



# LUTHERS LANDING

• EXECUTIVE TOWNS •

GRAND VALLEY, ONTARIO

# DISCOVER NATURE'S PLAYGROUND

The town of Grand Valley is a serene and welcoming community resulting from the merger of East Luther Township and the Village of Grand Valley. Surrounded by the picturesque Luther Marsh and Grand River, this quaint village offers natural beauty, abundant agriculture, endless recreational activities and a vibrant Downtown with shops and restaurants. With over 100 local farms and scenic backroads, it's a wonderful place to visit and an even better place to call home. Located just 15 minutes west of Orangeville and 35 minutes north of Brampton, now you can discover Nature's Playground at Luthers Landing.





## ENJOY THE PICTURESQUE LUTHER MARSH AND THE GRAND RIVER

The Luther Marsh and Grand River offer a haven of natural wonders and recreational activities in Grand Valley. Luther Marsh provides a backdrop for birdwatching, hiking, and wildlife observation, while the Grand River is perfect for canoeing, kayaking, and fishing adventures. With picturesque landscapes and serene waterways, outdoor enthusiasts can embrace the beauty of nature. Living at Luthers Landing lets you to explore this captivating area.



# CREATE MOMENTS HERE THAT YOU'LL NEVER FORGET

At Luther's Landing you can explore the vibrant area that is Downtown Grand Valley which offers a delightful experience for everyone. Take a leisurely stroll through charming streets lined with unique shops. Indulge in renowned restaurants, serving delicious dishes made with fresh local ingredients. Discover hidden gems created by talented local artisans. Grand Valley's downtown is a welcoming haven where you can unwind and embrace the charm of the picturesque village.



# SITE PLAN

FUTURE RESIDENTIAL



MAIN ST. N

RAINEY DRIVE

EXISTING SCHOOL

Artist's Concept. Map Not To Scale.



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Block 2 Elevation B Shown



Artist's Concept

SIMCOE II

HOLLAND (REV.)

PEMBROKE (REV.)

HOLLAND

SIMCOE I (REV.)

