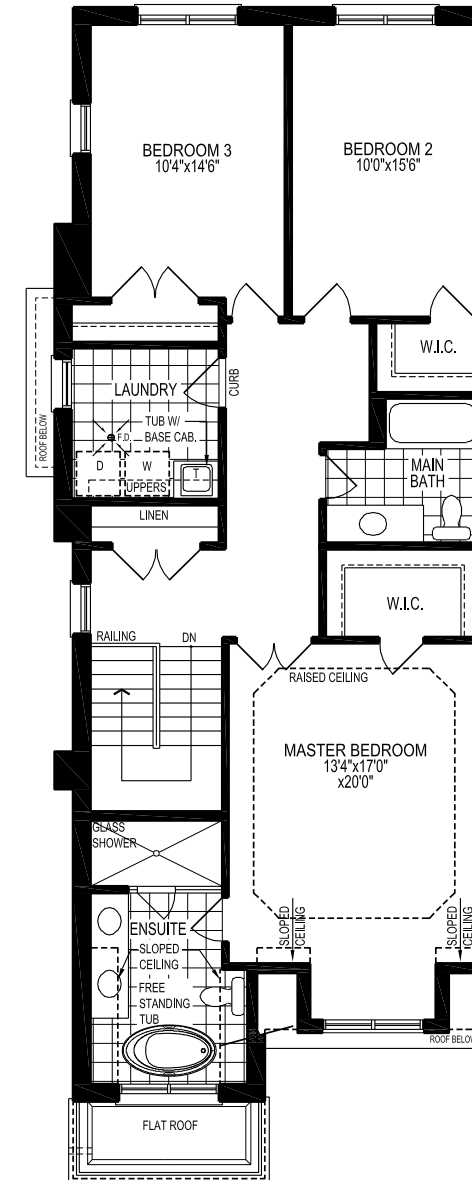
BASEMENT PLAN | Elevation A



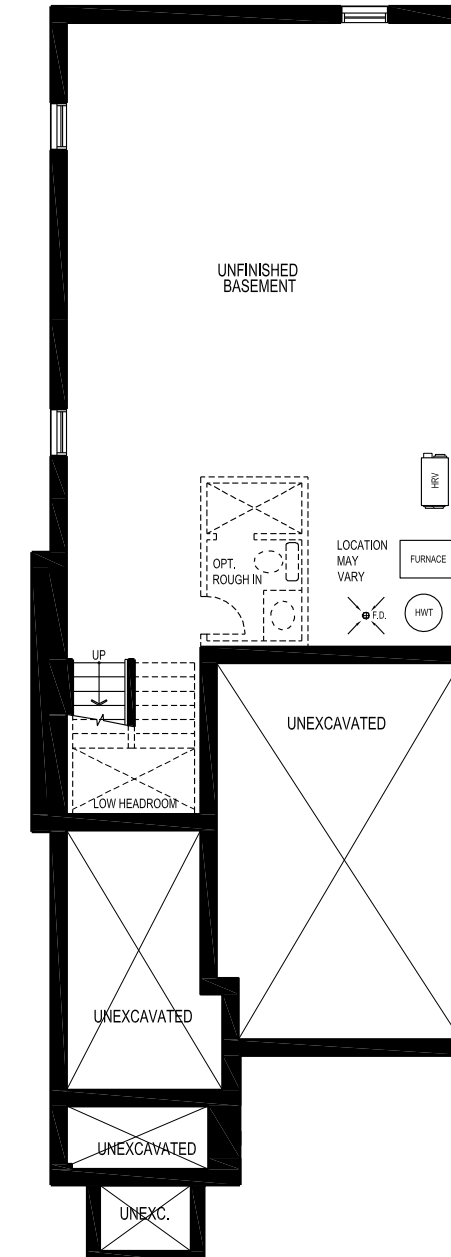
GROUND FLOOR PLAN | Elevation A



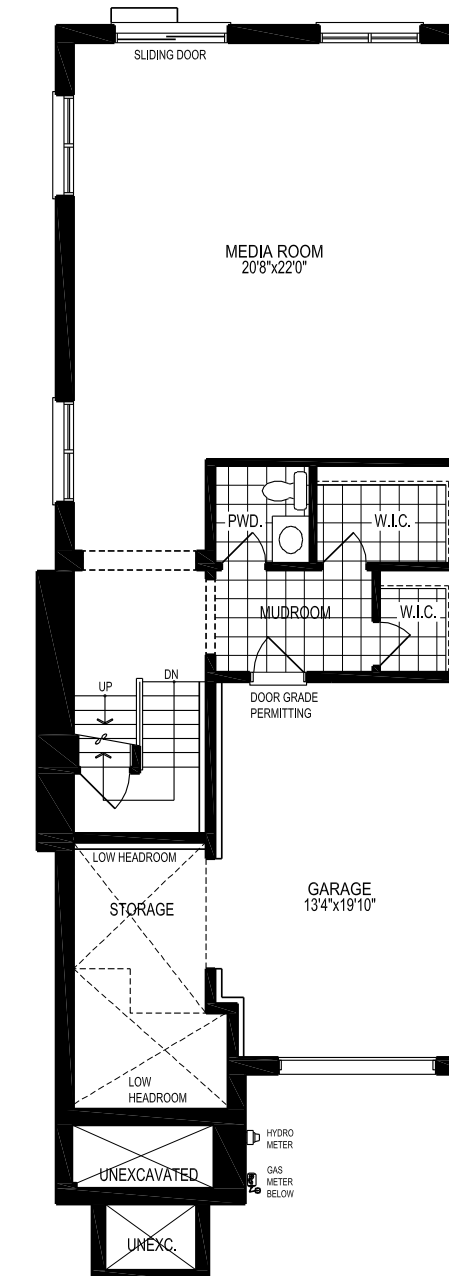
