

STACKED TOWNS



DOON'S
CROSSING

BY



CRESCENTHOMES

BUILDING THE FINEST NEW HOME COMMUNITIES





THE COMMUNITY

Doon's Crossing

Nestled in the southern end of Kitchener, this Doon neighbourhood features an abundance of parks and natural areas – part of why it plays host to so many family-centric communities. Close to an abundance of amenities, schools, and just minutes away from the 401, it's no surprise that the Doon's Crossing site is the centerpiece of this neighbourhood.

Thoughtfully-designed, spacious interiors are beautifully appointed – and the result isn't just a home... it's an oasis. Natural beauty, creative architectural designs, modern construction methods, and superior finishes – it's a winning combination that sets this development apart from the rest.

Whether you're a young professional, growing family, or downsizing, you will enjoy your *Life Outside, in the City*, in a setting surrounded by parks and trails. It is no surprise that this prime location in Doon South situated in Kitchener West, is a place where generations from toddlers to seniors alike enjoy living.



CRESCENTHOMES





THE COMMUNITY

Amenities



SERVICES

- Laurentian Dental Centre
- Belgaje Medical Arts



DINING

- Pizzeria La Terrazza
- House Of Patties
- Edelweiss Tavern
- 1001 Nights Shawarma
- The Broken Egg
- The Busy Locavore
- Del's Enoteca Pizzeria
- Nostra Cucina
- McDonald's



SCHOOLS

- Groh Public School
- Sur Dhaara Music Academy
- JW Gerth Public School
- Carmel New Church School
- Brigadoon Public School
- Huron Heights Secondary School
- St Mary's High School
- St Kateri Tekakwitha Catholic Elementary School



SHOPPING

- Fairview Park Mall
- Sunrise Shopping Centre
- Deer Ridge Centre
- Sportsworld Crossing
- Nike Factory Shoe
- Princess Auto
- Motherhood Maternity
- Mark's



SERVICES



DINING



SCHOOLS



SHOPPING



CRESCENTHOMES

All material presented herein is intended for information purposes only. While this information is believed to be correct it is represented subject to errors, omissions, changes, or withdrawal without notice.



DOON'S
CROSSING

ROBERT FERRIE DRIVE

Life Outside in the City

CHAPEL HILL DRIVE



DOON'S
CROSSING





THE NEIGHBOURHOOD

Site Plan

Featuring an exceptional assortment of open concept two and three bedroom stacked flats; this community is uniquely designed to fit any stage of your life.

Ensconced in family-focused neighbourhoods and environmentally-preserved greenspaces, Doon's Crossing captures the best of both worlds. While close enough to the city to enjoy its conveniences and amenities, it's nestled by kilometers of trails that offer plenty of room to roam. That's why our motto is *Life Outside, in the City!*

