



The time has come the canvas is ready...

to build your masterpiece

We invite you to experience the beauty and serenity of Arbour Vale.





Och .. La.. La

Chateaus nestled in luscious green space, glorious sunsets, a beautiful park, walled cottage gardens...
Welcome to Arbour Vale.

A stately condo village boasting high ceilings, fabulous architectural details, Versailles features full of character, complete with fountains and topiaries.

Rest your eyes on the beautiful scenery, walk the enchanting properties with your loved one, host a string quartet to entertain your guests....Yes, this is Arbour Vale.

Imagine your days and nights in the beauty of Arbour Vale...your place to call home.

LUXURY - COMFORT - STYLE

Amenities

Schools

• Brock University 1, Niagara College 2, Ridley College 3

Entertainment

• Meridian Centre 1, FirstOntario Performing Arts Centre 2, Fallsview Casino 3

Parks and Trails

• Bruce Trail (1), Short Hills Provincial Park (2), The Niagara Parkway (3)

Highways

• 406, 405, QEW

Local Shopping

• The Pen Centre 🕕 , Outlet Collection at Niagara 🕖

Golf Courses

• St. Catharines Golf and Country Club 1, Royal Niagara Golf Club 2

Banks

• Meridian, RBC, CIBC, First Ontario, TD

Go Stations 🚥

• St. Catharines, Niagara Falls

Countless Restaurants and Wineries

Grocery Stores

Hospitals

Public Transit

Health Clubs and Spas

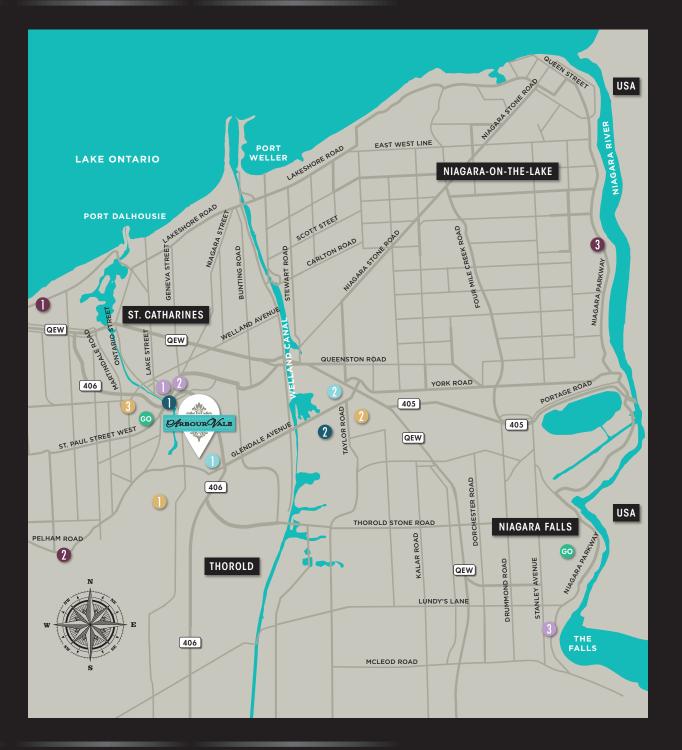
The St. Catharines Market

Gas Stations and Convenience Stores

LCBO and Beer Store

10 minutes away from Niagara Falls

15 minutes away from Niagara-on-the-Lake





Site Plan current as of November 2019. Lots are subject to availability and premiums may apply. Some lots subject to lot and grade premiums. Transformers, light pole, utility service boxes, fire hydrants and sidewalk locations to be determined as approved by the municipality and the developer and not controlled by the Builder. Zoning and permitted uses of adjacent and abutting lands may be subject to change as approved by the municipality and are not controlled by the Builder. Actual lot dimensions may vary from stated. All dimensions and distances are approximate. Renderings are artist's concept. Lot availability current as of November 2019 and is subject to change without notice until execution of the Agreement of Purchase and Sale. E&OE.