MAIN FLOOR PLAN | Elevation A



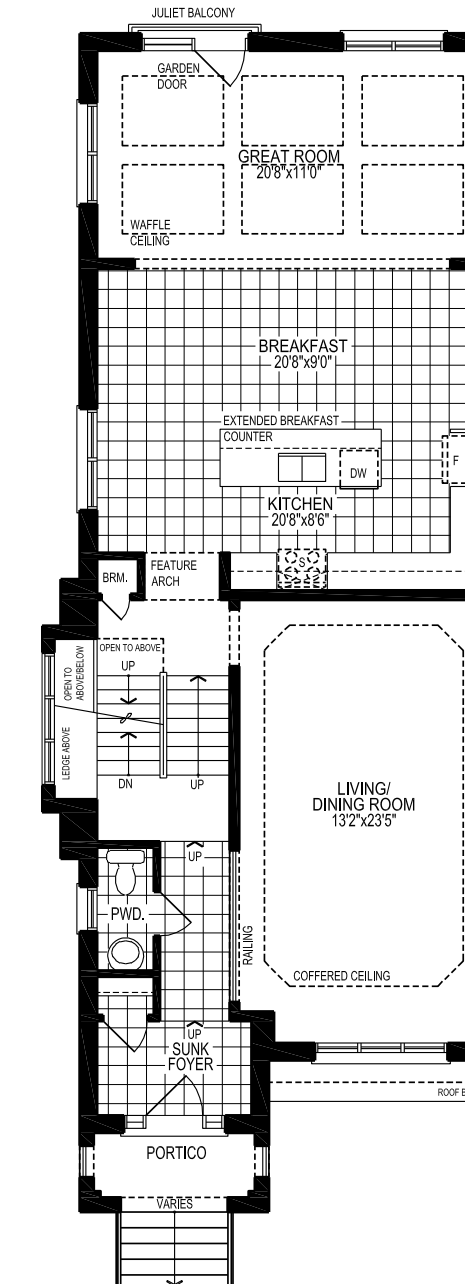
UPPER FLOOR PLAN | Elevation A



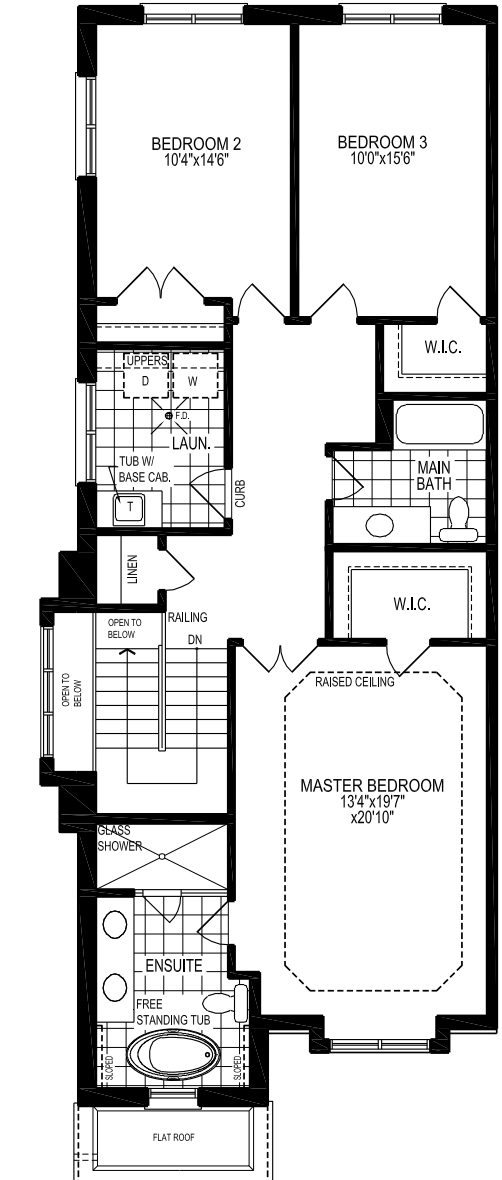
BASEMENT PLAN WITH ELEVATOR | Elevation A
(Elevation B Similar)



