



BUILDING A BETTER FUTURE, TODAY.

DISCOVER THE OBSERVATORY ADVANTAGE OVER \$150,000 IN ADDED VALUE

36' TWO STOREY MODELS

(3602 BURNHAM, 3603 CAMERON, 3604 CAMPBELL, 3605 CEDAR) | SQ.FT. RANGE : 3,683 - 3,986

SPECTACULAR FINISHES

- Approx. 9 ft high finished basement ceiling
- Approx. 10 ft high ceilings on the main floor with smooth ceilings
- Approx. 9 ft high ceilings on the second floor with smooth ceilings
 - Cold cellar with door and light as per plans
- 5-1/4" baseboards throughout the house with 3" integrated back band casings
 - "Door stop" trim to tiled and hardwood areas
- Natural finish upgraded oak railings and 1-3/4" oak pickets
- Natural finish oak stairs (oak veneer stringers and risers with solid oak treads) throughout the house
 - "Continental" or "Cambridge" raised panel solid core smooth finish interior doors
 - Higher arches and doors on main floor only
 - Trimmed arches on main floor from builder's std. samples as per plans
 - Direct vent natural gas fireplace with wood trim surround as per plans
 - Upgrade ceramic tile floors to level two (2) in foyer, master ensuite, powder room, kitchen, breakfast/morning room from builder's samples
- Upgrade ceramic tile floors to level two (2) in all bathrooms/other ensuites, finished laundry and mudrooms from builder's samples as per plans
- 3/4" x 3-1/4" natural finish hardwood floors throughout the main and second level as per plans except tiled areas
 - 40 oz . Luxurious broadloom with level one (1) underpad in finished basement.
 - Approx. 8 ft high front main-entry door
 - Framed mirrors to all bathrooms over each sink from builder's samples
- 20 - 4" LED potlights, upgraded interior light fixtures and exterior coach lights

DESIGNER KITCHENS

- Upgrade series 2 oak or maple wood kitchen cabinetry with microwave/oven cabinets and fridge deep uppers per builder's samples
 - 36" wide counter depth fridge space has deeper uppers
 - 36" wide electric cooktop with cabinets underneath
 - Crown moulding to kitchen uppers
 - Extended taller upper cabinets in the kitchen
- Granite level one (1) kitchen countertop with undermount double stainless steel sink from builder's samples
 - Stainless steel high speed exhaust hood fan as per builder's sample
- KitchenAid 36" - 5 element electric cooktop with touch controls per builder's samples
- KitchenAid 30" convection combination microwave/wall oven in stainless steel per builder's samples
- KitchenAid 20.5 cu.ft. - 36" wide stainless steel built-in bottom freezer refrigerator per builder's samples
 - KitchenAid 24" 6 cycle/5 option stainless steel dishwasher per builder's samples
- Upgrade ceramic tile floors to level two (2) in kitchen, breakfast/morning room from builder's samples as per plans

LUXURIOUS BATHROOMS

- Upgrade series 2 oak or maple wood cabinetry from builder's samples
- Granite level one (1) master ensuite and powder room countertop with undermount sink from builder's samples where applicable
 - Stand alone acrylic master ensuite tub per plans and brochures per builder's samples
 - Framed mirrors to all bathrooms over each sink from builder's samples
 - Frameless glass shower door in master ensuite where shown on plans
 - Upgrade ceramic tile floors to level two (2) in master ensuite, powder room from builder's samples
- Upgrade ceramic tile walls to level two (2) in master ensuite shower from builder's samples as per plans
- Upgrade ceramic tile floors to level two (2) in all bathrooms/other ensuites from builder's samples as per plans
- Upgrade ceramic tile walls to level two (2) for all other showers and tub enclosures from builder's samples as per plans

ELECTRICAL AND HEATING

- 200 Amp electric panel
- 20 - 4" LED potlights complete with switches
- Upgraded exterior coach lights per builder's samples
- Upgraded interior light fixtures per builder's samples
- Bathrooms to have upgraded brushed nickel finish strip drop lighting over each sink
 - White DECORA switches and plugs throughout





THE
**CONSERVATORY®
GROUP**

BUILDING A BETTER FUTURE, TODAY.