Arbour Vale
awaits your
arrival...





Renderings current as of November 2019. All images used are for illustrative purposes only and are intended to generally convey the concept and vision for the development/apartments/houses; may not be to scale; may alter as work progresses; and may show optional features not included in the base price. Materials are subject to change without notice – substitutions to be made with equal or better material. Images are for guidance only. E&OE.

GARDEN COLLECTION

GARDEN COLLECTION FEATURES & FINISHES

- One-on-one design consultation
- Premium rounded drywall outside corners or squared corners
- All interiors painted with maximum of 2 wall and 1 trim colour from vendor's wide selection of Benjamin Moore palettes
- + / 10' ceilings on main floor (see Builder for details)
- + / 9' ceilings on second floor (see Builder for details)
- + / 8' interior safe and sound doors detailed with executive hardware and privacy sets on bedrooms and baths
- Designer selected interior lighting and flooring
- Metal and wood heat radiators
- Second floor ceiling except for areas with raised ceilings, vaults and cathedral ceilings (as per Builder's specifications)Choice of 2 panel, 3 panel or 6 panel interior door styles (see Builder's available samples)
- Smooth ceilings throughout
- 7.25" baseboards and coordinating 4" window casings (see Builder's available samples)
- Solid oak and stairs custom stained to complement hardwood
- Contemporary or traditional metal spindles
- Oval or circular medallion detail on dining room ceiling (see Builder's available samples)
- Custom walk-in closet in master bedroom (see Builder's available samples)
- Closets throughout include upgraded rod and shelf
- Swing closet doors for ease of accessibility

- Premium custom designer cabinetry
- Under cabinet valance lighting
- Kitchen and baths feature granite, marble or quartz countertops
- Custom stainless steel sink in kitchen and white fireclay undermount sinks in baths
- All drywall corner beads are metal with paper covering to minimize cracking
- Interior walls of living area 0.5" drywall fastened by screws
- All interior doors and trim painted in semi-gloss and eggshell
- Crown molding in hallways / foyer
- Window treatments (as per Builder's specifications)
- High-efficiency, direct vent hot water tank (rental)
- High-efficiency furnace with 2-stage variable speed fan
- Digital smart thermostat
- Air conditioner
- Heat Recovery System (HRV)
- Alarm system rough-in
- Pre-wired for 3 Bell and 3 cable outlets (location specified by the purchaser, termination plating by others)
- Central vacuum rough-in
- Humidifier (as per Builder's specifications)
- 100 amp electrical service with breaker panel and copper wiring (200 amp for 2,500 sq ft +)

- Ceiling outlet and wiring for motion eye at each overhead garage door for door opener
- White Decora switches and receptacles throughout
- Pot lights throughout (based on interior design features)
- Panasonic Whisper exhaust bath fans vented to exterior
- Comfort height and low consumption toilets
- Upgraded stainless steel kitchen exhaust fan vented to exterior (purchaser-provided hood fans excluded)
- Heavy duty receptacle for electric range and dryer
- Allowance for light fixtures to be installed by vendor (chandelier and ceiling fan details excluded)
- Hot and cold water taps and discharge drain for washer and exterior vented exhaust for electric dryer
- Premium plumbing faucets, shower heads and bathtub faucets in polished chrome or brass finishes with lifetime warranty
- Frameless clear glass shower door and enclosure in ensuite
- Soaker tubs (as per Builder's specifications)
- Full width vanity mirrors
- Hot and cold water shut off valves under all bathroom, laundry and kitchen sinks (vanity)
- Electrical and plumbing for dishwasher rough-in
- 3-piece basement bath rough-in
- Hydrostatic back-up sump jet (powered by City water)

Standard Features current as of November 2019. Prices; features and finishes; sizes; and specifications are subject to change without notice until execution of Agreement of Purchase and Sale and thereafter in accordance with the provisions of the Agreement. Accessories to be chosen from Builder's Samples. Please refer to Sales Representative for details and most up-to-date information. E.&O.E.



