

THE
WINSTON
COLLECTION

The Back-to-Back Collection

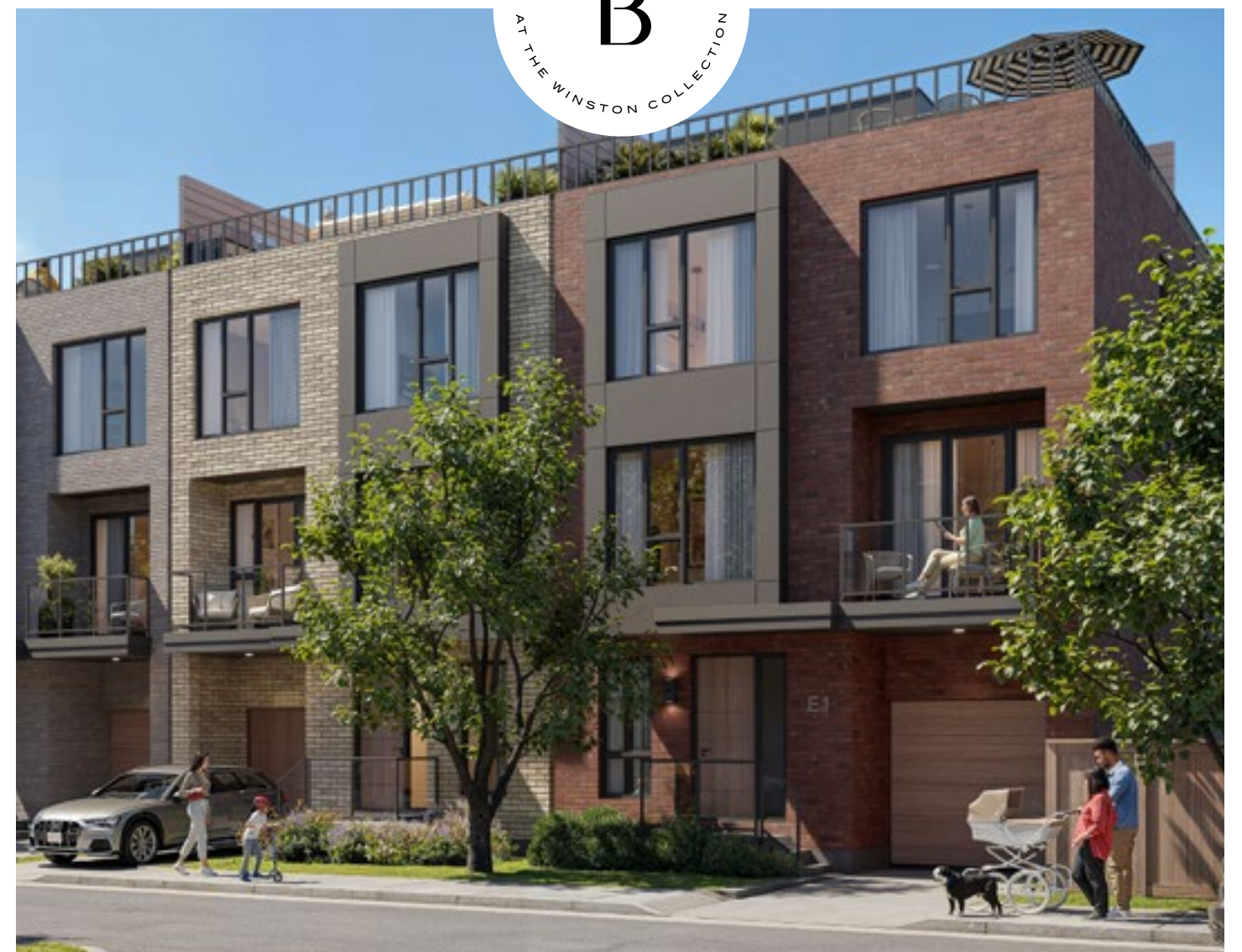
The
Tribeca

Features and Finishes



IN'SOHO

thewinstoncollection.ca



Distinctive Exteriors

- Urban streetscape with transitional architectural elements.
- Sleek linear clay brick, accented by architectural panels.
- Quality coloured, maintenance-free, low-E argon filled vinyl windows.
- Large bay windows and expansive sliding glass doors bring in an abundance of natural light.*
- Skylight on bedroom level.
- Balcony off main level for additional outdoor living.
- Spacious rooftop terrace including durable floor decking.
- Aluminum downspouts, soffits, fascia and eavestrough.*
- Modern insulated front door complete with designer selected matte black gripset.*
- Designer selected municipal numbers.
- Modern canopy over front entrance and garage.
- Integrated pot light in canopy above garage door. *
- Elegant wall sconce at all entry/exit doors. *
- Garage doors are designed to complement front entry door.
- Sleek glass panels with aluminum railings at front entry, and elevated balconies.*
- Aluminum railing at the rooftop terrace perimeter, with privacy screens between units as per plan.
- Durable paved driveway.
- Two conveniently located exterior hose bibs in garage and at rooftop terrace.
- Cool roofs are clad in solar-reflective membrane contributing to energy-efficient performance.
- Homes come complete with sod at front yard.