GROUND FLOOR PLAN WITH ELEVATOR | Elevation A
(Elevation B Similar)



MAIN FLOOR PLAN WITH ELEVATOR | Elevation A
(Elevation B Similar)



UPPER FLOOR PLAN WITH ELEVATOR | Elevation A
(Elevation B Similar)

DESIGN WITH OPTIONAL ELEVATOR



The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by the architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARIION Warranty Corporation's official method for the calculation of floor area. Actual usable floor space may vary from the stated floor area. Railings on front porch only where required by O. B. C. All images are artist concept only. E & O. E. 4202



TOWNHOMES

STANDARD APPOINTMENTS

EXQUISITE FEATURES PHASE TWO

- 9ft ceiling height for main and upper floors (excluding areas due to mechanical systems and/or structural requirements)
- 8ft ceiling height for ground and basement (excluding areas due to mechanical systems and/or structural requirements)
- Cold cellar as per plan
- Coffered and waffle ceilings as per plan
- Engineered floors
- 8ft high (approx. height) insulated fiberglass wood grain look front entry door(s) (as per plan)
- Casement windows included (Low E Argon)
- Garage man door where grade permits
- French/garden doors (exterior) as per plan
- Stone/stucco/brick as per plan
- Direct vent natural gas fireplace with precast look mantle for all standard fireplace locations (as per plan)
- Self-sealing laminate shingles with limited lifetime manufacturer's warranty
- Rough-in gas for future bbq

- Heat Recovery Ventilation unit
- Upgraded high efficiency furnace
- Upgraded tankless hot water heater (rental)
- Taped ducts in basement
- Duct cleaning
- 200 amp service
- Decora plugs and switches
- Valance and valance lights, tall uppers, upper crown on kitchen cupboards
- Laundry uppers, base as per plan
- Rough in: cable, telephone, security, central vacuum to garage
- Smooth ceilings, painted (finished areas)
- 7 ¼" base/ 3 ½" case with backband (finished areas)
- Levers instead of knobs for interior doors
- Steeple hinges for interior doors
- Closet shelving to be wire (white)
- Glass shower enclosures with frameless door (As per plan,

- standard height, where applicable)
- White trim/doors
- Granite kitchen countertop with undermount sink
- Marble bathroom countertop
- Upgraded 3 ¼" x ¾" stained oak hardwood main floor (non tiled areas) and upper hall, bedrooms to be berber carpet
- Stained oak stairs
- 1 ¾" oak or 1/2" iron pickets with collar or birds nest
- Programmable thermostat
- Garages insulated, drywalled and primed

EXTERIOR

- Genuine clay brick and coordinating colour mortar (as per elevation) with stucco, moulding, stone, precast, stone sills and wood accents as per elevation
- Entry resistant framing on all exterior doors
- Porches with reinforced poured concrete as per plans
- Professionally graded and sodded area in front, side yard and rear
- Paved Driveway
- Prefinished aluminum soffits, fascia, eaves troughs, down spouts, shutters as per elevation
- Decorative columns and trim as per elevation
- Self sealing laminate shingles with limited lifetime manufacturer's warranty
- Vinyl casement windows (with Low E Argon) fixed and operating
- Maintenance free vinyl sliders (with Low E Argon) basement windows as per plans
- Fibreglass clad insulated front entry door(s) with sidelite(s), transom, finished door hardware and deadbolt lock, as per elevation.
- Steel insulated sectional roll up garage doors with heavy duty springs, rust resistant door hardware and window sections as per elevation
- Precast concrete slab walkways to front door entry
- Poured concrete basement floor and reinforced garage floor with grade beams