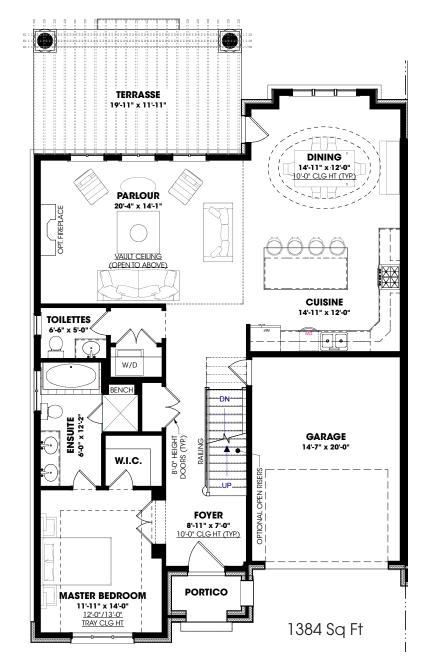


- 8' Solid custom interior doors
- Detailed finish carpentry including custom crown moulding, wainscoting and millwork detail throughout
- Painted wood panelled accent wall
- Mirrored panelled accent wall options
- Sleek glass wall features and rooms
- Decorative wallpaper and texture treatments
- Interior reclaimed brick accent wall
- Mosaic tile feature wall
- Majestic coffered ceilings
- Unique tray ceiling designs
- Authentic hand hewn beams on ceiling
- Custom built-in niche wall features
- Contemporary closed stringers on staircase
- Wrought iron paneled design on staircase
- Optional gas fireplace on main floor with thermostat controls
- Built-in entertainment center and custom bookshelf cabinetry
- Surround sound home theater system
- Water feature built-in with lighting options
- Custom millwork and built-ins in closets and dressing room
- Motion sensored interior lighting throughout
- Motion sensored closet lighting
- Luxury master ensuite designs
- Designer tile backsplash
- Elegant european cast iron claw foot tub
- Full-height marble or porcelain wall tiles in shower enclosure
- Home security protection system
- Secret safe installation

Extras and Options current as of November 2019. Other options not permitted. Prices; features and finishes; sizes; and specifications are subject to change without notice until execution of Agreement of Purchase and Sale and thereafter in accordance with the provisions of the Agreement. Accessories to be chosen from Builder's Samples. Please speak to Sales Representative with any special requests and most up-to-date information. E.&O.E.

