



A T G L E N M O R R I S

The time has come
the canvas is ready...
to build your masterpiece

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



ARBOUR VALE



Ooh .. 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 ❶, Niagara College ❷, Ridley College ❸

Entertainment

- Meridian Centre ❶, FirstOntario Performing Arts Centre ❷, Fallsview Casino ❸

Parks and Trails

- Bruce Trail ❶, Short Hills Provincial Park ❷, The Niagara Parkway ❸

Highways

- 406, 405, QEW

Local Shopping

- The Pen Centre ❶, Outlet Collection at Niagara ❷

Golf Courses

- St. Catharines Golf and Country Club ❶, Royal Niagara Golf Club ❷

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

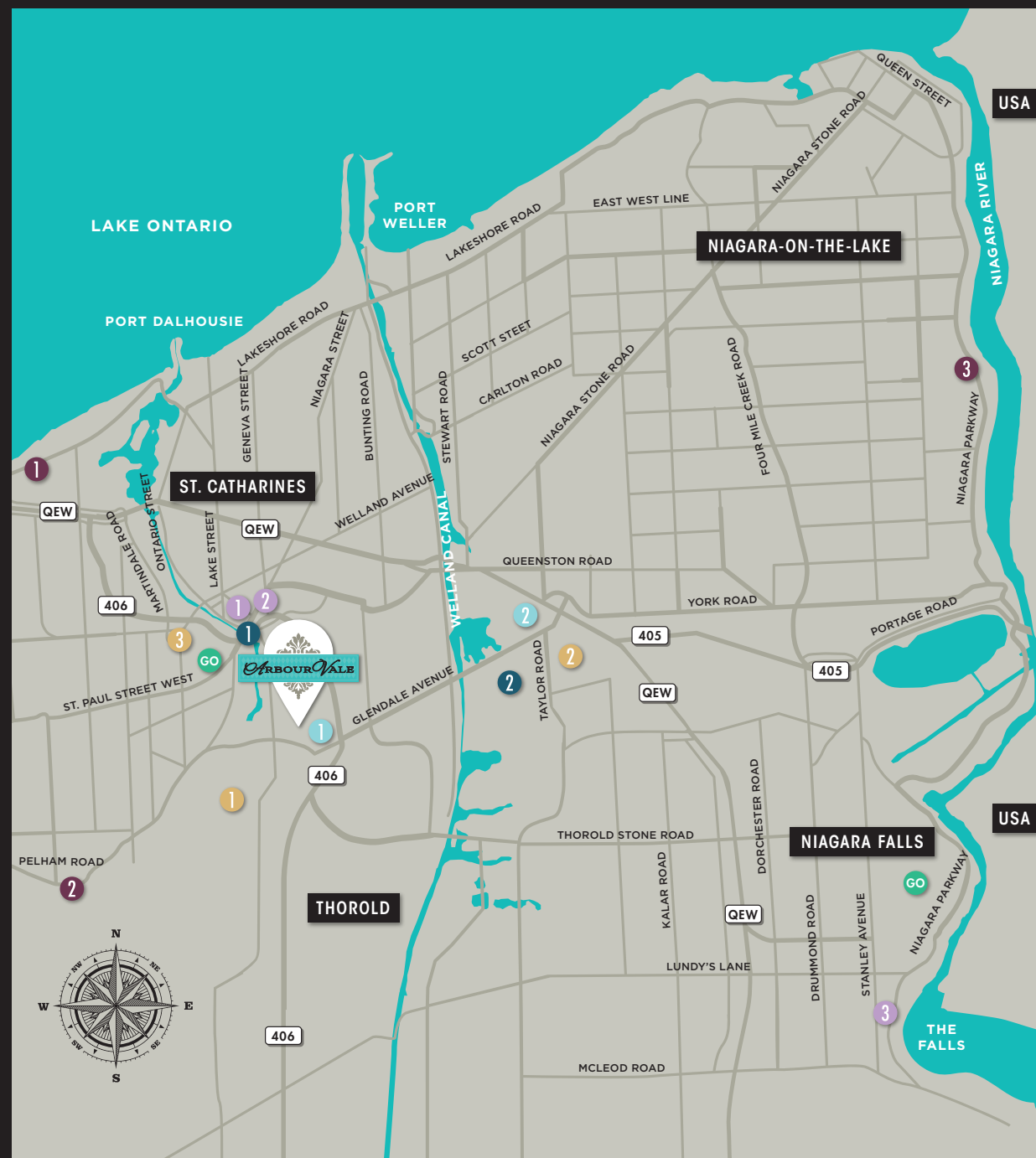
The St. Catharines Market

Gas Stations and Convenience Stores

LCBO and Beer Store

10 minutes away from Niagara Falls

15 minutes away from Niagara-on-the-Lake



ARBOUR VALE

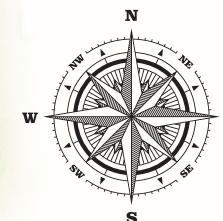


BUNGALOWS & TWO-STORYS

- NO. 1 ♣ PARADIS
- NO. 2 ♣ SOLEIL
- NO. 3 ♣ PAPILLON
- NO. 4 ♣ BLOSSOM
- NO. 5 ♣ MONET
- NO. 6 ♣ VERSAILLES
- NO. 7 ♣ PARISIAN
- NO. 8 ♣ CHANTILLY
- NO. 9 ♣ IRIS
- NO. 10 ♣ PEONY
- NO. 11 ♣ LILY
- NO. 12 ♣ FLEUR
- NO. 13 ♣ FONTAINE
- NO. 14 ♣ PROVENCE

OUTDOOR AMENITIES

- ♣ FORMAL GARDENS
- ♣ DINING AREA
- ♣ RAISED TERRACE
- ♣ ARTIST TERRACE
- ♣ SUNBATHING AREA
- ♣ PASSIVE VIEWING GARDEN
- ♣ YOGA AND EXERCISE AREA
- ♣ WALKING AND JOGGING PATH
- ♣ COMMUNITY GATHERING
- ♣ GARDEN WITH WATER FEATURE



JACOBSON AVENUE

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...*



Garden COLLECTION



GARDEN COLLECTION FEATURES & FINISHES

ELEGANT INTERIORS

- Kitchen and bathroom cabinets from Premium Builder's Collection
- Cambria quartz countertops in kitchen and bathrooms
- Kitchen backsplash included in kitchen design
- Glass tiled showers in bathrooms in ensuites
- Luxury lighting fixtures
- Pot lights included
- Wrought iron spindles and carpet runner on stairs included
- Appointed crown moulding in designated rooms
- Finished basement with luxury vinyl flooring and pot lights
- Decora light switches
- Hot water tank rental unit
- 10'+ ceilings on main and 9' ceilings on second floor
- Luxury faucets throughout
- Central air conditioning