# THE PEMBROKE

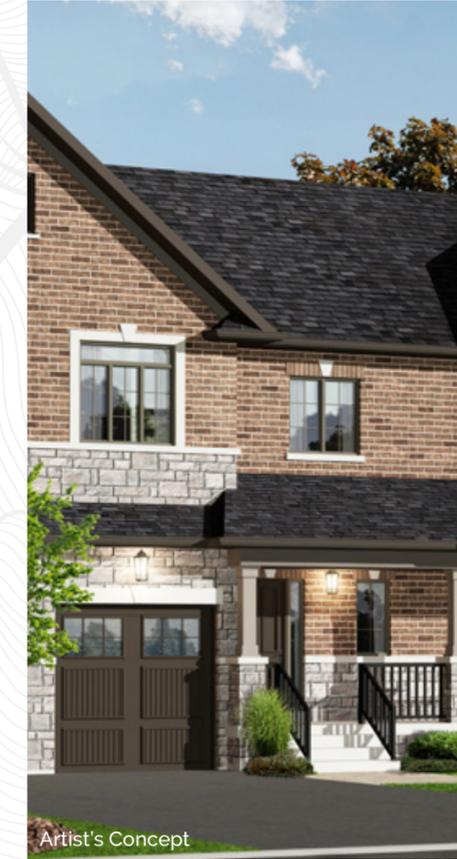
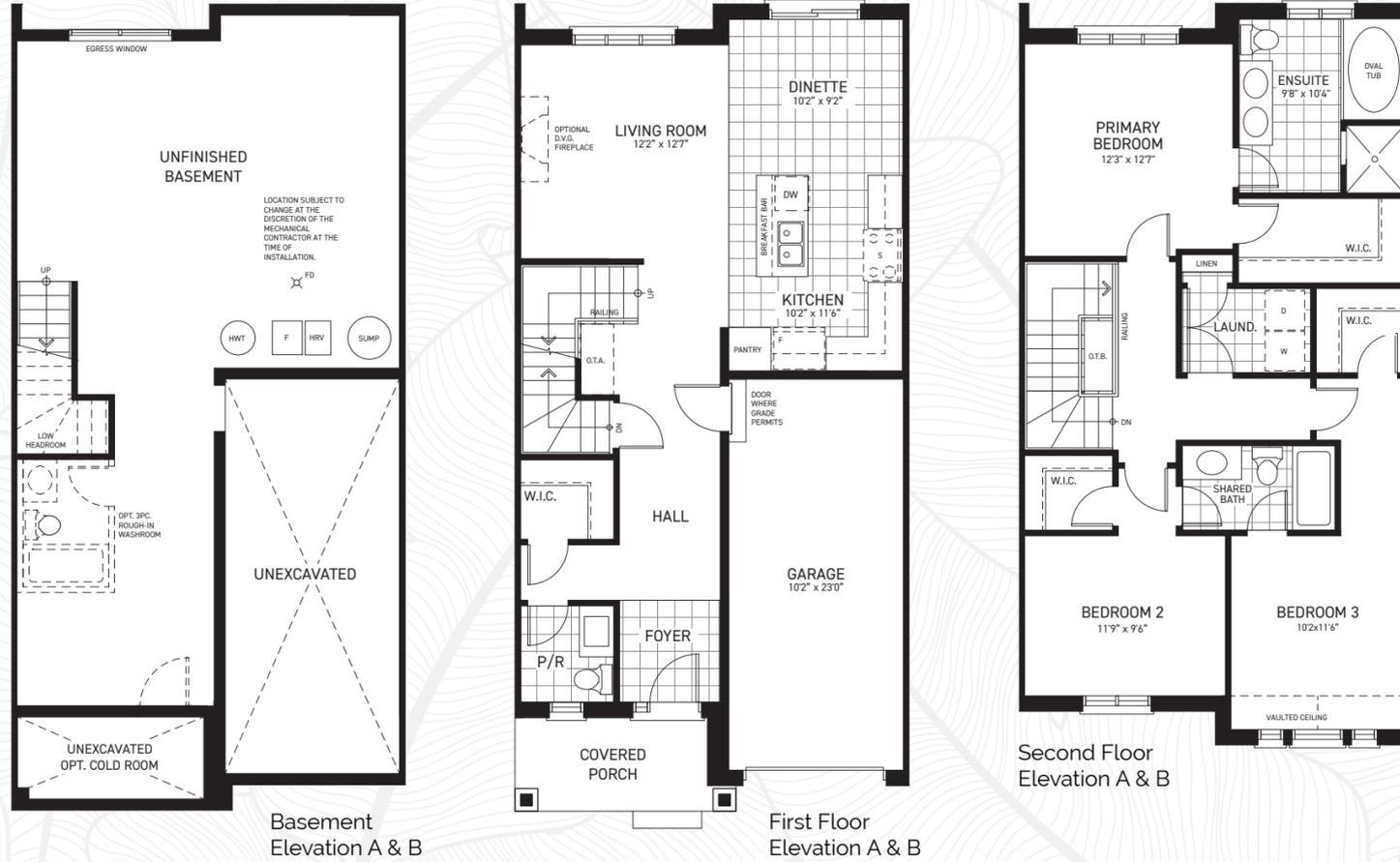
1709 sq.ft. Elevation A & B

