

AN EXCLUSIVE
COLLECTION OF

STACKED TOWNHOMES



ROSEWOOD
URBAN TOWNS



ELEGANT
URBAN LIVING
IN THE HEART OF

DOWNTOWN BRAMPTON

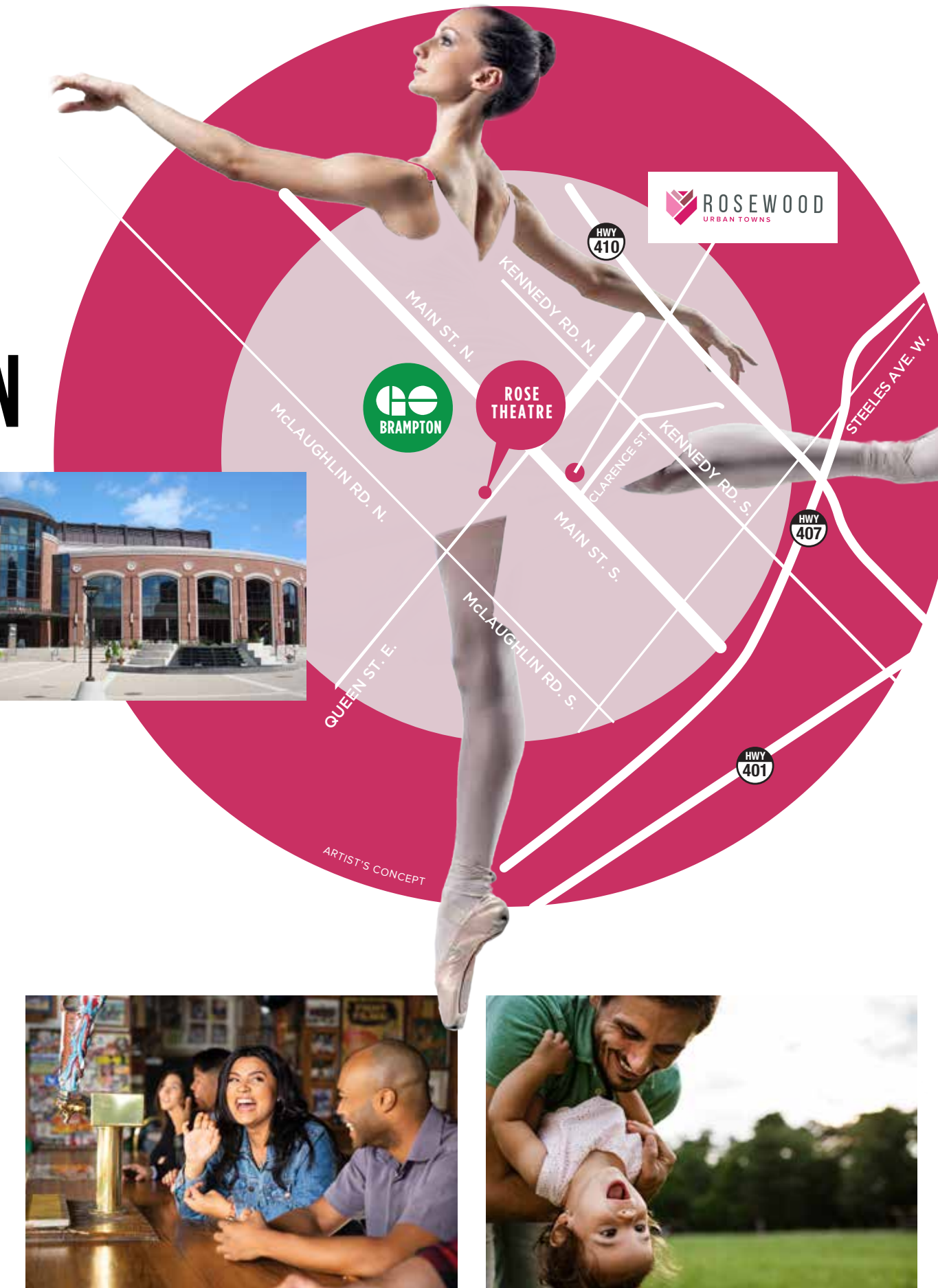
Welcome to elegant urban living in the heart of **Downtown Brampton**. Steps from the famed **Rose Theatre**, minutes to great shopping, dining, entertainment and transit. Find your dream home at Rosewood Urban Towns, an exclusive collection of **stacked urban townhomes**. Every home is designed with **meticulous attention to architecture**, smart space planning and upscale features and finishes. This is a rare opportunity in an **established, desirable neighbourhood**. Everything your family needs is at your doorstep. Don't miss this amazing opportunity to live at **Rosewood Urban Towns**.