- Closets finished with shelf and rod
- Flooring from Builder's Collection
- Decorative wall trim where applicable
- Electric fireplace where applicable
- Copper water lines included
- Designer selected wallpaper where applicable
- Premium Benjamin Moore paint throughout
- 8' interior doors
- Central vac & alarm rough-in

ELECTRICAL AND COMMUNICATIONS

- Circuit breaker-type electrical panel with electric services
- Carbon monoxide detectors and HRV systems
- Copper wiring throughout
- Back flow check valve systems
- Pre-wired for telephone and cable outlets
- Furring or boxing utility runs to 2nd floor
- GFI electrical outlets in bathrooms

STYLISH EXTERIORS

- Signature Euro style front façade
- Stately stone and stucco exterior
- 2" x 6" exterior walls
- Low "E" glass with argon gas in all above grade windows, patio doors and sidelights
- Window grills on front elevation, enclosed between glass for ease of cleaning (as per plan)
- Professionally landscaped gardens with fencing
- Beautifully finished driveway
- Exterior lighting design with pot light features
- Tuff-n-Dri exterior foundation waterproofing system with Warm and Dry board
- Leak Bye basement slab protector
- Standard 2' x 10" floor joists or engineered wood "I" floor system (where specified)

- Precast one piece stone window sills
- Oversized basement windows with window wells (where applicable)
- Expansion foam applied to window and door openings rough-ins
- Egress window in basement (where applicable)
- Luxury garage door with hardware detailing
- Drywalled and painted garage
- Spray-foam perimeter insulated rooms over garage
- Garage door opener with key pad
- Low maintenance garage door trim
- 8' front door
- Condo irrigation system
- Brick mold exterior windows
- Fully graded, sodded and landscaped property
- 2 exterior hose bibs with back flow preventer (one in garage and other at rear of home)
- 2 exterior weatherproof electrical outlets (one front and other at rear of home)
- Parged exposed foundation walls from grade to brick line
- Quick release screens on all operating windows for ease of cleaning
- BBQ gas line to back deck roughed in

Standard Features current as of April 2022. 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.