# THE HOLLAND

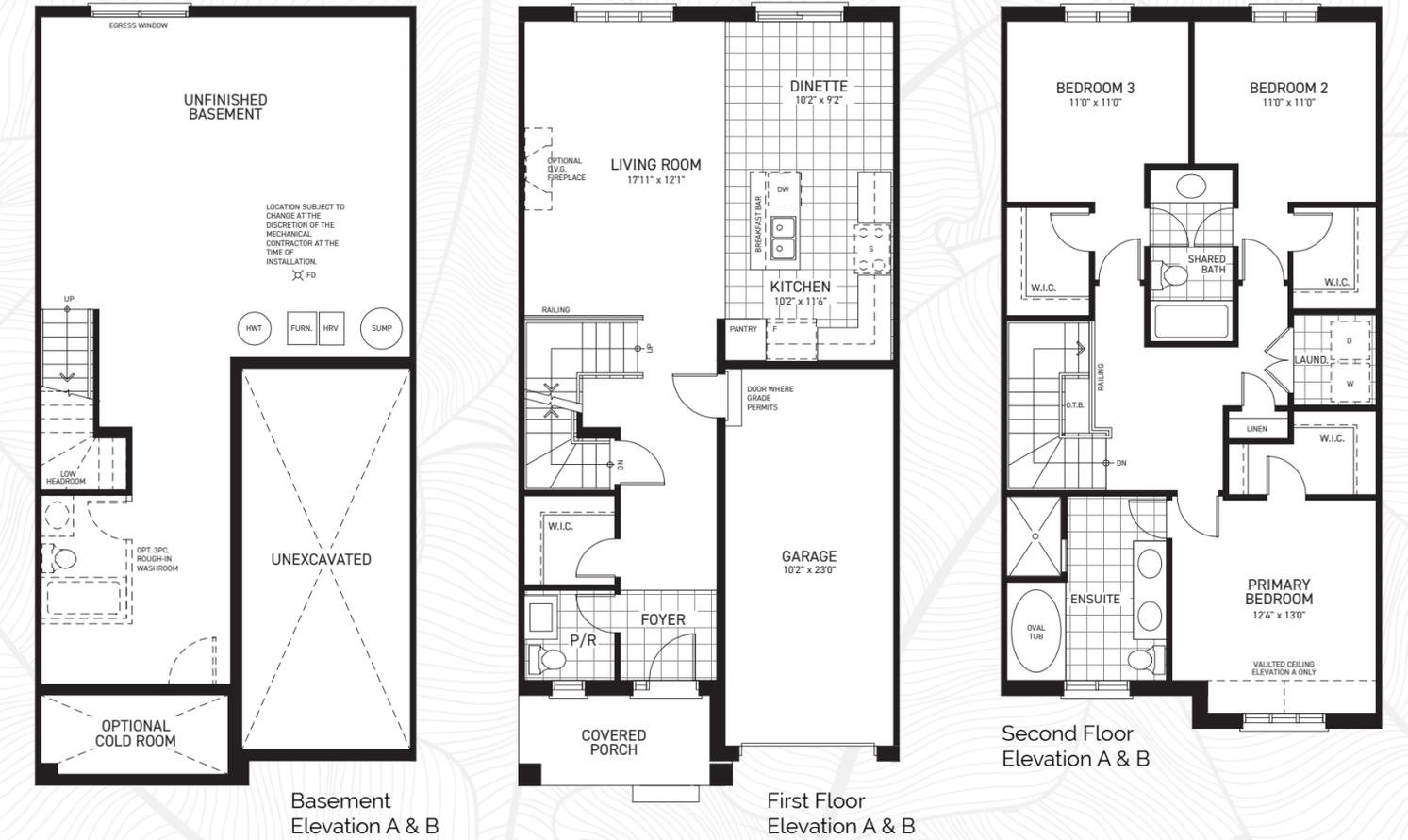
1742 sq.ft. Elevation A & B



Artist's Concept



Artist's Concept



THE FLOOR PLANS AND ELEVATIONS SHOWN ARE PRE-CONSTRUCTION PLANS AND MAY BE REVISED OR IMPROVED AS NECESSITATED BY 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. LOCATIONS OF FURNACE, HOT WATER TANK, POSTS AND BEAMS MAY VARY AND ARE TO BE DETERMINED BY ARCHITECT AND PURCHASERS SHALL BE DEEMED TO ACCEPT THE SAME. E. & O.E. JULY 2023 THE PEMBROKE

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# THE SIMCOE I (END UNIT)

