



# MAPLEVIEW HOMES



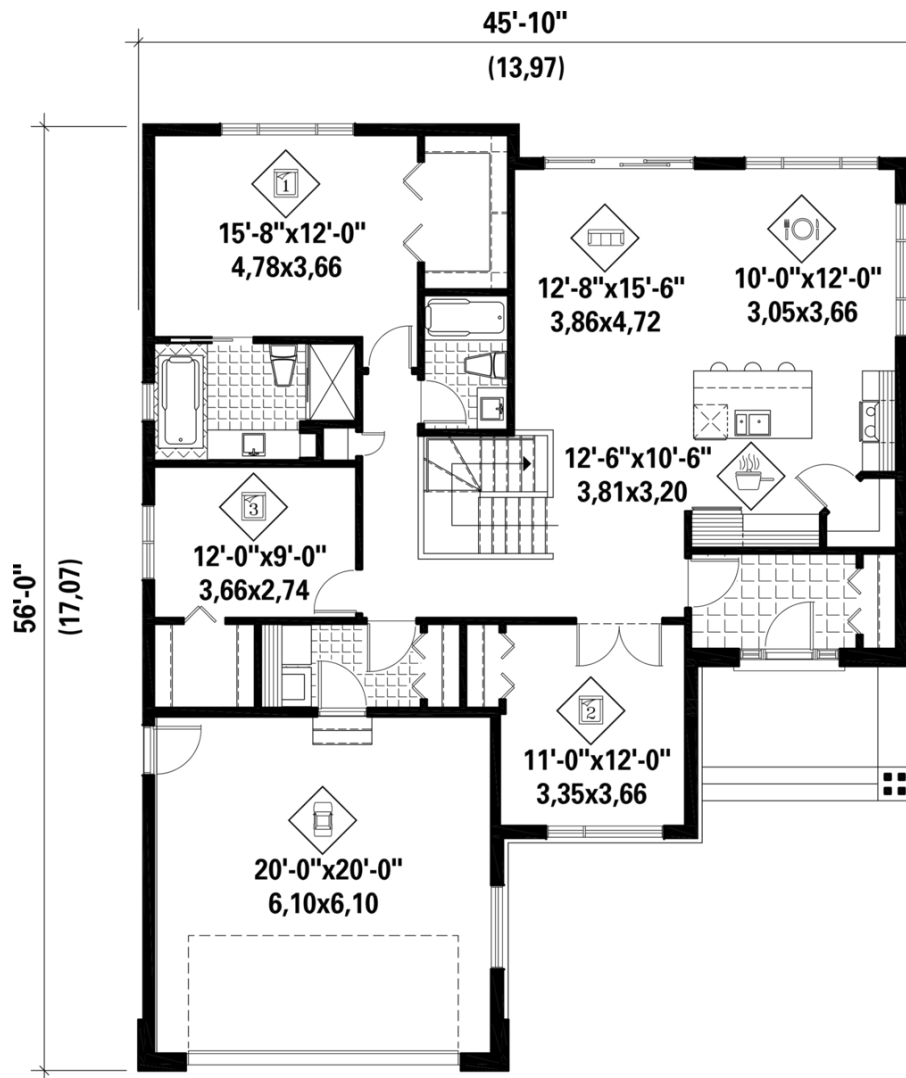
\*All content subject to change and is conceptual only



# Grey Bungalow

1580 sq. ft.

3 Bedrooms / 2 Bathrooms / Double Car Garage / Single home



“The magic thing about home is that it feels good to leave, and it feels even better to come back.”