I'adore
Luxury Classics



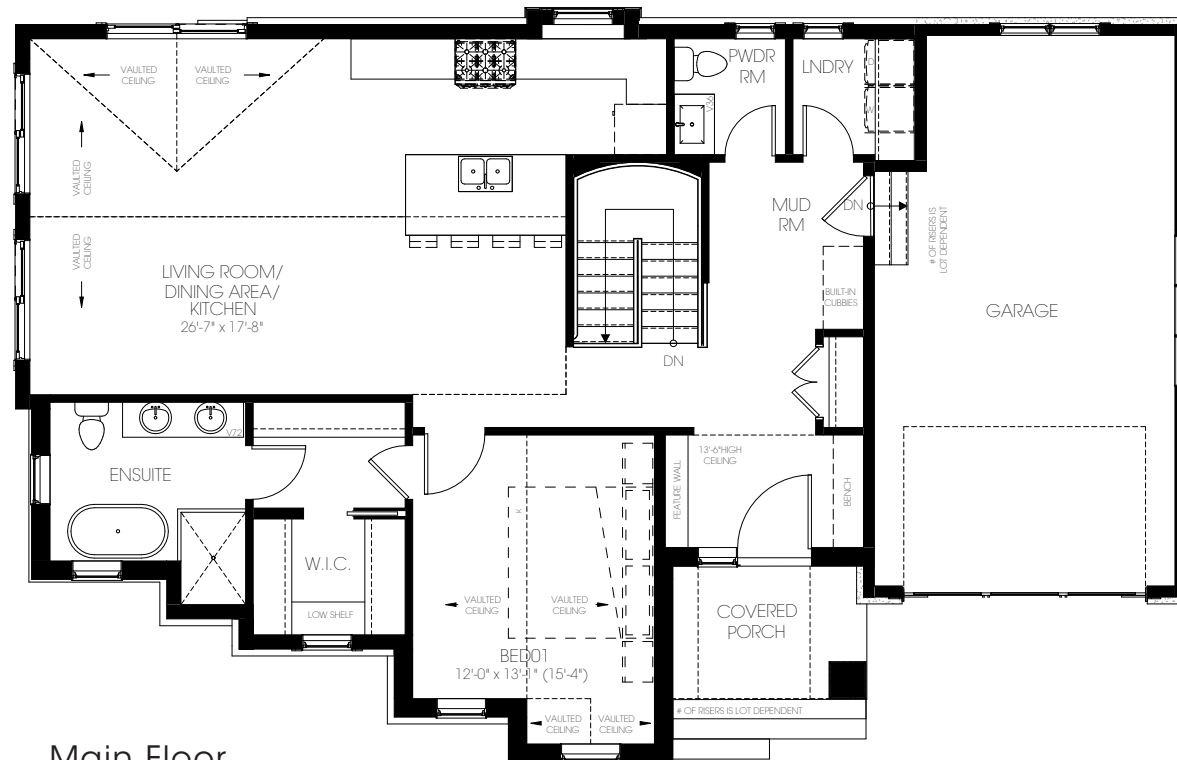
GARDEN COLLECTION

BUNGALOWS - TWO STOREYS

Nº. 1. Paradis
Nº. 13. Fontaine
Nº. 14. Provence



Renderings current as of May 2022. 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.



The floor plan for the finished basement includes the following areas and features:

- REC ROOM:** A large recreation room with a pool table and a fireplace.
- OFFICE:** A workspace with a desk and built-in shelving.
- WINE RM:** A wine cellar with built-in racks.
- BATH:** A bathroom with a toilet, sink, and shower.
- BED02:** A bedroom measuring 20'-0" x 10'-6" with a bed and dresser.
- STORAGE & MECH:** A utility area for storage and mechanical equipment.
- UNEXCAVATED:** A large area on the right side of the plan that has not been excavated.
- Stairs:** A central staircase with an "UP" arrow indicating the direction to the next level.
- Storage:** A designated storage area with a "STORAGE" label and an arrow pointing to a closet.
- Built-in:** Several built-in features are marked throughout the plan, including shelving and storage units.