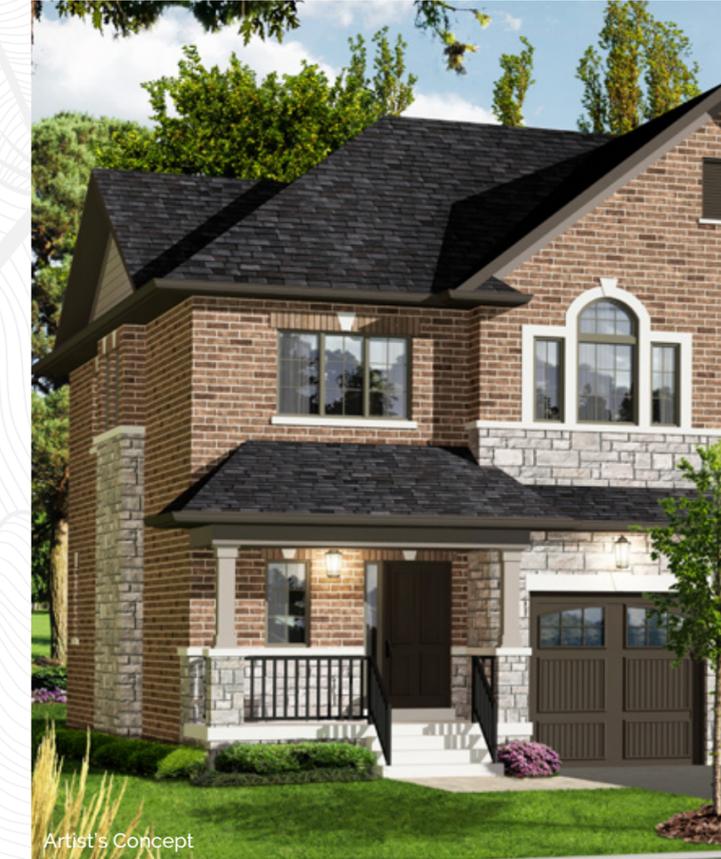
1791 sq.ft. Elevation A & B

# THE SIMCOE II (CORNER UNIT)

1791 sq.ft. Elevation A & B



Artist's Concept



Artist's Concept



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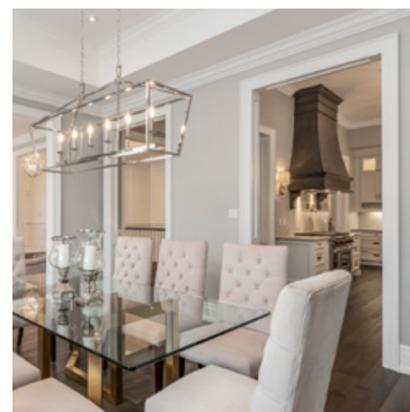
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# ENRICHING THE QUALITY OF PEOPLES LIVES

Since the 1980s, family-owned and operated Oxford Developments has carved an impressive niche in the land development and construction industries across the Greater Toronto Area. This forward-thinking firm has extensive experience in creating residential, and estate residential communities that satisfy the highest criteria in design and constructive excellence.

The company has expanded to work with a series of builder partners who embrace the tradition on which Oxford Developments was created. We work together to streamline the process for our clients, from concept to completion. For us, building effective relationships paves the way to building superb homes and communities.

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# FEATURES & FINISHES

## EXTERIOR FINISHES

- Elevations are principally all clay brick construction with brick arches, soldier coursing and colour coordinating mortar, as per plan.
- Architectural features such as raked masonry joints, decorative stone as per front elevation.
- Architectural asphalt roof shingles from vendor's predetermined colour schemes.
- Maintenance-free aluminum soffit fascia, eaves trough, and downspouts, as per elevation.
- Vinyl sliding patio doors with screen, as per plan.
- Low maintenance vinyl casement, sliders, or thermo-fixed glass windows throughout, as per plan.
- Muntin bars on front elevation. Colours are as per vendor's predetermined colour schemes.
- Basement windows to be white vinyl sliders. Transom windows on main floor, as per plan.
- Screens on all operational windows.
- Premium sectional roll-up garage doors with decorative windows, as per plan.
- Professionally graded and sodded lot.
- Front entry to have precast slab walkways and steps as required.
- Poured concrete garage floor with grade beams for structural reinforcement.
- Two exterior water taps, one in garage and one at rear of home.
- Exterior front door with brushed nickel package including grip set and dead bolt.
- Convenient direct access to home from garage where grading permits, as per plan. Landing & steps may be required.
- Coach lamps at garage and front door and exterior light fixture at the rear door, as per plan.

## INTERIOR FINISHES & FEATURES

- 9' ceilings on main and cathedral/coffered/vaulted ceilings as per plan. 8' on all second floors and loft plans.
- Main staircases in finished areas to be oak in natural finish and all mid-height landings to have prefinished oak strip flooring with natural finish. Secondary staircase to the basement to be paint grade stairs, as per plan.
- Interior railings in natural finish oak to have upgraded 1" (approx.) spindles on all finished areas.
- Hallway railings to be installed on natural finish oak nosing, as per plan.
- All walls, trim and doors white.