# The Duchene

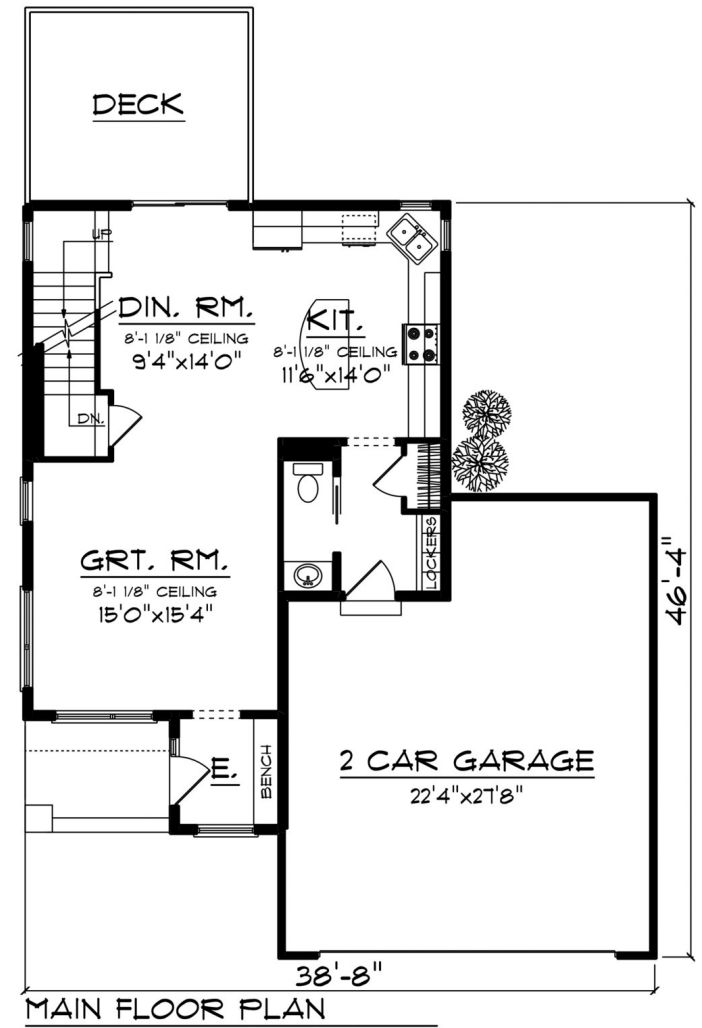
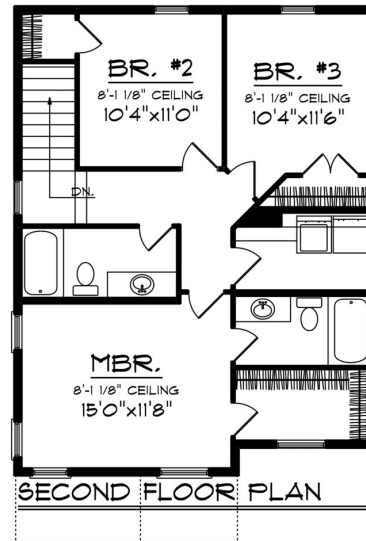
1600 sq.ft.

2 Bedrooms / 2.5 Bathrooms / Oversized Garage / Unfinished Basement



“A new journey lies before us.  
Like a new chapter in a book. All  
we have to do, is be brave enough  
to turn the page.”

-Michael Joel





# Cedar Bungalow

1600 sq. ft.

2 Bedrooms / 2 Bathrooms / Double Car Garage / Single home



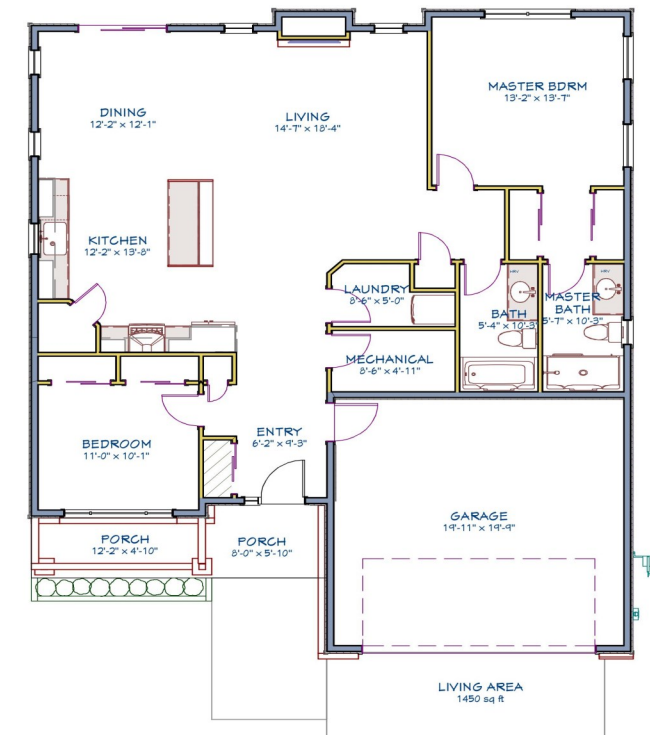
“Home is where love resides,  
memories are created, friends  
always belong, and laughter  
never ends.”



# The Bahama

1400 sq. ft.