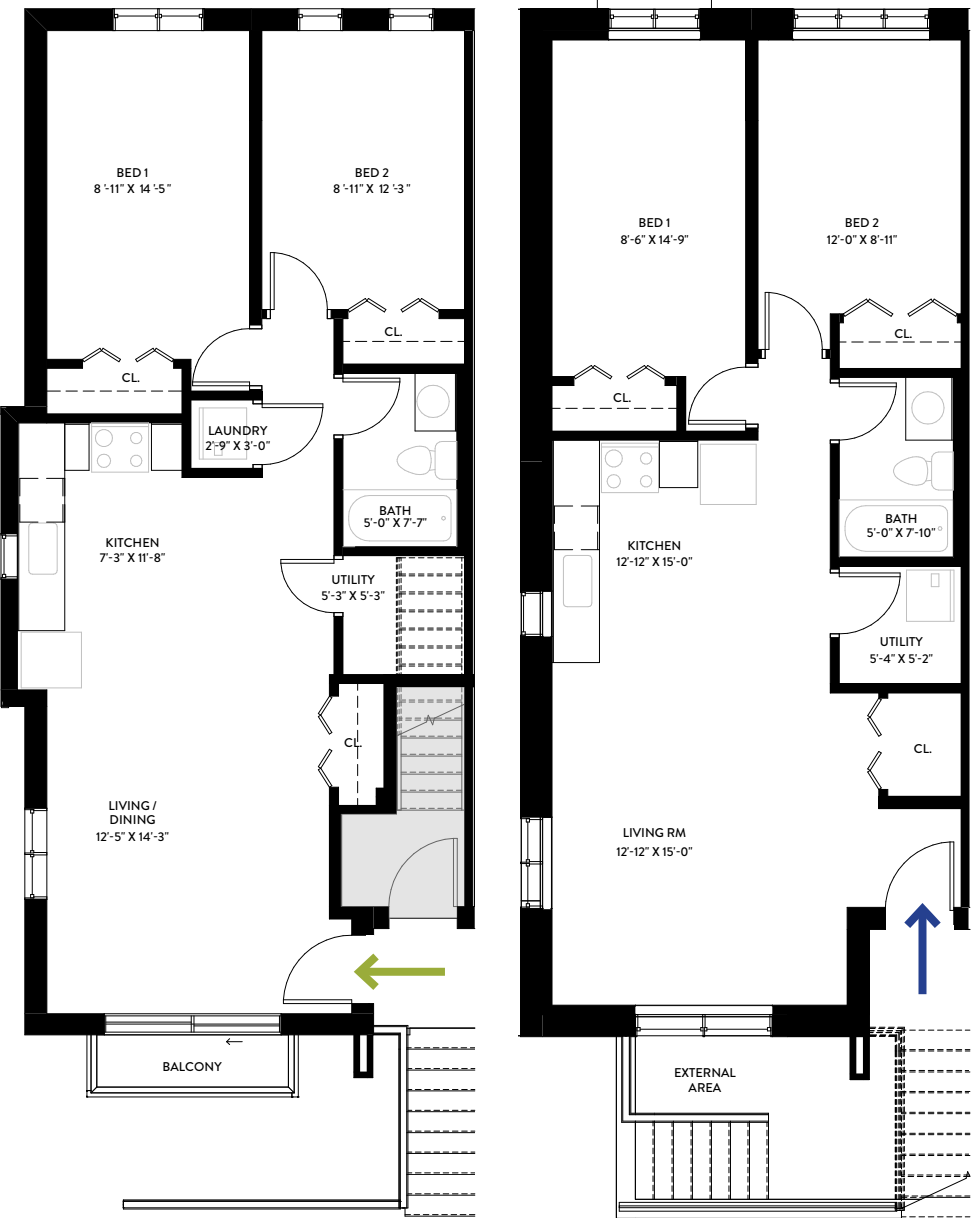
Don't miss out on this incredible neighbourhood!



CRESCENTHOMES

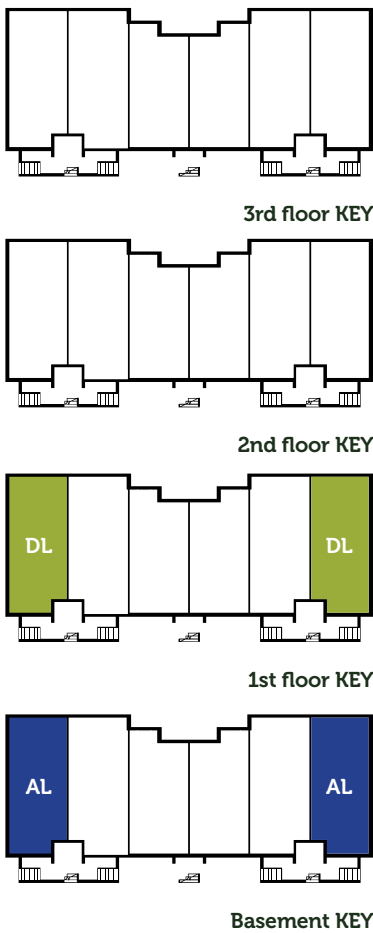
THE *Hartmann*

EXTERIOR UNITS | 824 - 864 SQ FT | 2 BEDS | 1 BATH



UNIT: HARTMANN A (DL)