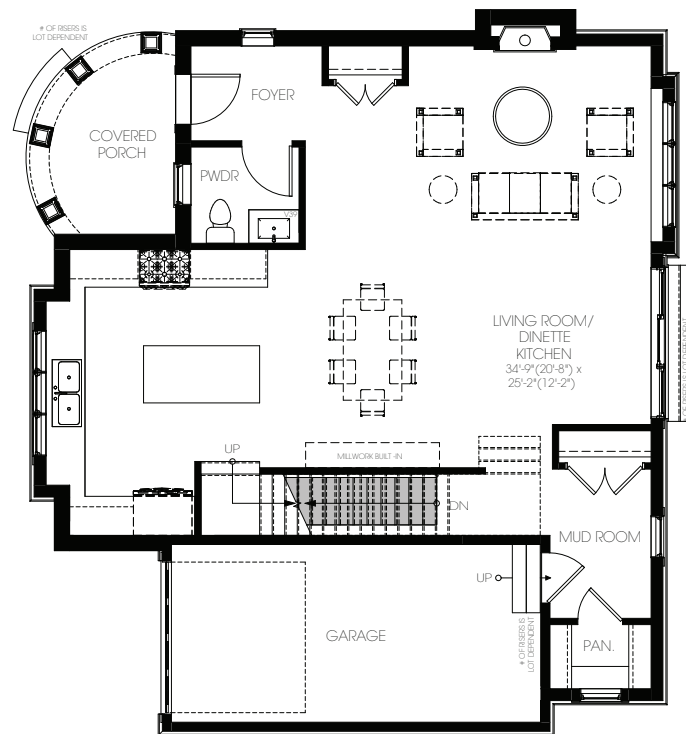
Paradis
BUNGALOW
+ FINISHED BASEMENT

BED: 1+1 & OFFICE | BATHS 1.5 + 1

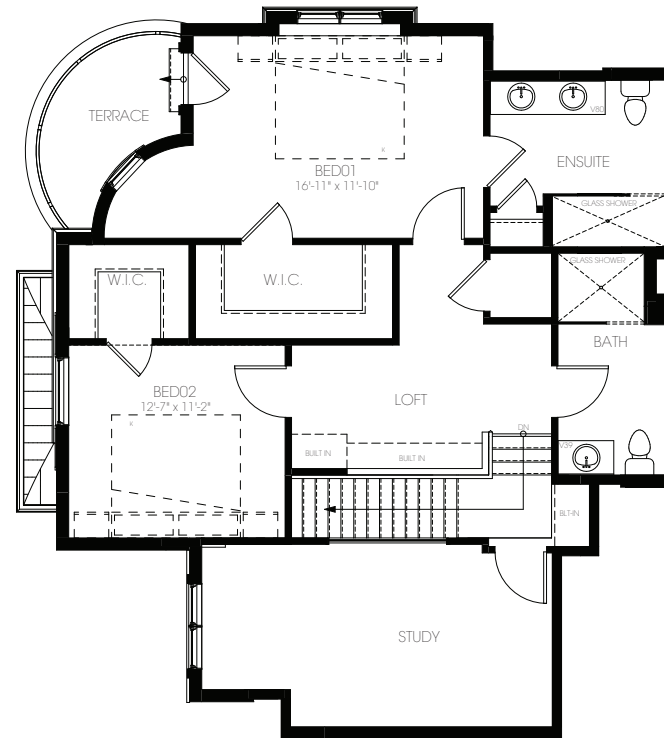
Floor Plans current as of May 2022. All illustrations are artist's concept only; may not be to scale; and may show optional features not included in the base price. Actual usable floor space varies from stated floor area. Slope ceilings not standard in all types. Please see Sales Representative for details. E&OE.



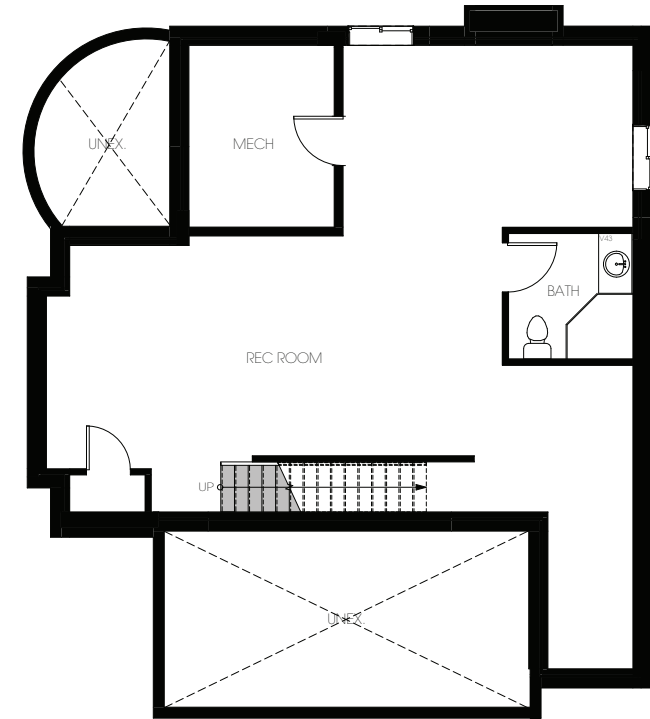
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Main Floor
1112 Sq Ft