FRAMING

- 2 x 6 exterior wall construction with R22 insulation with R60 in attic space, R20 on basement walls, as per Ontario Building Code requirements
- Cathedral ceiling(s) as per plans
- Pre-primed steel beams and posts
- Poured concrete basement walls with heavy damp-proofing and weeping tile. Pre-formed drainage membrane to all exterior walls excluding garage
- Screw down and joints sanded on 5/8" tongue and groove plywood subflooring
- Engineered floor systems

INTERIOR

- Plastic coated white wire shelving in closets
- Interior door levers with privacy lock sets on bathrooms
- Stained finish oak railing and pickets with oak stairs on main staircase as per plan
- Casing on windows, doors and main floor archways in all finished areas

- Baseboard throughout finished areas
- Decorative wood columns as per plans
- Decorative niche as per plans
- Door from garage to house where grade permits
- Gas fireplace as per plan
- Cold cellar, as per plan

KITCHEN

- Purchaser's choice of deluxe cabinetry with lower valance, crown, granite countertops from vendor's standard samples
- Extended height upper cabinetry
- Rough-in plumbing and electrical with cabinet space for future dishwasher
- Quality double stainless steel sink with single lever faucet and pull out vegetable spray
- Kitchen range hood fan vented (6") to exterior
- Heavy duty stove receptacle
- Dedicated electrical outlet for future refrigerator
- Split electrical outlet at counter level for small appliances

PAINTING

- Doors and trim painted white semi-gloss
- Interior walls to be painted with high quality latex paint. Kitchen, Laundry and Bathroom walls and trim to be semi-gloss
- Purchaser choice of wall colours from vendor's samples (one)
- Smooth drywall ceilings finished areas (white)

BATHROOMS

- Ceramic wall tile (two tiles high for drop-in tub) as per vendor's samples
- Ceramic shower stall with light and glass door as per plan
- White bathroom plumbing fixtures as per vendor's standard
- Pressure balance, temperature control water saving valves to all showers
- Purchaser's choice of cabinets and marble countertops from Vendor's standard sample
- Energy efficient toilet tanks
- Strip lighting in all bathrooms
- Mirrors with decorative beveled edge in bathrooms.
- Powder rooms to have decorative oval mirror
- Elegant bath and separate showers as indicated on plans in master ensuite
- G.F.I. electrical outlets for small appliances beside all bathroom vanities

- Privacy locks on all bathroom doors
- 3 pc washroom rough-in in basement

FLOORING

- Imported quality ceramic or porcelain tile flooring (standard 12" x 12" or 13" x 13") in foyer, kitchen, breakfast, powder room, laundry room and all bathrooms as per plan
- Shower stalls include 8" x 10" wall tiles, marble sills and 2" x 2" mosaic floor tile
- Quality Berber broadloom with under pad throughout bedrooms
- 3 ¼" x ¾" Oak hardwood (non tiled areas) main floor and upper hall
- Floor and wall finishings from vendor's samples

HEATING

- Forced air high efficiency gas furnace with electronic ignition, power vented to exterior
- High efficiency gas hot water rental unit
- Ducting sized for future air conditioning
- Centrally located thermostat

ELECTRICAL

- Combination CO2 and smoke detector on each floor (as per Ontario Building Code)
- One electrical weatherproof exterior outlet at rear and two electrical outlets in garage
- Rough-in cable TV (family room and all bedrooms)
- Rough-in telephone (master bedroom and kitchen)
- 200 amp electrical service with circuit breakers
- Decora white plugs and switches throughout
- Electrical outlet for future garage door opener
- Heavy duty cable for dryer and stove
- Rough-in for central vacuum systems to garage
- Ground fault interrupter outlets in all bathrooms and powder room
- All wiring in accordance with Ontario Hydro Standard
- Electrical door chime
- Seasonal duplex receptacle included
- Rough-in security