Elevated Interiors

Ceilings

- Elevated 9’ ceilings on all above grade levels.
- 8’ ceilings in basements.

Flooring

- 5” wide hardwood flooring on all above grade floors, excluding tiled areas.
- Designer selected, oversized 12”x24” porcelain floor tile in all tiled floor areas – including laundry closet, and all bathrooms.

Finishes

- Smooth finish ceilings throughout all above grade floors.
- Smooth single panel interior doors, with satin nickel hardware.
- Linear electric 50” fireplace in living room, complete with floor to ceiling drywall enclosure.
- Main floor pot light package inclusive of 10 lights.*
- Upgraded interior trim with extra-high 5 ¼” baseboard and 3 ¼” casing.
- Modern finish sliding and/or swinging closet doors, complete with shelving.*
- Interior walls and doors to be painted designer-selected white.
- White ‘Decora style’ receptacles and switches throughout.
- Ceiling light fixtures in family room, living room, mud room, hallways and all bedrooms.*
- Ceiling light is capped in dining area and above kitchen island.

Stairs and Railing

- Stained oak staircases on all above grade floors. Stain to coordinate with hardwood flooring.
- Designer wrought iron pickets complete with interior oak handrail.*

Decadent Kitchens

- Contemporary slab, two-tone soft close cabinetry.
- Integrated appliances for a seamless aesthetic.
- Built-in 8’ long pantry providing generous storage space, enhancing your kitchen’s functionality.*
- Designer-selected quartz countertops on all perimeter counters and islands.
- Spectacular, family sized 10’ long island with flush breakfast bar.*
- Island equipped with microwave drawer and built in recycling/garbage pull out.*
- Linear stacked 2”x12” ceramic tile backsplash.
- Oversized single bowl, stainless steel undermount sink in island.
- Sleek, single lever, pull-down chrome faucet.

Gourmet Appliances

- 36” Panelized French door refrigerator/ freezer with ice maker.
- 36” five-burner gas range in a stainless-steel finish for a spacious cooking experience.
- 36” range hood insert in a stainless steel finish.
- 24” Panelized dishwasher.
- 24” drawer style microwave in stainless steel finish.

Serene Primary Ensuite

- Oversized 12”x24” floor tile.
- Lavish double vanity with spacious cabinets.
- Luxurious quartz countertops with undermount sinks.
- Designer-selected vanity mirror with two (2) decorative wall sconces.

- Frameless glass shower with pot light, and spa inspired rain head and hand shower.
- Chrome faucets for sinks, and shower controls.
- Full height 12”x24” wall tiles in shower.
- Contemporary linear tiled niche in shower.
- Ceramic 2”x2” shower floor tiles.
- Designer selected toilet paper holder, towel bar, and/or towel ring.
- Water efficient elongated toilet.
- Energy Star rated exhaust fan, vented to exterior.
- Electrical outlet for future bidet.

Tranquil Secondary Bathrooms

- Quality designed bathroom vanity with quartz countertops and undermount sinks.*
- Sleek mirrors with elegant wall sconce (1) in all bathrooms.
- Oversized 12”x24” floor tile.
- Deep soaker tub in secondary bathroom, with spa inspired rain head.*
- Chrome faucets for sink and tub/shower control.
- Full height 12”x24” wall tiles in all bathtub enclosures.
- Designer selected toilet paper holder, towel bar, and/or towel ring.
- Water efficient elongated toilet.
- Pedestal sink in all powder rooms.
- Energy Star rated exhaust fans in all bathrooms.

Pristine Laundry

- Washer and dryer included in a stacked layout.
- Laundry base cabinet with stainless steel sink and pull-down chrome faucet.
- All required plumbing, electrical, and venting for washer and dryer.
- Energy Star rated exhaust fan, vented to exterior.

