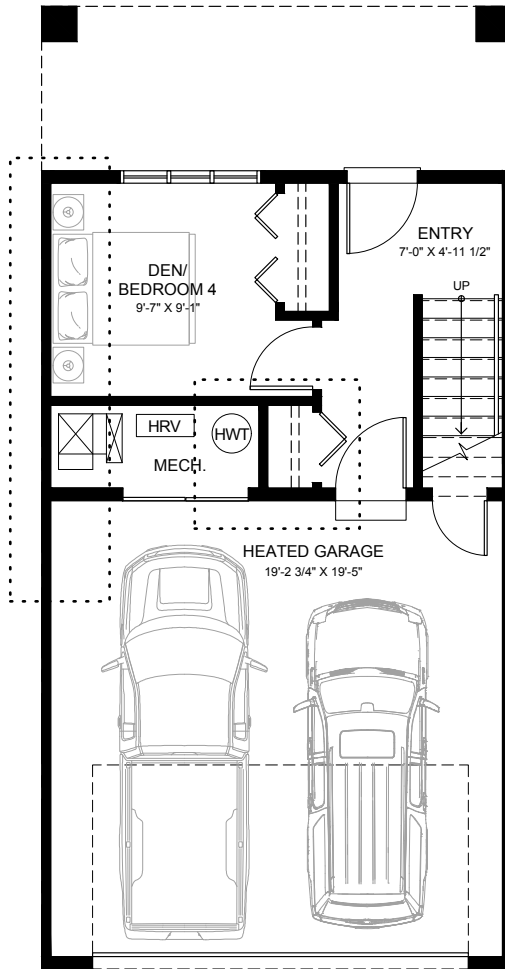


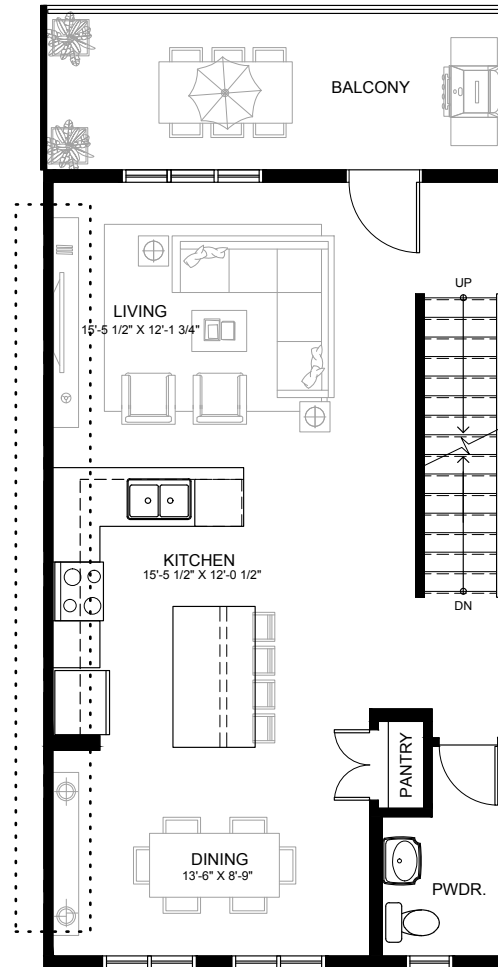


BUILDING

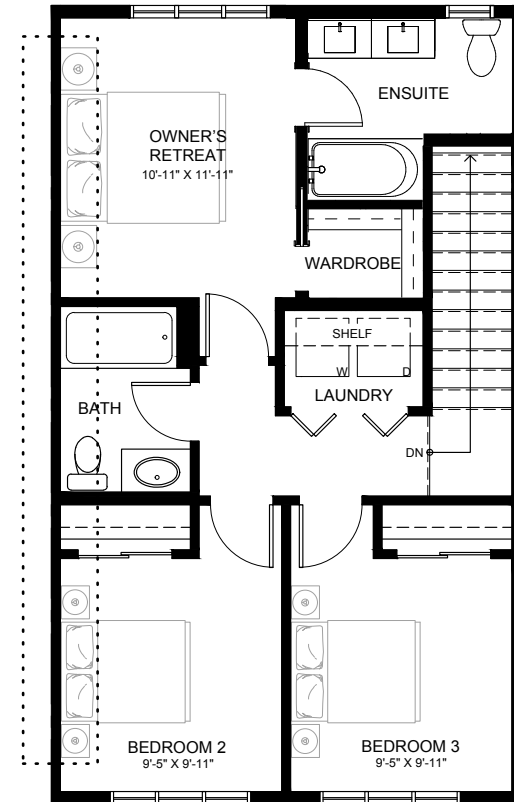
UNIT



GROUND LEVEL ±210 SQ. FT.