Crème Luxury Accessories



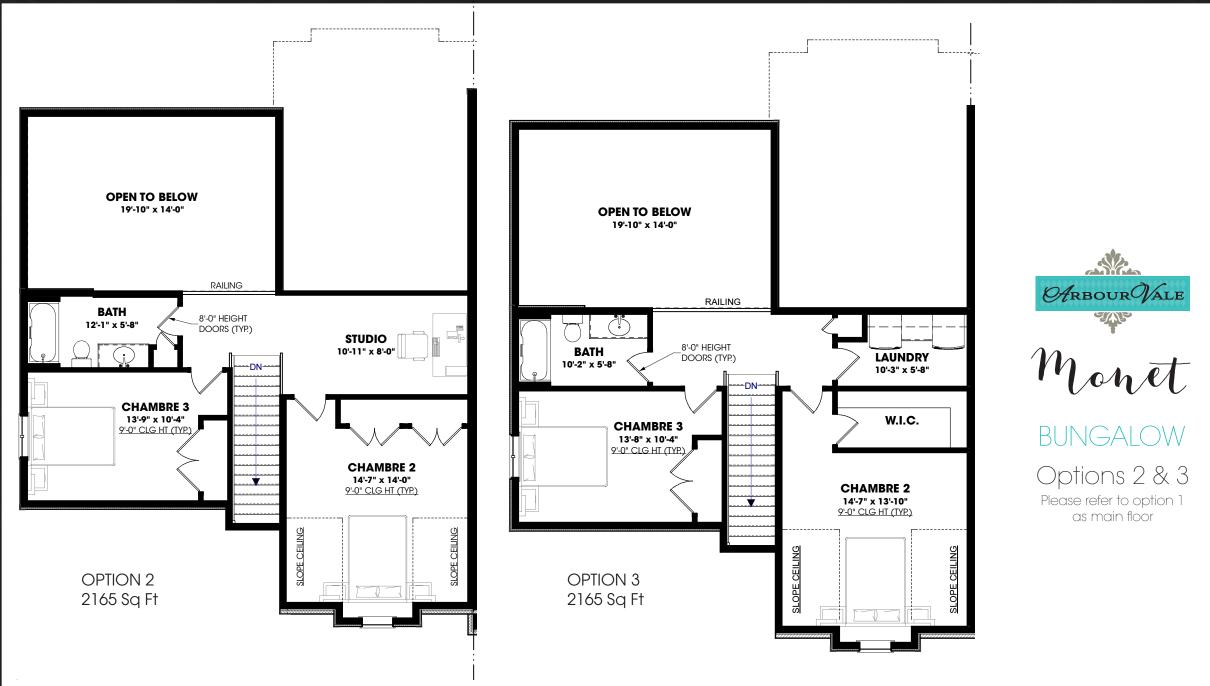




Monet

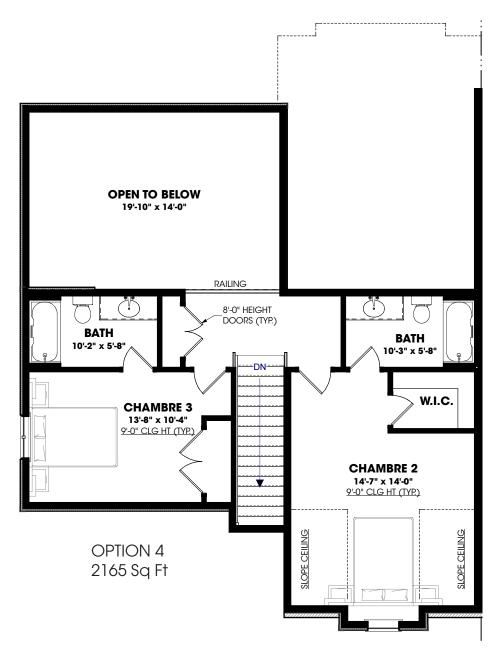
BUNGALOW

Main Level



Floor Plans current as of November 2019. All illustrations are artist's concept only; may not be to scale; and may show optional features not included in the base price. Customizable options available. Please see design consultant for details.

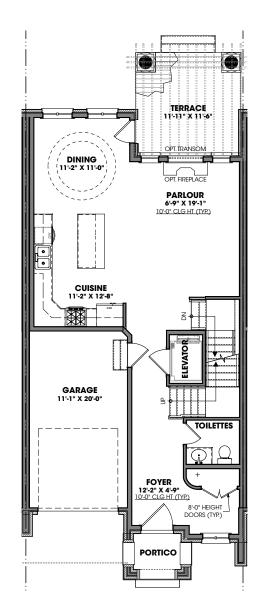
Actual usable floor space varies from stated floor area. Please note square footage includes balcony. Slope ceilings not standard in all types. Please see Sales Representative for details. E&OE.