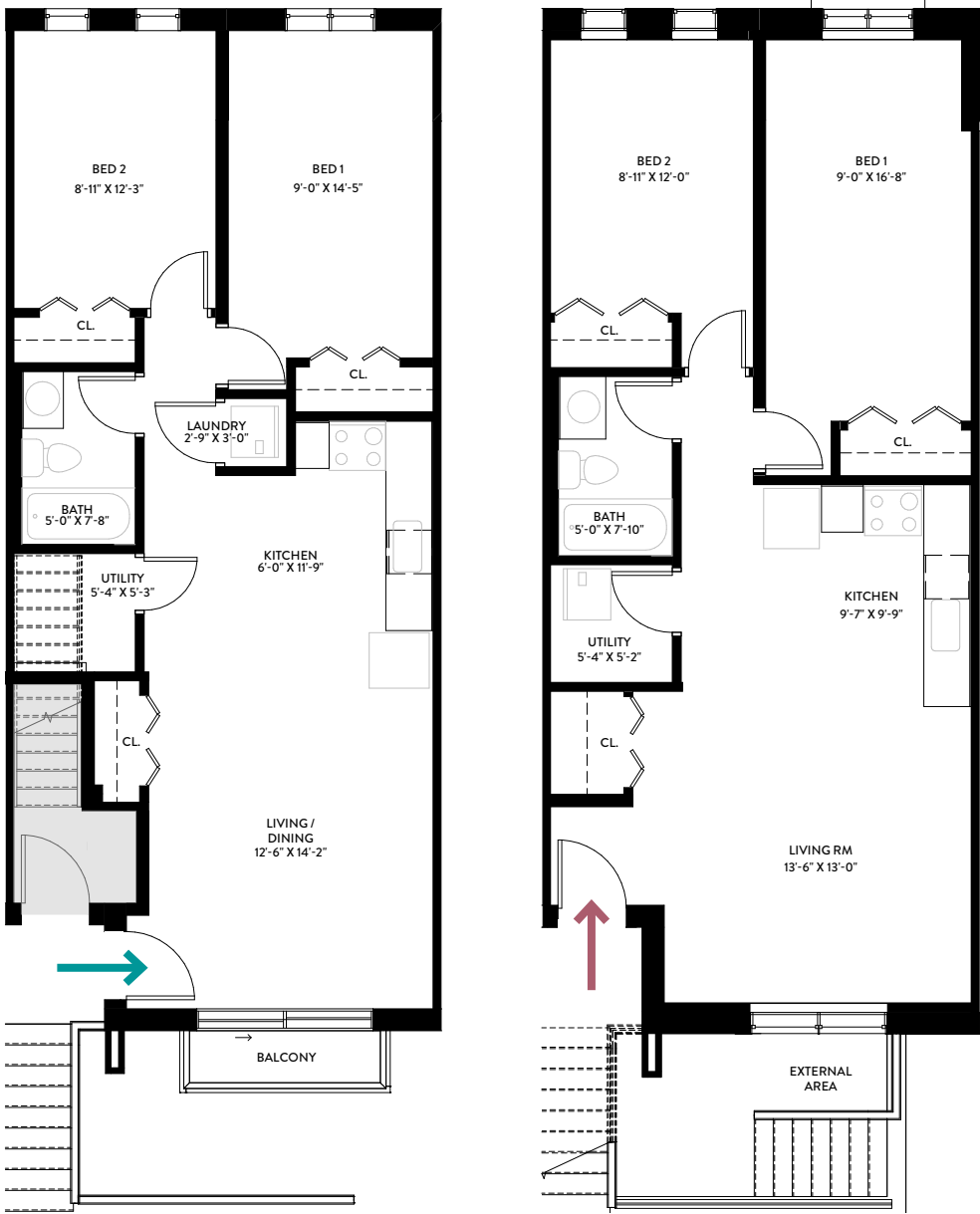
UNIT: HARTMANN B (AL)



All material presented herein is intended for information purposes only. While this information is believed to be correct it is represented subject to errors, omissions, changes, or withdrawal without notice.