- Smooth ceilings on main floor and stippled ceilings with smooth borders on second floors (except laundry and bathrooms).
- Casing approximately 2 ¾" intergraded backband on all windows and doors and upgraded baseboards approximately 4 ¼" high.
- All archways on main floor are trimmed, as per plan.

## FLOOR COVERINGS

- Choice of 40oz broadloom with 12mm chip foam underpad in all designated floor areas as per plan from vendor's standard samples.
- Ceramic flooring from vendor's standard samples in foyer, kitchen, breakfast, bathrooms, and laundry as per plan.

## KITCHEN

- Double stainless-steel kitchen sink with washer less single lever faucet with pull out spray.
- Heavy-duty receptacle for stove.
- Electrical outlets for refrigerator and at counter level for small appliances.
- Quality cabinetry selected from vendor's standard samples with space for dishwasher, extended height upper cabinets and one bank of drawers.
- Rough-in plumbing and electrical for dishwasher.
- Cabinet with 6" venting and standard plug required for future over the range Microwave.

## BATHROOMS & LAUNDRY

- White bathroom fixtures in ensuites, shared baths and main baths. Pedestal sinks to be white.
- Oval tub in master ensuite, as per plan.
- Luxuriously appointed ensuites featuring double sinks, as per plan.
- Master ensuites feature shower with standard marble surround and recessed shower light, as per plan.
- Vanity cabinets include choice of styles and colours from vendor's standard samples.
- Mirrors in all bathrooms.

- Heavy-duty receptacle and outside vent for dryer.
- Ceramic wall tiles from vendor's standard samples in all tub and shower enclosures.
- Single lever faucet in all vanities, tubs, and showers, as per plan, excluding oval tubs. Oval tubs receive hot and cold taps with roman spout.
- Pressure balanced shower controls.
- Exhaust fans in all bathrooms.
- Privacy locks on all bathroom doors.
- Laundry area with connections for water and drain.
- Laundry tub with base cabinet, and uppers as per plan.

## ELECTRICAL

- 100 AMP electrical service with breaker panel and copper wiring throughout.
- Weatherproof electrical outlets, one in garage and one at the rear door.
- Electrical outlet provided in garage for future garage door openers.
- White switches and receptacles throughout.
- All rooms to have switch-controlled quality ceiling light fixture.
- Smoke detectors provided as per Ontario Building Code.
- Carbon monoxide detector provided as per Ontario Building Code.
- All bathroom electrical duplex receptacles protected by ground fault interrupter.
- Electric door chimes at main door entry.
- Cable TV and telephone rough-in in Family Room and Master Bedroom.
- Rough-in for Central Vacuum in finished areas dropped to the basement ceiling.

## ENERGY SAVING FEATURES

- High efficiency forced gas central heating, HRV, and rough-in for central air conditioning system.
- Gas fired hot water tank (rental).
- Metal insulated entry door with glass insert and high-quality weather stripping
- Upgraded foam insulation above garage and porch ceilings with living areas above.
- Attic space with R60 insulation.
- Exterior walls with R24 insulation.
- Basement insulation wrap with R20 insulation, as per Building Code.

- Garage ceiling R31.
- Energy Star Certified.

## QUALITY CONSTRUCTION

- Poured concrete basement walls damp-proofed with additional foundation wrap to enhance overall water resistance.
- Steel post and beam construction.
- Engineered truss-joist floor system, to allow for minimal use of structural posts.
- Windows and exterior doors fully sealed with high quality caulking.
- Covered porches as per plan. Porches are poured concrete. Decorative columns as per plan. Railings installed subject to grading requirements.

All purchasers' selections from standard samples. A wide variety of upgrades and options are available. Specifications, terms, and conditions are subject to change without notice. Builder has the right to substitute materials and fixtures of equal or better value. As constructed homes may not include all the features listed in Schedule B, purchasers are advised to examine constructed homes to determine what features are included. E. & O. E.

MATERIALS, SPECIFICATIONS, AND FLOOR PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ALL RENDERINGS ARE ARTIST CONCEPTIONS. ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USABLE FLOORSPACE MAY VARY FROM THE STATED FLOOR AREA. E & OE.



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