DISCOVER THE OBSERVATORY ADVANTAGE OVER \$350,000 IN ADDED VALUE

50' WITH LOFT MODELS

(5001 FOWLER, 5002 FRIEDMAN, 5003 HARRINGTON) | SQ.FT. RANGE: 6,444 - 6,928

SPECTACULAR FINISHES

- Upgraded Forest Hill elevations with architectural custom precast columns, arches, surrounds, sills and pilasters
 - Self sealing 30 year premium shingles
 - Approx. 9 ft high finished basement ceiling
- Approx. 10 ft high ceilings on the main floor with smooth ceilings
- Approx. 9 ft high ceilings on the second floor with smooth ceilings
 - Approx. 9 ft high ceilings on the loft floor
 - Cold cellar with door and light as per plans
- 7-1/4" baseboards on main floor, 5-1/4" baseboards rest of the house with 3" integrated back band casings from builder's samples
 - "Door stop" trim to tiled and hardwood areas
- Natural finish upgraded oak railings and 1-3/4" oak pickets or standard metal pickets
- Natural finish oak stairs (oak veneer stringers and risers with solid oak treads) throughout the house
 - "Continental" or "Cambridge" raised panel solid core smooth finish interior doors
 - Higher arches and doors on main floor only
- Trimmed arches on main floor from builder's std. samples as per plans
 - Master bedroom walk-in-closet to have standard shoe rack
- Direct vent natural gas fireplace with cast stone look surround as per plans from builder's samples
- Marble or granite upgrade level one (1) floors in the foyer, master ensuite and powder room from builder's samples
- Upgrade ceramic tile floors to level two (2) in kitchen, breakfast/morning room from builder's samples as per plans
- Upgrade ceramic tile floors to level two (2) in all bathrooms/ensuites, finished laundry and mudrooms from builder's samples as per plans
 - 3/4" x 3-1/4" natural finish hardwood floors throughout the main and second level as per plans except tiled areas
 - Level one (1) berber style carpet in finished basement and loft as per plans except tiled areas
 - Approx. 8 ft high front main-entry door and Approx. 8 ft high garage doors
 - Framed mirrors to all bathrooms over each sink from builder's samples
 - 20 - 4" LED potlights, upgraded interior light fixtures and exterior coach lights

DESIGNER KITCHENS

- Upgrade series 2 oak or maple wood kitchen cabinetry with microwave/oven cabinets and fridge deep uppers per builder's samples
 - 36" wide counter depth fridge space has deeper uppers
 - Crown moulding to kitchen uppers from builder's standard samples
 - Extended taller upper cabinets in the kitchen
- Granite level one (1) kitchen countertop with undermount double stainless steel sink from builder's samples
 - Stainless steel high speed exhaust hood fan as per builder's sample
- Kitchenaid 36" - 6 burner dual fuel freestanding commercial style gas range per builder's samples
- Kitchenaid 30" convection combination microwave/wall oven in stainless steel per builder's samples
- Kitchenaid 20.5 cu.ft. - 36" wide stainless steel built-in bottom freezer refrigerator per builder's samples
 - Kitchenaid 24" 6 cycle/5 option stainless steel dishwasher per builder's samples
- Upgrade ceramic tile floors to level two (2) in kitchen, breakfast/morning room from builder's samples as per plans

LUXURIOUS BATHROOMS

- Upgrade series 2 oak or maple wood cabinetry from builder's samples
- Granite level one (1) master ensuite and powder room countertop with undermount sink from builder's samples where applicable
 - Stand alone acrylic master ensuite tub per plans and brochures per builder's samples
 - Framed mirrors to all bathrooms over each sink from builder's samples
 - Frameless glass shower enclosure and door in master ensuite where shown on plans
- Marble or granite upgrade level one (1) floors in the master ensuite and powder room from builder's samples
 - Upgrade ceramic tile walls to level two (2) in master ensuite shower from builder's samples as per plans
- Upgrade ceramic tile floors to level two (2) in all bathrooms/other ensuites from builder's samples as per plans
- Upgrade ceramic tile walls to level two (2) for all other showers and tub enclosures from builder's samples as per plans

ELECTRICAL AND HEATING

- 200 Amp electric panel
- 20 - 4" LED potlights complete with switches
- Upgraded exterior coach lights per builder's samples
- Upgraded interior light fixtures per builder's samples
- Loft models to receive two (2) furnace heating system for enhanced living comfort
- Loft models to receive two (2) air conditioning units for enhanced living comfort
- Bathrooms to have upgraded brushed nickel finish strip drop lighting over each sink
 - White DECORA switches and plugs throughout





BUILDING A BETTER FUTURE, TODAY.