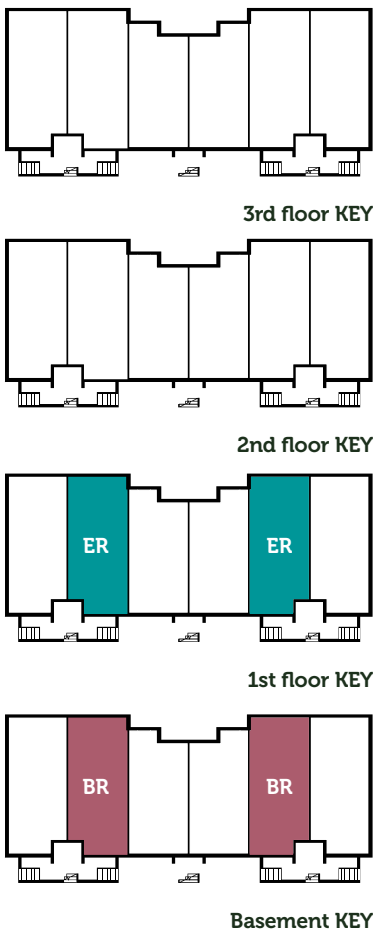
THE *MacArthur*

INTERIOR UNITS | 792 - 845 SQ FT | 2 BEDS | 1 BATH



UNIT: MACARTHUR B (ER)

UNIT: MACARTHUR A (BR)



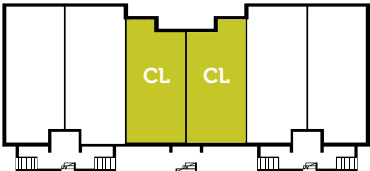
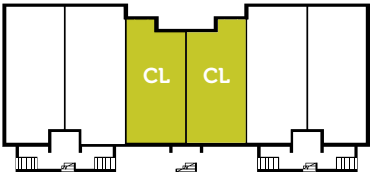
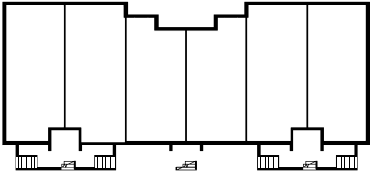
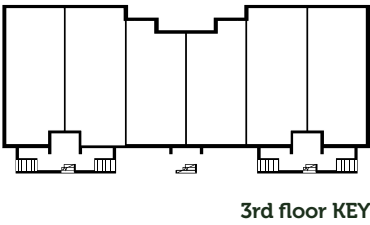
All material presented herein is intended for information purposes only. While this information is believed to be correct it is represented subject to errors, omissions, changes, or withdrawal without notice.