Gas, Electrical and Plumbing Details

- 125-amp electrical service.
- Upgraded dual zoned, high-efficiency, high-velocity, forced-air heating system.
- Smart thermostat controls for efficient heating and cooling monitoring.
- Complete air conditioning system
- Gas line for stove.
- Gas line for future barbecue hook-up on rooftop terrace.*
- Water line for fridge.
- Weatherproof exterior electrical outlets as per code.
- Central vac rough in.
- Pre-wired telecommunication outlet, location to be selected at time of décor.
- Upgraded, energy efficient tankless hot water heater (on rental).
- Electric smoke and carbon monoxide detectors, as per code.
- Sump and discharge pump in basement.*
- 3 piece bathroom rough-in in basement.*



The Tarion Guarantee

- One Year Guarantee on the workmanship and materials of your new home, a guarantee backed by Tarion (Ontario New Home Warranty Program)**
- Full 2 years’ coverage backed by Tarion electrical, plumbing, heat delivery & distribution system.**
- The full Tarion Ontario New Home Warranty Program 7 Year Structural Guarantee on major structural components of your new home. **
- The individual guarantees provided by the quality brand-name suppliers of the many components that go into your new home.

General Notes

- All references to size, measurements, materials, construction styles, trade/brand/industry name or terms may be subject to change or variation within generally accepted industry standards and tolerances. Room dimensions, window configurations and overall floor specifications may vary with final construction documents. Duct work may reduce ceiling heights. Measurements may be converted from imperial to metric or vice versa and actual product size may vary slightly as a result.
- All references to features and finishes are as per applicable plan, or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan.
- Any brand name features and/or finishes may be substituted by other brand name features and finishes provided they are of equal or better quality. The Developer reserves the right to substitute materials of equal or better quality without notice subject to availability at time of construction. E.&O.E. May 2025.
- *As per plan.
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THE
WINSTON
COLLECTION

The Townhome Collection

The Chelsea and The Park

Features and Finishes



IN'SOHO

thewinstoncollection.ca



Distinctive Exteriors

- Urban streetscape with transitional architectural elements.
- Sleek linear clay brick, accented by architectural panels.
- Quality coloured, maintenance-free, low-E argon filled vinyl windows.
- Large bay windows and expansive sliding glass doors bring in an abundance of natural light.*
- Balcony off main level for additional outdoor living.
- Upper-level terrace or Juliet balcony off primary bedroom.*
- Aluminum downspouts, soffits, fascia and eavestrough.*
- Modern insulated front door complete with designer selected matte black gripset.*
- Designer selected municipal numbers.
- Modern canopy over front entrance and garage.*
- Integrated pot light in canopy above garage door.*
- Elegant wall sconce at all entry/exit doors.*
- Garage doors are designed to complement front entry door.
- Sleek glass panels with aluminum railings at front entry, rear balcony, and bedroom terrace.*
- Landing with aluminum railings and pickets at rear.*
- Durable paved driveway.
- Two conveniently located exterior hose bibs in garage and at rear.
- Cool roofs are clad in solar-reflective membrane contributing to energy-efficient performance.
- Homes come complete with sod at front and rear yards.

Elevated Interiors

Ceilings

- Elevated 9’ ceilings on all above grade levels.
- 8’ ceilings in basements.

Flooring

- 5" wide hardwood flooring on all above grade floors, excluding tiled areas.
- Designer selected, oversized 12"x24" porcelain floor tile in all tiled floor areas – including foyer/entry, laundry room, and all bathrooms.

Finishes

- Smooth finish ceilings throughout all above grade floors.
- Smooth single panel interior doors, with satin nickel hardware.
- Linear electric 50" fireplace in living room, complete with floor to ceiling drywall enclosure.
- Main floor pot light package inclusive of 16 lights.*
- Upgraded interior trim with extra-high 5 ¼" baseboard and 3 ¼" casing.
- Modern finish sliding and/or swinging closet doors, complete with shelving.*
- Interior walls and doors to be painted designer-selected white.
- White 'Decora style' receptacles and switches throughout.

- Ceiling light fixtures in rec room/office, laundry room, living room, hallways and all bedrooms.*
- Capped ceiling light in dining area and above kitchen island.

Stairs and Railing

- Stained oak staircases on all above grade floors. Stain to coordinate with hardwood flooring.
- Designer wrought iron pickets complete with interior oak handrail.*

Decadent Kitchens

- Contemporary slab, two-tone soft close cabinetry.
- Integrated appliances for a seamless aesthetic.*
- Substantial 10' long pantry providing generous storage space, enhancing your kitchen's functionality.*
- Designer-selected quartz countertops on all perimeter counters and islands.
- Spectacular, family sized 10' long island with flush breakfast bar.*
- Island equipped with microwave drawer and built in recycling/garbage pull out.*
- Linear stacked 2"x12" ceramic tile backsplash.
- Oversized single bowl, stainless steel undermount sink in island.
- Sleek, single lever, pull-down chrome faucet.