2 Bedrooms / 2 Bathrooms / Double Car Garage / Single home





# The Beaumont

1600 sq.ft.

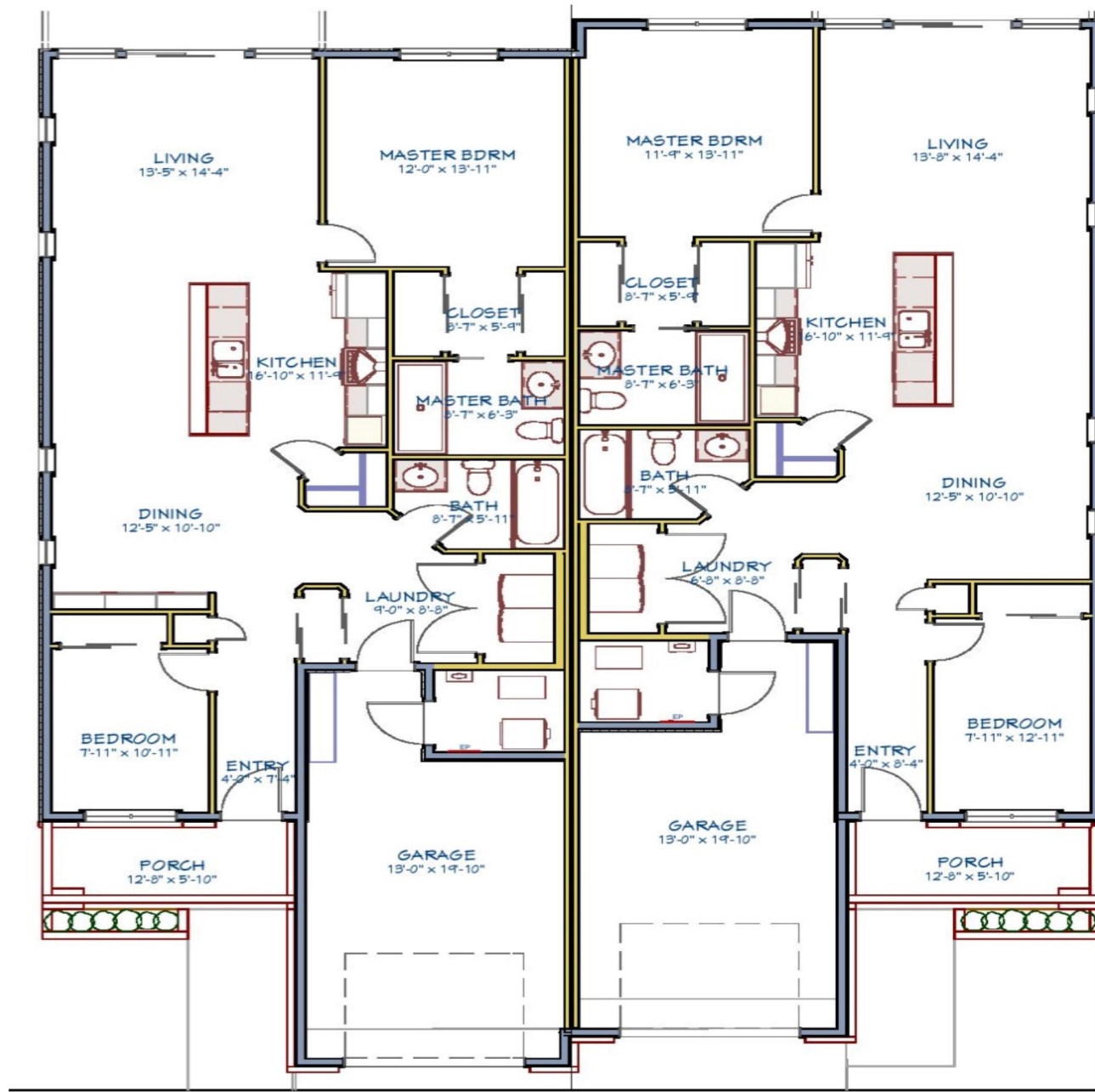
2 Bedrooms / 2.5 Bathrooms / Oversized Garage



“A house is built with  
walls and beams,  
A home is built with  
love and dreams.”  
- Wendy Wunder