LIVE AT THE CENTRE OF IT ALL IN BRAMPTON



Live in an established neighbourhood at Clarence and Main, moments from the lush green corridor of Meadowland Park and Centennial Park. Your kids can walk to Cardinal Leger Secondary School or St. Mary Elementary School. Downtown Brampton is just a ten-minute walk, and offers an endless array of shops, cafés, restaurants, theatres, museums and galleries. Brampton GO station is just minutes away, connecting you to Downtown Toronto. Highways 410, 401 and 407 are easily accessible. Within a 10-minute drive are major malls and shopping centres, conservation areas and campgrounds, sports fields and rec centres. This is, by far, the best location in Brampton.



DESIGN
& DETAIL IN

PERFECT HARMONY



ARTIST'S CONCEPT


ROSEWOOD
URBAN TOWNS



ARTIST'S CONCEPT

These beautiful Townhomes come with a stunning array of innovative features as standard, plus a spectacular choice of upgrades that raise the bar for sophisticated living. Elegant brick and stone architecture provides impressive curb appeal, while the interiors sparkle with upscale finishes. Clean, bright, open concept living and dining areas are detailed with fine hardwood floors and large windows.

Gourmet chef kitchens come with designer cabinetry, stone counters and more. Luxurious bedrooms, spa like ensuites and ample storage making living here a pleasure. Enjoy abundant outdoor living spaces in the form of wide balconies, backyards, patios or rooftop terraces. These Townhomes are truly one-of-a-kind, don't miss out!