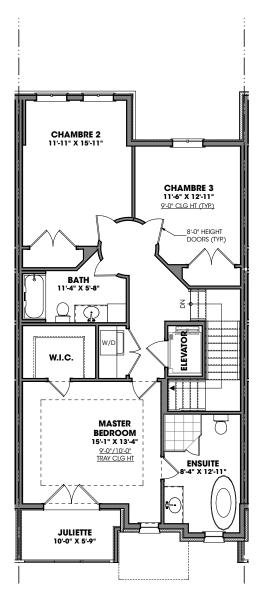


Option 4

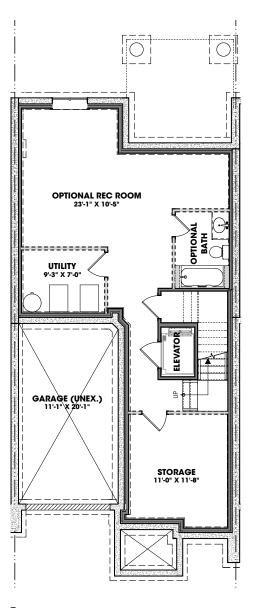
Please refer to option 1 as main floor







Second Floor 1108 Sq Ft



Basement 881 Sq Ft

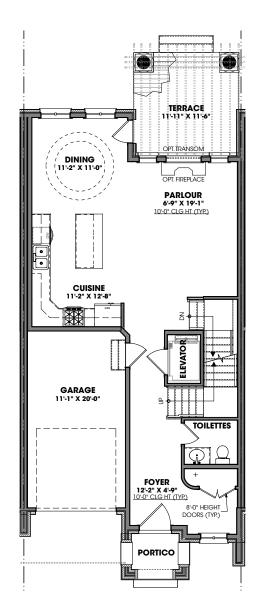


Versailles

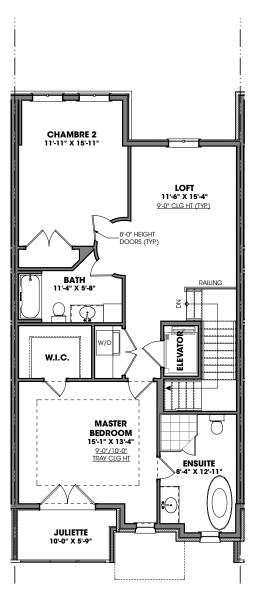
TWO - STOREY

3 BEDROOM OPTION

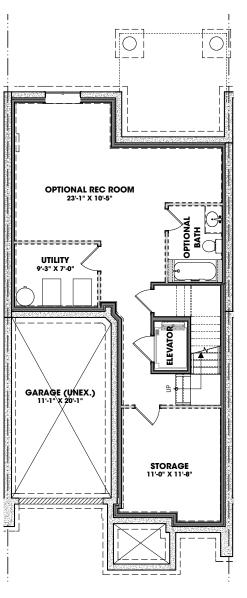
1989 Sq Ft







Second Floor 1108 Sq Ft



Basement 881 Sq Ft