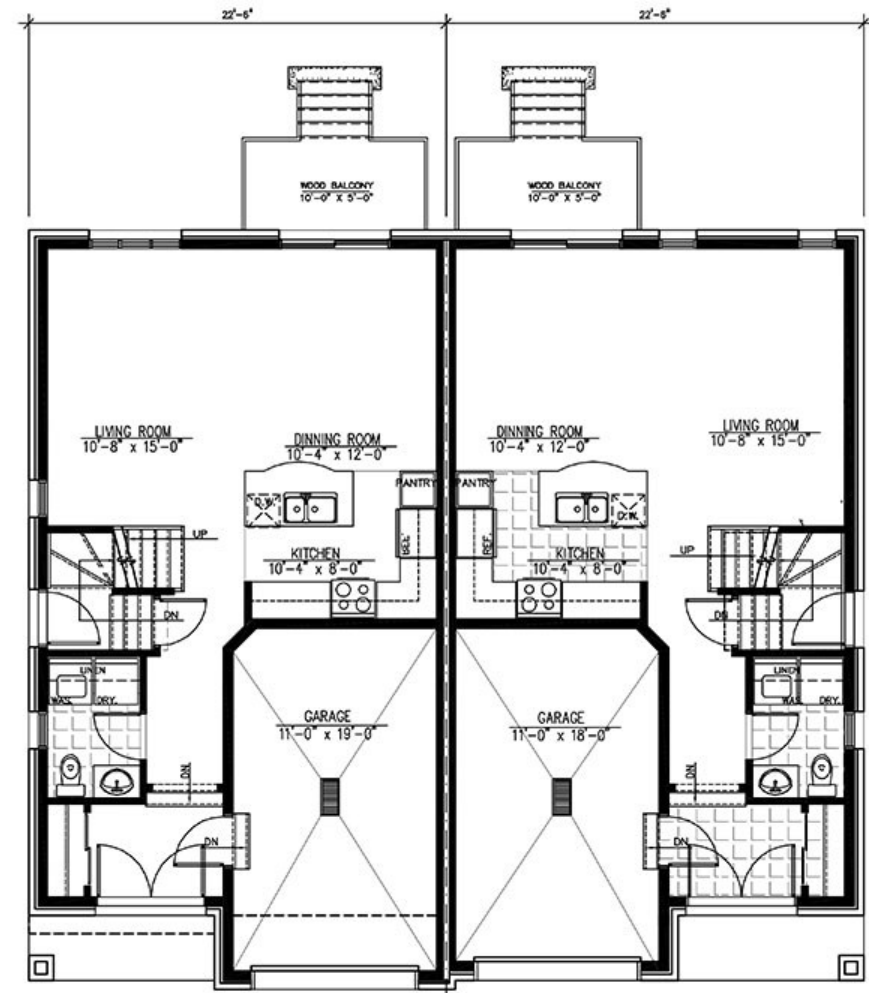




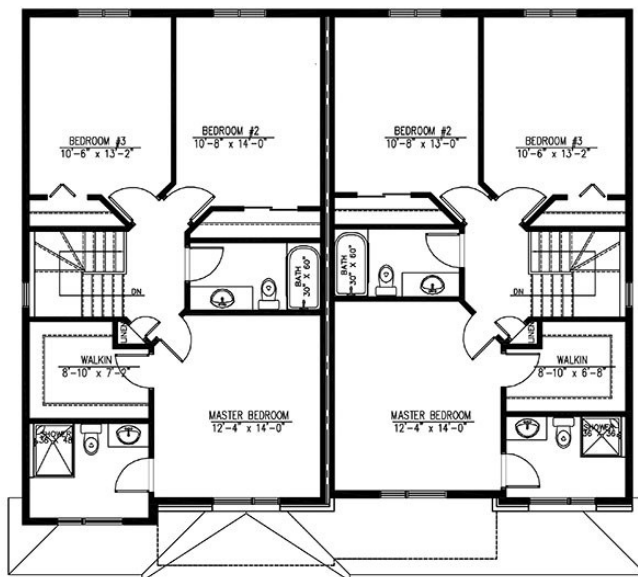
# Grey 2 Storey

1500sq.ft.

3 Bedrooms / 2.5 Bathrooms / Oversized Garage



MAIN FLOOR



UPPER FLOOR



# Mapleview Walk Feature Sheet



## Construction

- ✓ Maintenance-free exterior cladding composed of front stone facade and premium vinyl siding with board and baton, Dutch lap and cedar shake.
- ✓ Poured concrete foundation.
- ✓ Poured concrete garage floor.
- ✓ 2" x 6" exterior wood frame construction.
- ✓ 7/16" OSB sheathing on exterior walls.
- ✓ R28 walls comprised of R22 batt insulation in walls above foundation plus 1" R6 rigid foam continuous insulation on exterior.
- ✓ R60 blown insulation in attic.