THE *Seibert*

2 STOREY
INTERIOR UNIT | 1,427 SQ FT | 3 BEDS | 2.5 BATHS



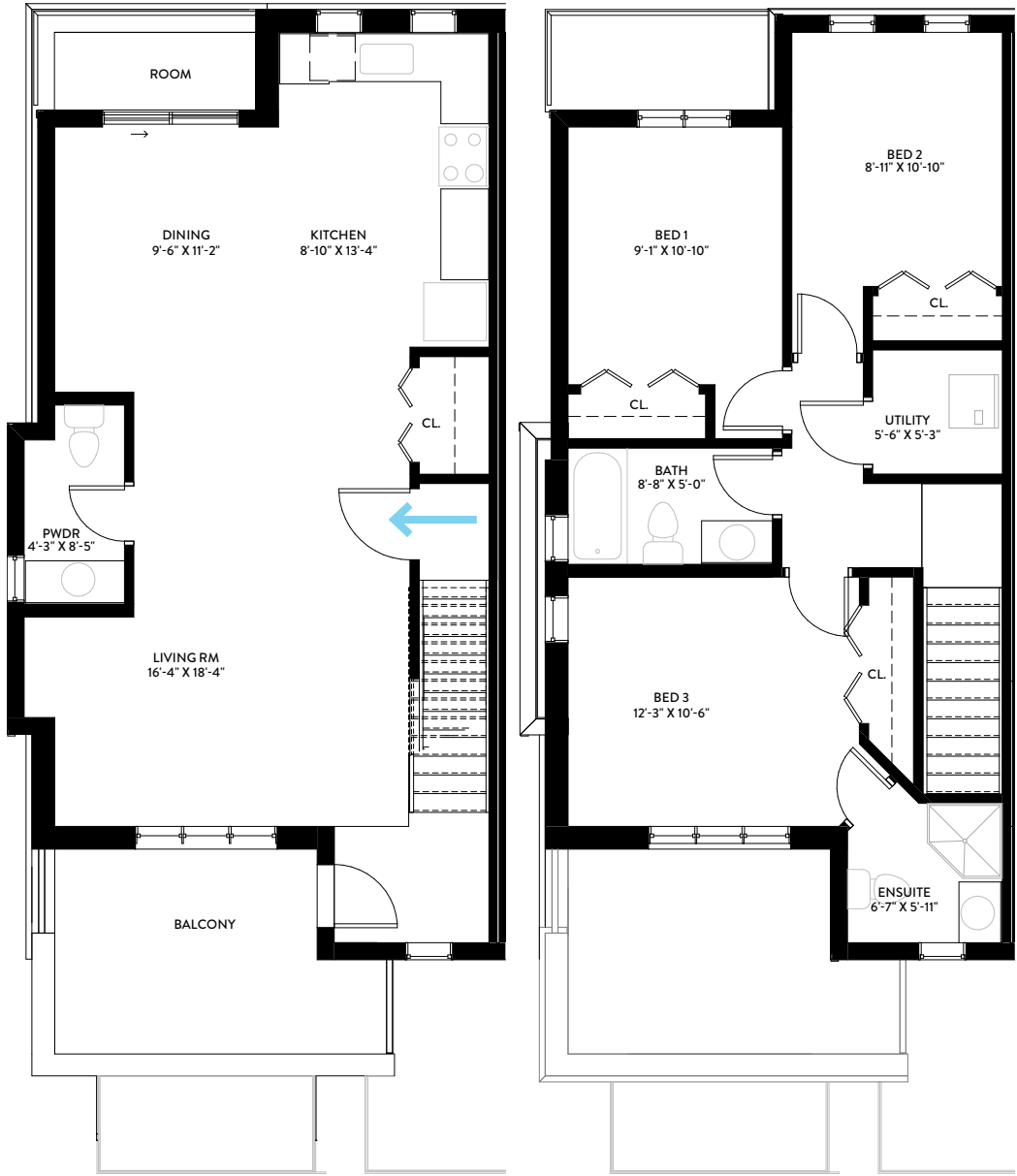
2 STOREY UNIT: SEIBERT (CL)



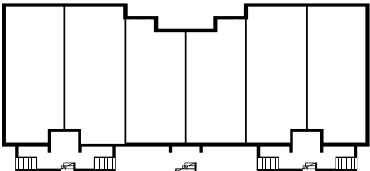
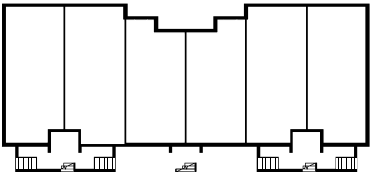
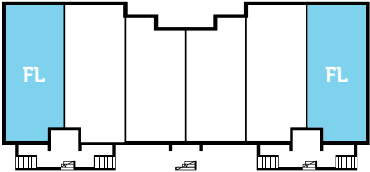
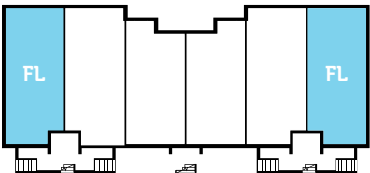
Basement KEY

THE *Bricker*

2 STOREY
EXTERIOR UNIT | 1,450 SQ FT | 3 BEDS | 2.5 BATHS



2 STOREY UNIT: BRICKER (FL)



Basement KEY

All material presented herein is intended for information purposes only. While this information is believed to be correct it is represented subject to errors, omissions, changes, or withdrawal without notice.