A FANTASTIC LIFE AWAITS YOU



ARTIST'S CONCEPT

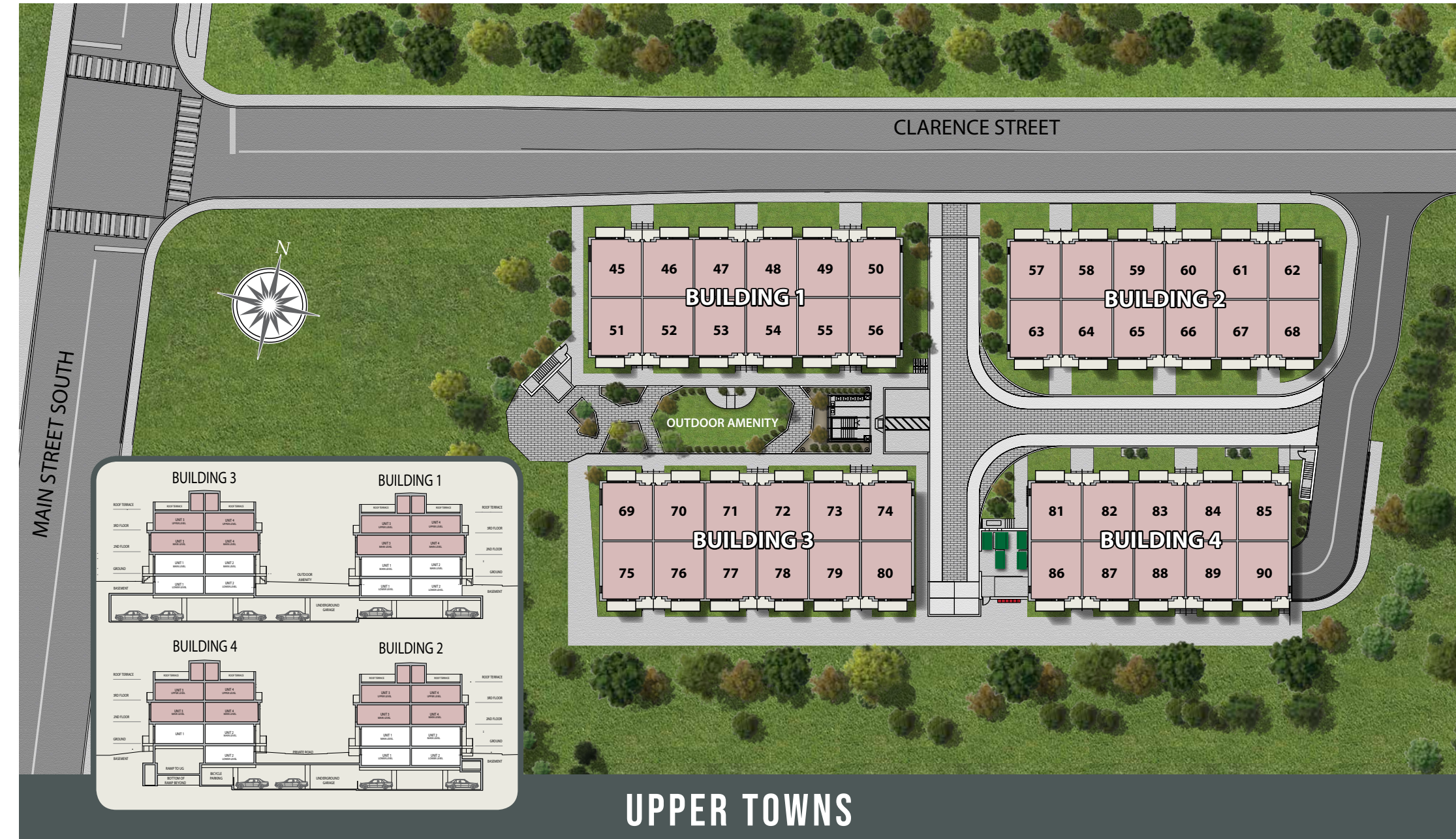




THE COMMUNITY PLAN



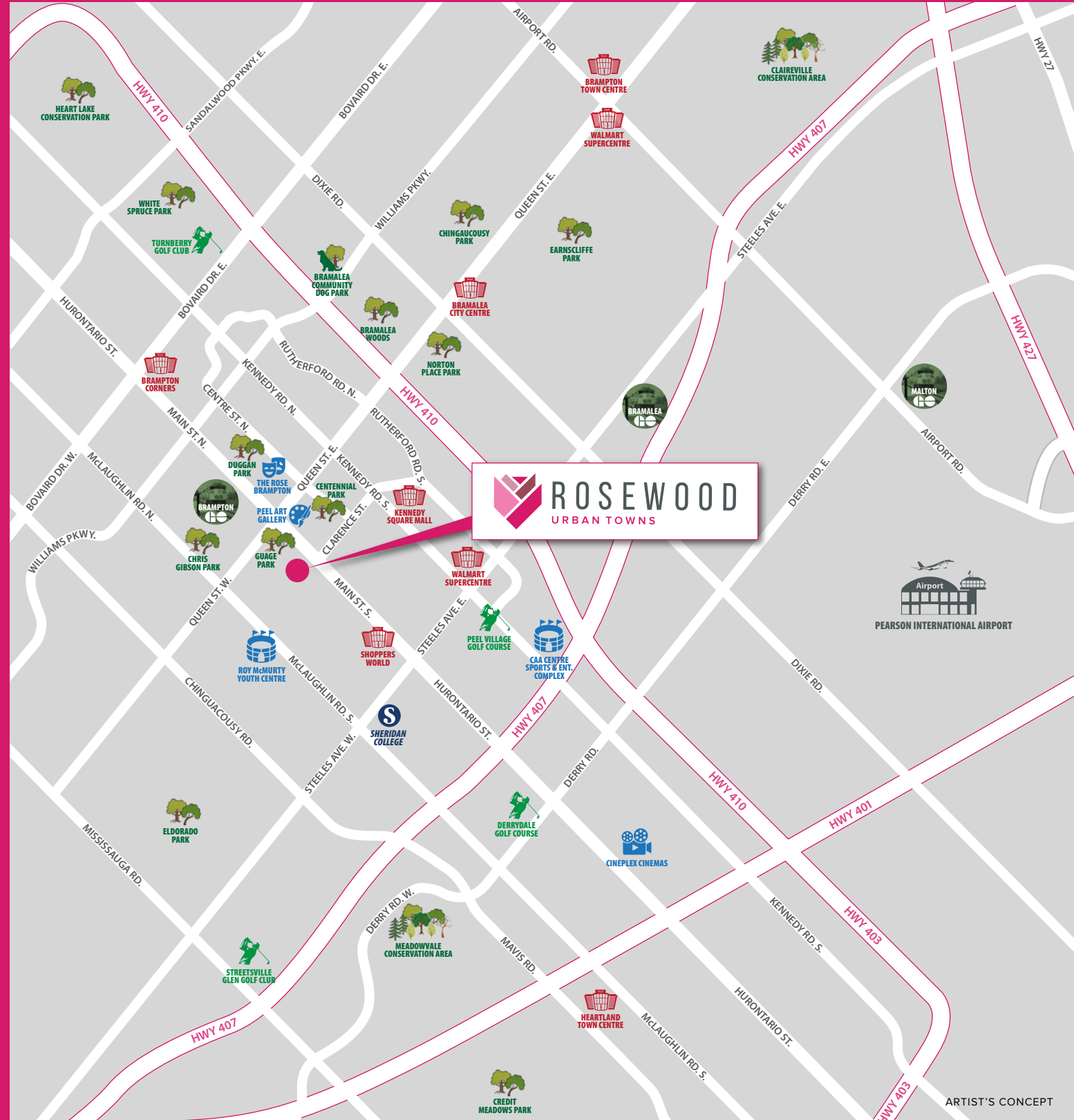
ARTIST'S CONCEPT



ARTIST'S CONCEPT



EXPLORE THE NEIGHBOURHOOD



FEATURES & FINISHES

EXTERIOR

- Contemporary building elevations include brick, stucco, and other architectural features as per elevation
- Rooftop terraces with a waterproof membrane floor system as per plan
- Vinyl casement or fixed windows to be low E and argon filled, for energy savings
- All opening windows are complete with screens
- One exterior electrical outlet on patio and rooftop terraces, where possible
- Quality thermo-pane glass sliding patio or garden doors as per plan
- Superior, insulated front entry door with brushed nick hardware and house numbers

KITCHEN

- Choice of designer cabinetry in a variety of finishes from Vendor's standard selections
- Choice of Granite or Quartz counter tops from Vendors standard selections
- Stainless steel kitchen sink including a single lever faucet with pull-out spray from Builder's standard samples
- Premium Stainless steel appliance package consisting of glass top range, refrigerator, over the range microwave and dishwasher (credit allowance provided in case of supply chain challenges)
- Exterior vented over the range combination microwave and hood fan
- Ceramic subway tile backsplash
- Counter electrical receptacle for small appliances

BATHROOM(S)

- Choice of designer selected cabinetry in a variety of finishes from Vendor standard selections
- Laminate countertop, except where pedestal sink is provided, from Builder's standard samples
- Chrome Single lever faucet from Builder's standard specification
- High efficiency water-saving fixtures throughout all bathrooms