GENERAL

Purchaser's choice of interior colours and material from Vendor's samples, if not yet ordered or installed provided that colours and materials are available from supplier and purchaser agrees to select the colour and material within the time requested by the Vendor. If no response from the purchaser, the Vendor reserves the right to choose the colour and material when necessary to avoid delaying construction on dwelling. All plans, elevations specifications and dimensions are subject to modification from time to time by the Vendor according to the Ontario Building Code, Architectural Review Committee and Municipal Zoning Bylaw Requirements. The Vendor will NOT allow the purchaser to do any work and/or supply any material to the finish dwelling before the closing date. The purchaser shall indemnify and the Vendor, its servants and agents, harmless from all action, causes of action claims and demands for, upon reason of any damages, loss or injury to person or property of the purchaser or any of his friends, relatives, workmen or agents, who have entered on the real property, or any part of the subdivision of which the real property forms a part where with the authorization, expressed or implied, of the Vendor property or any part of the subdivision of which the real property

forms a part where with the authorization, expressed or implied, of the Vendor. Ontario New Home Warranty program. The purchaser agrees to pay Tarion Enrolment fees on closing as an adjustment. The purchaser acknowledges that the finishing and materials contained in any model homes or in sales pavilion, including all upgraded material, may be for display purposes only and may not be of the same grade or type, or may not necessarily be included in the dwelling unit purchased herein. House types and streetscapes are subject to final approval of the Municipal or Developer's Architectural Committee and final siting and approval of the Vendor's architect. Variations of colour and shade from Vendor's samples may occur in exterior face brick, shingles and all interior finishing materials, e.g. ceramic tiles, etc., due to normal production process and geographic organic material. Exclusive features as noted above apply to particular models and locations only. Please consult the plans for the model and location of your choice to determine which of these apply or consult your Sales Representative. Plans, specifications and materials are subject to availability, substitution and modification without notice at the discretion of the Vendor. E. & O.E. (FAND 1075) Oct 25/03

TARION WARRANTY CORPORATION COVERAGE

SEVEN YEAR WARRANTY

Major structural defects

TWO YEAR WARRANTY

Plumbing, heating, electrical systems and the building envelop

ONE YEAR WARRANTY

All items as per Tarion warranty guidelines

NOTE:

Acceptable tolerances are defined within Tarion's CPG and act as a minimum standard for all registered builders. When dealing with man made or natural materials variations in sizes, patterns and shades may/can occur (e.g flooring, cabinetry, walls etc.)

Home maintenance is an important aspect of the integrity of your home, its materials and warranty. Refer to Tarion's home maintenance guide as a basis for maintenance and moisture control.

Seaming of carpeting are implemented under some conditions

Grade conditions will determine the number of exterior steps required (May vary on a lot by lot basis).

Ceiling and wall heights may vary due to structural, mechanical or any other construction conditions.

Specifications may change without notice. Vendor has the right to substitute materials of equal or better value.

All colour and finishing selections are to be made by appointment at our decor studio from the builders standard and upgrade samples

Errors and omissions excepted. At time of publishing all specifications are deemed as correct.



LOCAL AMENITIES

Nobleton of the Township of King has developed a reputation as a growing family oriented community. It offers the proposition of being accessible, yet it separates itself from the bustle of metropolitan living. This perfect blend along with a community whose citizens take pride in curb appeal is the reason why it's a desired community. Easily access major centres in neighbouring communities such as Vaughan, Brampton and Richmond Hill all while having access to hiking trails, quaint villages and amazing community amenities within the Township of King. Rarely does an opportunity of the perfect setting come available, explore what Nobleton has to offer.





Map not to scale. General reference only. E. & O. E.

SCHOOLS & EDUCATION

- 1 St. Mary Catholic Elementary School
- 2 Nobleton Public School
- 3 St. Mary Child Care
- 4 The Montessori Country School
- 5 The Country Day School
- 6 Seneca College
- 7 Villanova College

PUBLIC SERVICES

- 8 Nobleton Veterinary Clinic
- 9 Canada Post
- 10 Petro Canada
- 11 Nobleton Public Library
- 12 Go Station

FITNESS & RECREATION

- 14 Dr. William Lacey Community Centre
- 15 Skating Arena
- 16 Baseball Diamonds
- 17 KNG Fitness/Physiomed
- 18 Nobleton Lakes Golf Club
- 19 Cooper Creek Golf Club
- 20 Canada's Wonderland
- 21 Cold Creek Conservation Area
- 22 Trisan Centre

ARTS & CULTURE

- 23 Kleinburg Village
- 24 McMichael Canadian Art Collection

CHURCH

- 25 St. Mary Roman Catholic Church
- 26 St. Paul Presbyterian Church
- 27 Nobleton United Church