DISCOVER THE OBSERVATORY ADVANTAGE OVER \$200,000 IN ADDED VALUE

45' TWO STOREY MODELS

(4505 DAVIES, 4506 DAWSON, 4507 FERGUSON, 4508 FISHER, 4509 FARIS) | SQ.FT. RANGE: 3,133 - 5,055

SPECTACULAR FINISHES

- Self sealing 30 year premium shingles
- Approx. 9 ft high finished basement ceiling
- Approx. 10 ft high ceilings on the main floor with smooth ceilings
- Approx. 9 ft high ceilings on the second floor with smooth ceilings
- Cold cellar with door and light as per plans
- 5-1/4" baseboards throughout the house with 3" integrated back band casings
- "Door stop" trim to tiled and hardwood areas
- Natural finish upgraded oak railings and 1-3/4" oak pickets or standard metal pickets
- Natural finish oak stairs (oak veneer stringers and risers with solid oak treads) throughout the house
- "Continental" or "Cambridge" raised panel solid core smooth finish interior doors
- Higher arches and doors on main floor only
- Trimmed arches on main floor from builder's std. samples as per plans
- Master bedroom walk-in-closet to have standard shoe rack
- Direct vent natural gas fireplace with cast stone look surround as per plans from builder's samples
- Marble or granite upgrade level one (1) floors in the foyer, master ensuite and powder room from builder's samples
- Upgrade ceramic tile floors to level two (2) in kitchen, breakfast/morning room from builder's samples as per plans
- Upgrade ceramic tile floors to level two (2) in all bathrooms/ensuites, finished laundry and mudrooms from builder's samples as per plans
- 3/4" x 3-1/4" natural finish hardwood floors throughout the main and second level as per plans except tiled areas
- Level one (1) berber style carpet in finished basement as per plans except tiled areas
- Approx. 8 ft high front main-entry door and Approx. 8 ft high garage doors
- Framed mirrors to all bathrooms over each sink from builder's samples
- 20 - 4" LED potlights, upgraded interior light fixtures and exterior coach lights

DESIGNER KITCHENS

- Upgrade series 2 oak or maple wood kitchen cabinetry with microwave/oven cabinets and fridge deep uppers per builder's samples
- 36" wide counter depth fridge space has deeper uppers
- Crown moulding to kitchen uppers from builder's standard samples
- Extended taller upper cabinets in the kitchen
- Granite level one (1) kitchen countertop with undermount double stainless steel sink from builder's samples
- Stainless steel high speed exhaust hood fan as per builder's sample
- Kitchenaid 36" - 6 burner dual fuel freestanding commercial style gas range per builder's samples
- Kitchenaid 30" convection combination microwave/wall oven in stainless steel per builder's samples
- Kitchenaid 20.5 cu.ft. - 36" wide stainless steel built-in bottom freezer refrigerator per builder's samples
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LUXURIOUS BATHROOMS

- Upgrade series 2 oak or maple wood cabinetry from builder's samples
- Granite level one (1) master ensuite and powder room countertop with undermount sink from builder's samples where applicable
- Stand alone acrylic master ensuite tub per plans and brochures per builder's samples
- Framed mirrors to all bathrooms over each sink from builder's samples
- Frameless glass shower enclosure and door in master ensuite where shown on plans
- Marble or granite upgrade level one (1) floors in the master ensuite and powder room from builder's samples
- Upgrade ceramic tile walls to level two (2) in master ensuite shower from builder's samples as per plans
- Upgrade ceramic tile floors to level two (2) in all bathrooms/other ensuites from builder's samples as per plans
- Upgrade ceramic tile walls to level two (2) for all other showers and tub enclosures from builder's samples as per plans

ELECTRICAL AND HEATING

- 200 Amp electric panel
- 20 - 4" LED potlights complete with switches
- Upgraded exterior coach lights per builder's samples
- Upgraded interior light fixtures per builder's samples
- Bathrooms to have upgraded brushed nickel finish strip drop lighting over each sink
- White DECORA switches and plugs throughout