## Exterior

- ✓ Maintenance free aluminum soffit & fascia.
- ✓ Limited Lifetime warranty shingles.
- ✓ Poured concrete front porch with no-step entry (on applicable models).
- ✓ 1 exterior hose faucet & 1 interior garage hose faucet (both frost free).
- ✓ Sodded front and side yards. Rear yard seeded (seasonal).
- ✓ Seamless eavestrough around house with downspouts.
- ✓ Paved Driveway over compacted stone base.

## Windows & Doors

- ✓ Steel insulated white painted exterior door, with custom  $\frac{3}{4}$  glass insert.
- ✓ Steel clad & insulated overhead garage door with raised panels and decorative glass, with Wi-Fi compatible garage door openers, remotes and keypad.
- ✓ ENERGYSTAR rated low-E argon gas PVC (vinyl) casement windows.
- ✓ Self-closing, fire-rated insulated steel interior door into garage.

## Interior

- ✓ Colonial-style trim.
- ✓ Various styles of interior doors to choose from.
- ✓ Satin nickel lever style interior door hardware.
- ✓ Nine-foot ceilings throughout main floor living area.
- ✓ Flat finished ceilings throughout.
- ✓ Premium white semi-gloss paint on all trim and choice of 2 high-quality interior paint colors.
- ✓ Mirrored sliding glass closet doors throughout.

## **Kitchen, Bathrooms & Laundry Room**

- ✓ Double stainless-steel sink in kitchen w/single lever tap.
- ✓ Choice of Canadian built kitchen cabinetry & bathroom vanities.
- ✓ Choice of solid Quartz countertops for kitchen and vanities.
- ✓ Mirror in each bathroom.
- ✓ Raised porcelain dual flush toilets in each bathroom.
- ✓ Custom walk-in tiled master shower with acrylic base, glass doors, fold down seat and premium upgraded faucet system.
- ✓ Single lever shower faucet with positive temperature adjustment.
- ✓ Bathroom accessory package in chrome finish.
- ✓ Rough-in for dishwasher (Electrical & plumbing).
- ✓ Water manifold distribution system.
- ✓ Waterproof LED pot light in Tub and shower.

## **Electrical & Heating**

- ✓ HRV – '*Heat Recovery Ventilator*'.
- ✓ Decora switches and plugs throughout.
- ✓ 200-amp electrical panel box.
- ✓ Programmable thermostat.
- ✓ Two exterior plugs (1 front 1 back).
- ✓ Front doorbell chime, with exterior lit button.
- ✓ 12 LED Pot lights.

- ✓ On Demand ENERGYSTAR hot water system.
- ✓ A CO/Smoke/ Strobe in all bedrooms and on both floors.
- ✓ Pre-wired telephone jack and coax cable outlets in living area and master bedroom.
- ✓ Electric Garage Door opener with wireless entry, remotes and exterior keypad.
- ✓ Switched exterior plug in soffit for outside holiday lights.
- ✓ Euro-Design Exterior lighting on front and back of house.

## **Flooring**

- ✓ Possible Ceramic tile or Hybrid Tile in all wet areas (*Foyer, Bathrooms*).
- ✓ LVP flooring in dry area.

## **Municipal Water & Sewer / Natural Gas Heating.**

## **High-speed Internet /Cable Television Available.**



# Mapleview Walk



PATHWAY / SERVICES EASEMENT

1st AVENUE (UNOPENED ROAD ALLOWANCE)

WEST NEW ROAD

PARKLAND  
(30m FLOOD PLAIN)

SOUND BERM / PARKLAND

CN RAILWAY

PARKLAND

EAST NEW ROAD

OXFORD AVENUE



Coming  
Fall 2020





**Another feature of a Maplevue Home is our commitment to being as “green” as possible!**



As Hybrid vehicles are becoming more and more popular, we are making the transition easier for our homeowners by providing a 50 AMP plug in the garage.



**“Maplevue Homes has some of the highest ENERGY STAR and eco-friendly homes along the Eastern Ontario corridor”**  
– Belisle Raymond, Infinity Home Inspection



# “Sustainability” What is it?

Meeting the needs of today without  
Compromising tomorrow!

Aging in Place and VisitAble



Environmentally Conscious



Locally Sourced



Financially Viable



Surpass Building code / High Quality