BANKS

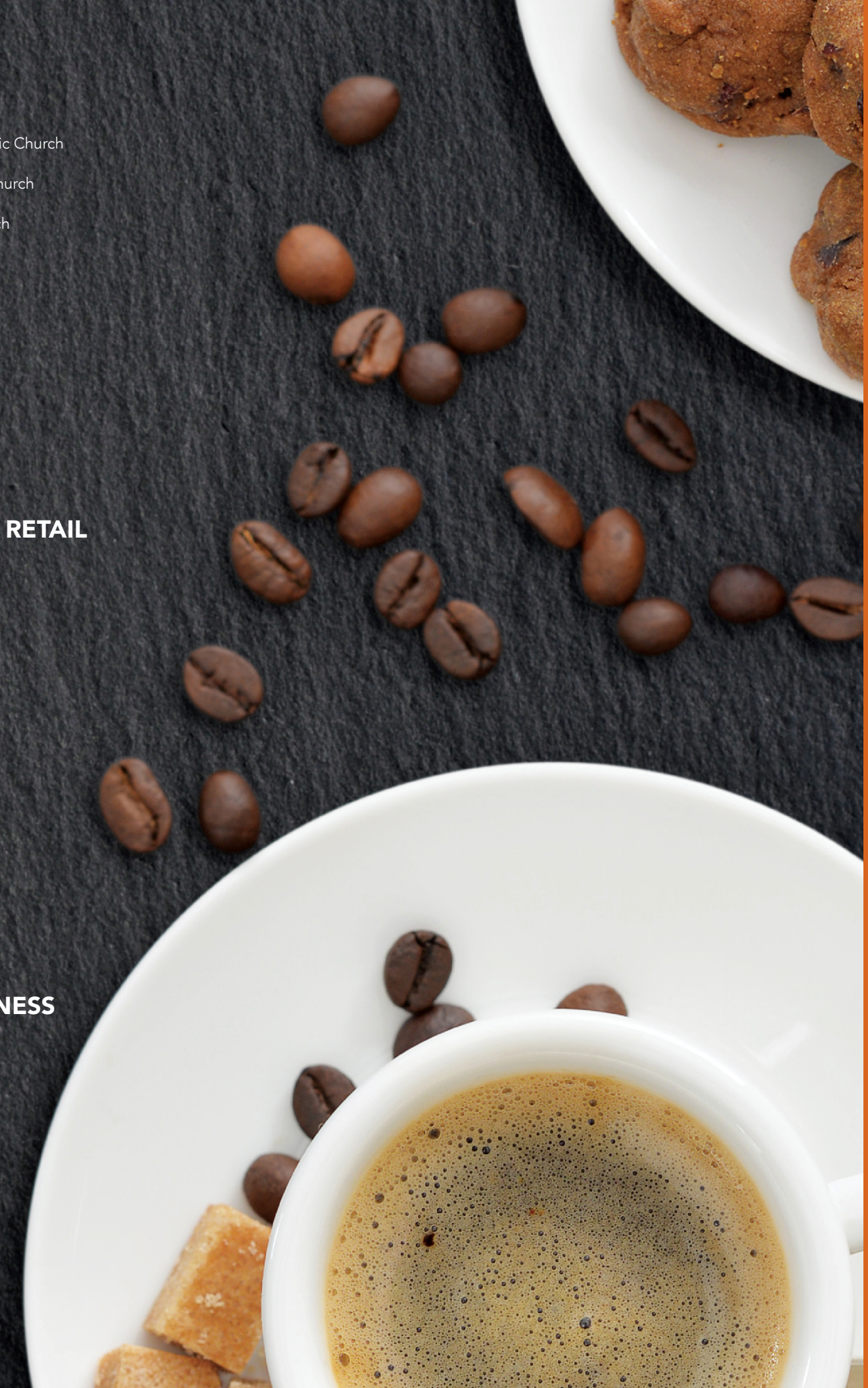
- 28 TD Bank
- 29 RBC
- 30 CIBC
- 31 Scotia Bank

RESTAURANTS & RETAIL

- 32 Noble Wok
- 33 Cappuccino Bakery
- 34 Raffaele's Cantina
- 35 No Frills
- 36 LCBO
- 37 Cousin's Market
- 38 Tim Hortons
- 39 Vaughan Mills
- 40 Foodland
- 41 Rona

HEALTH & WELLNESS

- 42 Guardian Pharmacy
- 43 Nobleton Medical
- 44 Nobleton Optometry
- 45 Dentist



VISIT VIAMOTO.CA



68 Romina Dr, Vaughan, ON L4K 4Z7 **Sales Team:** sales@fandorhomes.com
Tel: (905) 669-5820 **Fax:** (905) 738-7203 **Customer Care:** service@fandorhomes.com

fandorhomes.com