All material presented herein is intended for information purposes only. While this information is believed to be correct it is represented subject to errors, omissions, changes, or withdrawal without notice.

THE *Phoebe*

2 STOREY
INTERIOR UNIT | 1,411 SQ FT | 3 BEDS | 2.5 BATHS

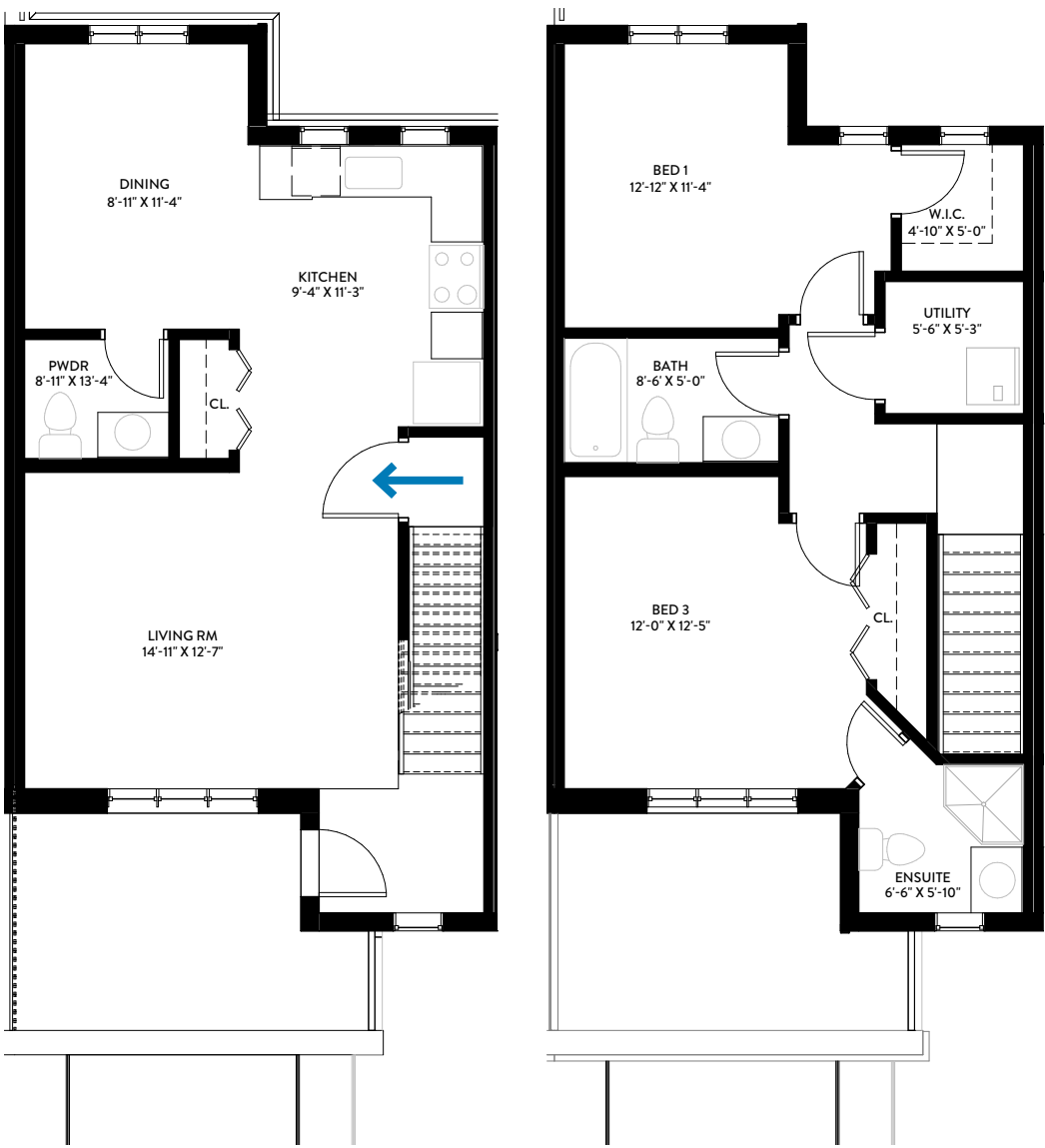


2 STOREY UNIT: PHOEBE (GR)



THE *Putnam*

2 STOREY
INTERIOR UNIT | 1,228 SQ FT | 3 BEDS | 2.5 BATHS



2 STOREY UNIT: PUTNAM (HL)



All material presented herein is intended for information purposes only. While this information is believed to be correct it is represented subject to errors, omissions, changes, or withdrawal without notice.