MAIN LEVEL ±680 SQ. FT.



UPPER LEVEL ±680 SQ. FT.

**layout/window configuration varies with elevation*

THE BUILDINGS

- Built by multiple Customer Choice Award Winner for highest customer satisfaction, Truman
- Peace of mind provided through our comprehensive warranty program: 1 Year on Workmanship & Materials, 2 Year Warranty of Delivery & Distribution Systems, 5 Year Building Envelope Coverage, and a 10 Year Structural Warranty.
- Energy efficient design including mechanical and distribution systems
- Comprehensive coverage including deposit payments are protected by the Alberta New Home Warranty Program
- Maintenance free exteriors featuring private decks, patios and professionally designed and irrigated grounds
- Built-in smoke/heat detectors and in-suite water sprinkler system

THE SUITES

- Beautifully appointed interiors by our award-winning interior design team with a choice of 2 timeless interior colour schemes; L.A. and N.Y.
- Approximate ± 9 ft ceilings throughout suite (*excluding dropped areas required for mechanical, plumbing and/or electrical*)
- Energy efficient windows and oversize doors/patio sliders (*as per plan*)
- Custom designed entry door with security view-hole and custom printed address plate, accented by individual lighting fixture at entrance
- A choice of two high quality luxury vinyl plank flooring with acoustic underlay throughout all living areas, LVT in bath and laundry areas
- In-suite technology featuring integrated wiring panel
- Smart Plug USB plug jack connection, and TV / Telephone connections in principal area
- Convenient and ultra-quiet in-suite Energy Star® front-load stacking washer and dryer centre, vented to the exterior with quick water shut off valve
- Brilliant lighting with our hand-picked energy efficient contemporary light fixtures throughout
- Smooth panel doors with levered anti scuff and scratch Taymor® door hardware throughout
- Modern sleek line profiled painted baseboards, door frames and casings
- Ample closet and storage shelving (*as per plan*)

THE BATHROOMS

- Polished hard surface quartz eased edge countertops
- Modern square edge tubs with sloping lumbar support accented by contemporary tiles, creating a luxe spa atmosphere
- Innovative TRUspace™ integrated storage cabinetry
- TRUspace™ vanity design with maximum storage in mind
- Chrome plumbing fixtures with porcelain sink
- Sterling porcelain toilet
- Matching bathroom hardware and accessories
- Environmentally conscious WaterSense® fixtures, shower heads, and toilets
- Safety and pressure-balancing mixing valves for tub and showers

THE KITCHENS

- Award winning kitchen cabinetry design by A.B. Cushing Mills with a choice of two colour palettes
- Floor to ceiling ergonomic TRUspace™ contemporary kitchen cabinetry featuring premium finishes, accented by soft close door and drawer hardware and integrated storage
- Polished hard surface quartz eased edge countertops
- Undermount stainless steel sink with industrial high arc single lever pull out faucet
- Contemporary imported off ceramic brick tile with custom set full height kitchen backsplashes
- Gleaming Foundry™ custom made door hardware
- Energy saving Whirlpool® stainless steel appliance package including fridge, dishwasher, microwave with integrated hood fan, and slide-in electric range
- Deep drawer for pots and pan



DOOR STYLE

Lincoln Park



DOOR HARDWARE

Vega (Chrome)



C425



B423

BASE FINISHING

Baseboard & Casing



BATH HARDWARE

Qube (Chrome)