Gourmet Appliances

- 36" Panelized French door refrigerator/freezer with ice maker.
- 36" five-burner gas range in a stainless-steel finish for a spacious cooking experience.
- 36" range hood insert in a stainless steel finish.
- 24" Panelized dishwasher.
- 24" drawer style microwave in stainless steel finish.

Serene Primary Ensuite

- Oversized 12"x24" floor tile.
- Lavish double vanity with spacious cabinets.
- Luxurious quartz countertops with undermount sinks.
- Designer-selected vanity mirror with two (2) decorative wall sconces.
- Lavish freestanding tub with floor mounted tub filler.*
- Frameless glass shower with pot light, and spa inspired rain head and hand shower.
- Chrome faucets for sinks, and shower controls.
- Full height 12"x24" wall tiles in shower.
- Contemporary linear tiled niche in shower.
- Ceramic 2"x2" shower floor tiles.
- Designer selected toilet paper holder, towel bar, and/or towel ring.
- Water efficient elongated toilet.
- Energy Star rated exhaust fan, vented to exterior.
- Electrical outlet for future bidet.

Tranquil Secondary Bathrooms

- Quality designed bathroom vanity with quartz countertops and undermount sinks.*
- Sleek mirrors with elegant wall sconce (1) in all bathrooms.
- Oversized 12"x24" floor tile.
- Deep soaker tub in secondary bathroom, with spa inspired rain head.*
- Chrome faucets for sink and tub/shower control.
- Full height 12"x24" wall tiles in all bathtub enclosures.
- Designer selected toilet paper holder, towel bar, and/or towel ring.
- Water efficient elongated toilet.
- Pedestal sink in all powder rooms.
- Energy Star rated exhaust fans in all bathrooms.

Pristine Laundry Rooms

- Washer and dryer included in a side-by-side layout.
- Laundry base cabinet with quartz countertop, includes stainless steel sink with pull-down chrome faucet.
- All required plumbing, electrical, and venting for washer and dryer.
- Energy Star rated exhaust fans in laundry room.
- Exhaust fan vented to exterior.

Gas, Electrical and Plumbing Details

- 125-amp electrical service.
- Upgraded dual zoned, high-efficiency, high-velocity, forced-air heating system.
- Smart thermostat controls for efficient heating and cooling monitoring.
- Complete air conditioning system.
- Gas line for stove.
- Gas line for future barbecue hook-up at balcony on main floor.*
- Water line for fridge.
- Weatherproof exterior electrical outlets as per code.
- Central vac rough in.
- Pre-wired telecommunication outlet, location to be selected at time of décor.
- Upgraded, energy efficient tankless hot water heater (rental).
- Electric smoke and carbon monoxide detectors, as per code.
- Sump and discharge pump in basement.*
- 3 piece bathroom rough-in in basement. *



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THE
WINSTON
COLLECTION

The Detached Collection

The
Hudson

Features and Finishes



IN'SOHO

thewinstoncollection.ca



Distinctive Exteriors

- Urban streetscape with transitional architectural elements.
- Sleek linear clay brick, accented by architectural panels.
- Quality coloured, maintenance-free, low-E argon filled vinyl windows.
- Large bay windows and expansive sliding glass doors bring in an abundance of natural light.*
- Skylight on bedroom level.
- Balcony off main level for additional outdoor living.
- Upper-level Juliet balcony off primary bedroom.*
- Aluminum downspouts, soffits, fascia and eavestrough.*
- Modern insulated front door complete with designer selected matte black gripset.*
- Designer selected municipal numbers.
- Modern canopy over front entrance and garage.*
- Integrated pot light in canopy above garage door.*
- Elegant wall sconce at all entry/exit doors.*
- Garage doors are designed to complement front entry door.
- Sleek glass panels with aluminum railings at front entry, and rear balcony.*
- Poured concrete entry porch, with steps, as per grading plan.
- Landing with aluminum railings and pickets at rear.*
- Durable paved driveway.
- Two conveniently located exterior hose bibs in garage and at rear.
- Cool roofs are clad in solar-reflective membrane contributing to energy-efficient performance.
- Homes come complete with sod at front and rear yards.

Elevated Interior Finishes

Ceilings

- Elevated 10’ ceilings on main floor, and 9’ on upper floor.
- 8’ ceilings on ground floor and in basements.