All material presented herein is intended for information purposes only. While this information is believed to be correct it is represented subject to errors, omissions, changes, or withdrawal without notice.

Exterior Features

Architecturally designed and controlled exteriors and streetscapes

2x6 wall panels, R27 insulation

Quality clay brick installed on elevations as per applicable plan, pre-selected by Builder

Premium siding installed on elevations as per applicable plan with colour matched decorative trim pre-selected by Builder

Pre-finished, maintenance-free aluminum soffits, fascia, eavestroughs and down spouts, as per plan

All windows are high efficiency Low E Argon gas filled maintenance free black vinyl clad windows

Insulated patio door, as per applicable plan

45 min. Fire Rated Metal insulated front entry door with weather stripping and adjustable sweeps, as per applicable plan

Quality caulking to exterior of all windows and doors

Poured concrete foundation walls and basement floors

Foundation exterior wall wrapped with dimple wrap to guard against leaks (or equivalent)

Concrete front porch as per applicable plan

EPDM rubber roof membrane installed over sloped roof towards drains

Entire property graded to municipal standards, sodded, landscaped with paved parking lots

One owned parking space included with unit

Kitchen and Bath

Quality kitchen and bathroom cabinets from Builder's selections

Stone countertops in kitchen with under mount double basin stainless steel sink

Opening in cabinetry for future dishwasher, rough-in provided. Connection costs not included

Stainless 2 speed exhaust fan over stove vented to the exterior

Heavy duty receptacle for electric stove

Dedicated electrical outlet for refrigerator. Fridge opening standard 36" wide x 70" high, opening for stove is 30" wide, dishwasher opening is 24" wide x 34 ½" high

Electrical outlets at counter level for small appliances

Large mirrors above vanities

Quality white plumbing fixtures with chrome single lever faucets (low water consumption toilet supplied with insulated tank)

Separate acrylic one piece corner shower stall as per applicable plan

White acrylic tub 1 piece tub with surrounded tiles/shower installed for easy maintenance

Bathrooms (and powder rooms where applicable) come with laminate counters and white drop in sinks with vanity

Extra quiet exhaust fan vented to the exterior in all bathrooms and powder rooms



INCLUDED UPGRADES
AT NO EXTRA COST



CRESCENTHOMES

All material presented herein is intended for information purposes only. While this information is believed to be correct it is represented subject to errors, omissions, changes or withdrawal without notice.

Interior Features

Impressive 8 ft. ceilings on all levels above grade except in areas where architectural details, mechanical or duct work require ceiling height to be lowered

Drywalled half-walls are capped in wood and painted white, as per applicable plan

Brushed Nickel interior door hardware. 2-Panel interior doors with color matching bi-fold closet doors, as per applicable plan, complete with 2 ¾" trim and casings, and 3 ½" baseboard painted semi-gloss white.

Deadbolts on all entry doors

'California' textured ceilings throughout except in kitchens, bathrooms and laundry rooms
(NOTE: Smooth finish not always possible in 'open concept' designs)

Interior walls to be painted with one coat tinted primer and one finish coat of quality flat latex paint. Paint colour from Builder's samples. One paint colour throughout.

Luxury vinyl plank and tile from builders selections throughout excluding bedrooms.
Bedrooms feature premium carpet and underpad.

5/8" OSB subfloors screwed and glued to minimize squeaks

Energy saving insulation as per Ontario Building Code requirements, R22 to foundation walls, R27 to 2x6 exterior walls and R31 to attic

Spray applied R32 urethane insulation installed below all unheated spaces

Electrical and Mechanical Features

100 AMP service with circuit breaker panel and copper wire throughout

Electrical layout will include one light fixture in the centre of each room and receptacles and switches as required by the Ontario Building Code. Four potlights included in living room.