Second Floor
1185 Sq Ft



Finished Basement
1006 Sq Ft

Fontaine

TWO - STOREY
+ FINISHED BASEMENT

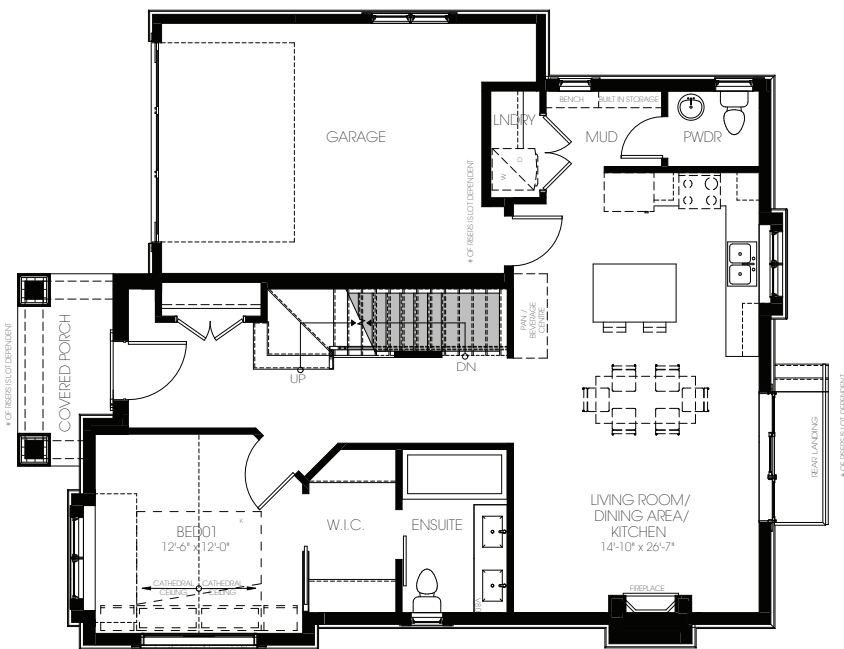
No. 13 | 3303 Livable Sq Ft

BED: 2 + STUDY | BATHS: 2.5 + 1

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The second floor plan includes a large central LOFT area. To the left of the loft is a staircase labeled 'DN' (down). Adjacent to the loft are two bedrooms: BED02 (10'-7" x 15'-8") and BED03 (12'-6" x 12'-9"). BED02 is connected to an ENSUITE (bathroom). BED03 is connected to a BATH (bathroom). A central hallway provides access to these rooms and a LAUNDRY room (LNDRY). The plan also shows a closet (CL) and a linen closet (LINEN). A double door is located on the left side of the floor. A note indicates 'CATHEDRAL CEILING' in two areas. A small note near the laundry room says 'CLOSET DOOR OPENING TO LOFT'.

Floor plan of the second floor. The layout includes the following rooms and features:

- UNEXCAVATED:** A large rectangular area at the top of the plan, marked with a large 'X' and labeled "UNEXCAVATED".
- BED04:** A bedroom located in the top right corner, measuring 11'-0" x 13'-0". It includes a closet and a door leading to the bathroom.
- BATH:** A bathroom located to the right of the bedroom, containing a bathtub, toilet, and sink.
- UNEX:** A small rectangular area on the left side, marked with an 'X' and labeled "UNEX".
- UP:** A staircase labeled "UP" with a circular arrow icon, indicating access to the third floor.
- STORAGE:** A storage area located between the staircase and the recreation room.
- REC ROOM:** A large recreation room in the center, featuring a fireplace labeled "FIREPLACE".
- OFFICE:** An office space located to the right of the recreation room.
- STORAGE/UTILITES ROOM:** A storage and utility room located to the left of the recreation room.
- UNEX:** A small rectangular area on the far right, marked with an 'X' and labeled "UNEX".

Provence

BED: 3 + 1 | BATHS: 3.5 + 1

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The Team