PLUMBING

Kohler (Chrome) Fixtures

**STANDARD
HARDWARE**

L.A. COLOUR

Flooring

1. LVP – Divine Quest Willow XL
2. LVT – Divine Passage Cleopatra
(laundry / bathrooms)

Tile Backsplash

3. White Subway Tile (kitchen / shower walls)

Countertops

4. Quartz – GS Imports Glacier White
(kitchen / bathrooms)

Cabinetry

5. Super Matte White (kitchen)

Paint

6. Architectural White C2 – 516 (walls / trim)

OR

N.Y. COLOUR

Flooring

1. LVP – Divine Quest Freshman
2. LVT – Divine Passage Cleopatra
(laundry / bathrooms)

Tile Backsplash

3. White Subway Tile (kitchen / shower walls)

Countertops

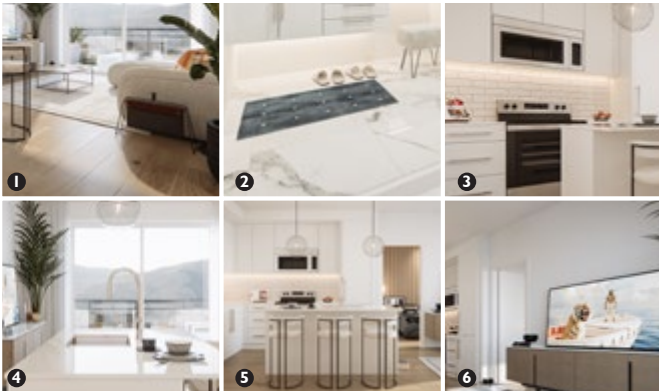
4. Quartz – GS Imports Glacier White
(kitchen / bathrooms)

Cabinetry

5. Grey - Haze (H57) (kitchen)

Paint

6. Architectural White C2 – 516 (walls/trim)



SELECTION:

(Type NY or LA)

PAYMENT PLANS

DEPOSIT STRUCTURE (10%)

\$15,000 due with purchase contract

Balance to 5% due at 30 days

Balance to 10% due at 90 days

DEPOSIT STRUCTURE (20%)

\$15,000 due with purchase contract

Balance to 5% due at 30 days

Balance to 10% due at 365 days

Balance to 20% due at 450 days

OR

INCENTIVES

- 1 year FREE condo fees
- 1 year Rental Guarantee
- 1 year FREE turnkey professional property management from Empire 81

- 3 year FREE condo fees
- 3 year Rental Guarantee
- 3 year FREE turnkey professional property management from Empire 81

RENTAL GUARANTEE

WHAT WE PROVIDE:

- Monthly leaseback program payments for two years, reducing your investment risk
- Providing expert level screening and property management services
- Builder direct service resulting in long term tenancies and higher renewals/continuance of direct rent

WHAT YOU PROVIDE:

- All costs associated with the property
(e.g., taxes, insurance, mortgage payments, maintenance, condo fees & closing fees)

GUARANTEED MONTHLY AMOUNT

- Townhome Middle Unit - \$2,400.00
- Townhome End Unit - \$2,500.00

DEPOSIT STRUCTURE SELECTION:

Leaseback payments are made on a monthly basis via Pre Authorized Debit (PAD).

DENTONS WIRE INFORMATION — TRUST ACCOUNT

Beneficiary Bank:	Bank of Montreal
Bank Address:	595 8th Avenue S.W. Calgary, AB T2P 1G1
Swift Code:	BOFMCAM2
Beneficiary:	Dentons Canada LLP
Address:	15th Floor Bankers Court 850 - 2nd Street S.W. Calgary, AB T2P 0R8
Bank Code:	001
Branch / Transit:	25159
Account Number:	1037813

**IMPORTANT: PLEASE READ AND FOLLOW EACH DIRECTION BELOW CAREFULLY
AND ENSURE ALL REQUIREMENTS ARE MET PRIOR TO SUBMITTING****WIRE INSTRUCTIONS****IF FUNDS ARE DELIVERED BY WIRE TRANSFER, REFERENCE THE FOLLOWING:**

- MUNICIPAL ADDRESS OR UNIT # OF THE UNIT BEING PURCHASED
- NAME OF THE DEVELOPMENT THAT THE WIRE IS FOR: *Waterbury Townhomes (Waterford) Inc.*
- NAME OF THE PURCHASER - MUST MATCH PURCHASE CONTRACT: *(First, Last)*
- ONCE RECEIVED FROM YOUR BANK, PROMPTLY EMAIL A COPY OF THE WIRE CONFIRMATION TO **RECEIPTS@TRUMANHOMES.COM**

DIRECT DEPOSIT INSTRUCTIONS**IF FUNDS ARE DELIVERED BY DIRECT DEPOSIT:**

- THE CHEQUE MUST BE CERTIFIED (OR A BANK DRAFT) AND MADE OUT TO **DENTONS CANADA LLP.**
- ONCE THE FUNDS HAVE BEEN DEPOSITED, PROMPTLY EMAIL **RECEIPTS@TRUMANHOMES.COM** THE FOLLOWING ITEMS:
 1. A PHOTOCOPY OF YOUR CERTIFIED CHEQUE
 2. A PHOTOCOPY OF THE DEPOSIT SLIP FROM THE BANK SHOWING DEPOSIT HAS BEEN MADE
 3. MUNICIPAL ADDRESS OR UNIT # OF THE UNIT BEING PURCHASED
 4. NAME OF THE DEVELOPMENT THAT THE WIRE IS FOR: *Waterbury Townhomes (Waterford) Inc.*