Interior door chime as selected by the Builder

Interior smoke and CO2 detectors supplied by Builder as required by the Ontario Building Code

A total of 2 outlets to be used in any combination of telephone or cable outlets

Utility provider to make all connections at predetermined location in each unit

1 exterior weather proof receptacle on private amenity connected to a Ground Fault Interrupt safety switch, as per applicable plan

Heavy duty stove and dryer connections

Quality engineered high efficiency Energy Star™ rated hot water/forced air gas furnace

Central air conditioning included

Natural Gas hot water heater provided, supplied by Builder. Rental contract to be set up by purchaser.

Notice To Purchaser

Due to increasing construction cost, we commit orders to our suppliers on the date of the Offer to Purchase. Therefore, in some cases we cannot alter, change or add to the specifications, details or field notes. In order for any change to be implemented, all requests after the offer becomes firm, must be in writing and accepted by the Builder.



INCLUDED UPGRADES
AT NO EXTRA COST



CRESCENTHOMES

All material presented herein is intended for information purposes only. While this information is believed to be correct it is represented subject to errors, omissions, change or withdrawal without notice.

DOON'S CROSSING

Warranty

For your peace of mind your home is protected by TARION Warranty Corporation for a period of 7 years against major structural defects

Comprehensive full one year service warranty provided by the Builder, backed by TARION Warranty Corporation

In accordance with standard building practice and the TARION Warranty Corporation rules, the Builder warrants to make any necessary drywall repairs (due to nail pops and drywall cracks caused by settling) at year end, but the priming and painting of these repairs will be the full responsibility of the Purchaser, regardless of whether the Builder or Purchaser painted the house initially

Purchaser will reimburse the Builder for the cost of the Warranty fee as an adjustment on closing,

General Information

All renderings of exteriors are artists' concept and may vary slightly. The Builder reserves the right to substitute materials of equal or better value should supply dictate.

Purchaser shall have the right to select floor coverings, tile, cabinets and countertops, bathroom fixtures and purchase upgrades from the Builder's samples subject to their timely availability from the Builder's normal supplier and provided that the same have not already been ordered for this house.

Variations from Builder's samples may occur in kitchen and vanity cabinets, floor, wall finishes, and other finishing materials due to the normal production process.

Steps where applicable, may vary at any exterior or interior entranceway due to grading variance.

The Purchaser accepts these changes as necessary.

When Purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The house erected or to be erected on the above lot shall contain the features listed above.

The floor plan shall be that plan illustrated in the Builder's latest sales brochure for that model type purchased. The Purchaser acknowledges that the Builder's model homes have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. Most additional features on display in the model homes are available as extras. The Purchaser is notified due to siting, grading and paving conditions, roof lines may vary due to structural roof framing conditions, and may not be exactly as shown.

Stairs are not included off of patio when grade is 3 risers and less than 7 risers below patio door. Guard rail provided.

The Builder reserves the right to use visual representations of your home, taken both during construction and after occupancy, for the purposes of Public Relations and Advertising and I/ we hereby consent to the same.



CRESCENTHOMES



THE BUILDER

Crescent Homes

Crescent Homes believes in creating a quality life. We provide great locations, innovative products, excellent customer service and the best price in market. Every home we make is crafted by a qualified team, who look into each possible detail to give our customers the best product. We provide energy efficient, healthier and comfortable homes.

Every member of the team works closely with each buyer, to ensure the home is built to their tastes and best suitable to meet their family needs.

We have an unwavering commitment to building. Not just building new homes, but building trust, relationships and peace of mind. We are both knowledgeable and passionate about every aspect of what we do, and we do all we can to communicate that knowledge and passion to home buyers. We know how important your new home is to you; that's why each home we build is so important to us.



DOON'S
CROSSING



CRESCENTHOMES

A COMMUNITY BY CRESCENT HOMES

WWW.DOONSCROSSING.COM