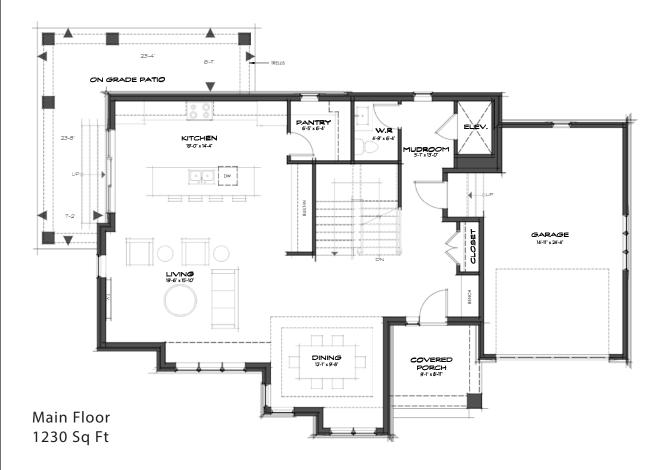


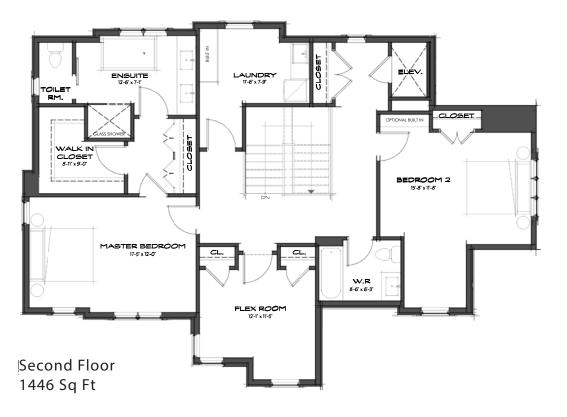
Versailles

TWO - STOREY
ELEVATOR OPTION







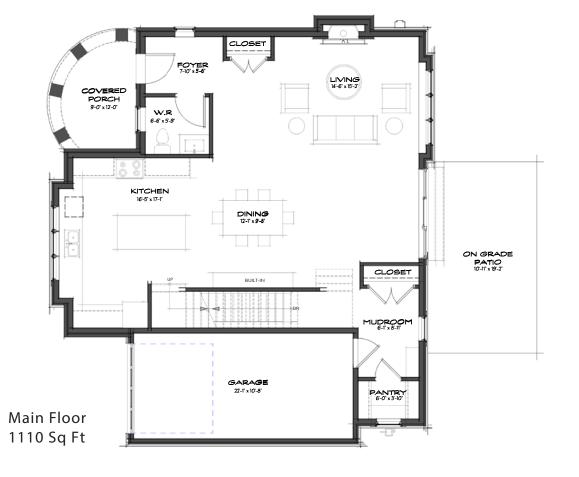


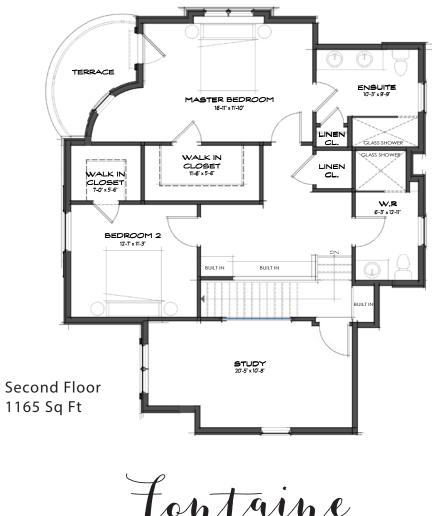
Paradis

TWO - STOREY CUSTOM







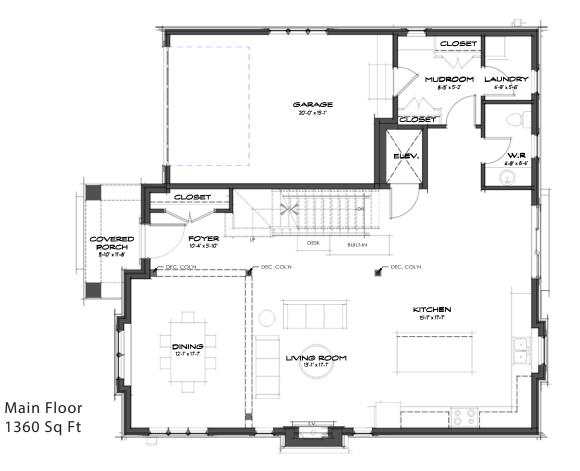


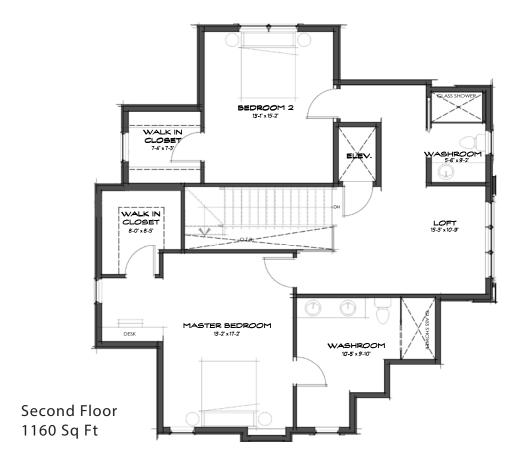
Fontaine

TWO - STOREY CUSTOM









Provence

TWO - STOREY CUSTOM

The Team