Flooring

- 5” wide hardwood flooring on all above grade floors, excluding tiled areas.
- Designer selected, oversized 12”x24” porcelain floor tile in all tiled floor areas – including foyer/entry, laundry room, and all bathrooms.

Finishes

- Smooth finish ceilings throughout all above grade floors.
- Smooth single panel interior doors, with the choice of satin nickel or matte black hardware.
- Linear electric 50” fireplace in living room, complete with floor to ceiling drywall enclosure.
- Main floor pot light package inclusive of 16 lights.*
- Upgraded interior trim with extra-high 5 ¼” baseboard and 3 ¼” casing.
- Modern finish sliding and/or swinging closet doors, complete with shelving.*

- Interior walls and doors to be painted designer-selected white.
- White ‘Decora style’ receptacles and switches throughout.
- Ceiling light fixtures in rec room, laundry room, living room, hallways and all bedrooms.*
- Capped ceiling light in dining area and above kitchen island.

Stairs and Railing

- Stained oak staircases on all above grade floors. Stain to coordinate with hardwood flooring.
- Opulent glass railings on main floor.*
- Designer wrought iron pickets complete with interior oak handrail.*

Decadent Kitchens

- Contemporary slab, two-tone soft close cabinetry.
- Integrated appliances for a seamless aesthetic.*
- Substantial 10’ long pantry providing generous storage space, enhancing your kitchen’s functionality.*
- Designer-selected quartz countertops on all perimeter counters and islands.
- Spectacular, family sized 10’ long island with flush breakfast bar.*
- Island equipped with microwave drawer and built in recycling/garbage pull out.*
- Linear stacked 2”x12” ceramic tile backsplash.
- Oversized single bowl, stainless steel undermount sink in island.
- Sleek, single lever, pull-down faucet in choice of chrome or matte black finish.

Gourmet Appliances

- 36” Panelized French door refrigerator/freezer with ice maker.
- 36” five-burner gas range in a stainless-steel finish for a spacious cooking experience.
- 36” range hood insert in a stainless steel finish.
- 24” Panelized dishwasher.
- 24” drawer style microwave in stainless steel finish.

Serene Primary Ensuite

- Luxurious heated flooring system with oversized 12”x24” floor tile.
- Furniture style, double vanity with oversized drawers.
- Luxurious quartz countertops with undermount sinks.
- Sleek mirrored medicine cabinet with coordinating trim with two (2) decorative wall sconces.
- Lavish freestanding tub with choice of chrome or matte black floor mounted tub filler.*
- Frameless glass shower with pot light, and spa inspired rain head and hand shower.
- Chrome or matte black faucets for sinks, and shower controls.
- Full height 12”x24” wall tiles in shower.
- Contemporary linear tiled niche in shower, with convenient bench seat.*
- Ceramic 2”x2” shower floor tiles.

- Designer selected toilet paper holder, towel bar, and/or towel ring with the choice of chrome or matte black finish.
- Water efficient elongated toilet.
- Energy Star rated exhaust fan, vented to exterior.
- Electrical outlet for future bidet.

Tranquil Secondary Bathrooms

- Quality designed bathroom vanities with quartz countertops and undermount sinks.*
- Sleek mirrors with elegant wall sconce (1) in all bathrooms.
- Oversized 12”x24” floor tile.
- Deep soaker tub in secondary bathroom, with spa inspired rain head.*
- Chrome or matte black faucets for sink and tub/shower control.
- Full height 12”x24” wall tiles in all bathtub enclosures.
- Designer selected toilet paper holder, towel bar, and/or towel ring.
- Water efficient elongated toilets.
- Energy Star rated exhaust fans in all bathrooms, vented to exterior.

Pristine Laundry Rooms

- Washer and dryer included in a side-by-side layout.
- Laundry base cabinet with quartz countertop, includes stainless steel sink with pull-down chrome or matte black faucet.
- All required plumbing, electrical, and venting for washer and dryer.
- Energy Star rated exhaust fan, vented to exterior.

Gas, Electrical and Plumbing Details

- 200-amp electrical service.
- Upgraded dual zoned, high-efficiency, high-velocity, forced-air heating system.
- Smart thermostat controls for efficient heating and cooling monitoring.
- Complete air conditioning system.
- Gas line for stove.
- Gas line for future barbecue hook-up at balcony on main floor.*
- Water line for fridge.
- Weatherproof exterior electrical outlets as per code.
- Central vac rough in.
- Pre-wired telecommunication outlet, location to be selected at time of décor.
- Upgraded, energy efficient tankless hot water heater (rental).
- Electric smoke and carbon monoxide detectors, as per code.
- Sump pump in basement.*
- 3 piece bathroom rough-in in basement.*



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