- Water temperature balanced sensor in shower and tube to ensure comfort
- Quality white bathroom fixtures
- White acrylic bathtubs in all bathrooms as per plan
- Exhaust fans vented to exterior in all bathrooms(s) and powder room
- Privacy locks on all bathroom and powder room doors
- Pedestal sink in powder room as per plan
- Mirror provided in all bathrooms(s) and powder room
- Ceramic wall tile for tub and shower enclosure(s) up to the ceiling and separate shower stall (as per plan) including the ceiling, from Builder's standard samples
- Primary ensuite bathroom with stand-up shower to receive a framed glass door (as per plan)

FLOORING

- Choice of imported porcelain or ceramic floor tile in foyer, powder room, bathroom(s), laundry room and mechanical room from builder's standard selections
- Choice of Laminate flooring from our designer's standard collection in living room, dining room and kitchen area
- 35oz carpet and under pad in all hallways, bedrooms, and stairs

ELECTRICAL AND MECHANICAL FEATURES

- 100-amp electrical service with accessible breaker panel
- Ceiling light fixtures provided in all bedrooms, bathrooms, kitchen, stairways, and hallways as per plan (location to be determined by vendor)
- White decora plugs and switches throughout

- Programmable thermostat
- Dedicated Cat 5 data outlet rough in only provided in location chosen by the vendor
- Exhaust fan in laundry room for ventilation
- Counter level receptacles in kitchen for ease of use
- Ground fault protected electrical outlets in all bedrooms
- Electronic door chimes
- Interconnected smoke detectors and carbon monoxide detectors hard wired into electrical system on all levels
- Superior mechanical system designed to capture energy savings

INTERIOR TRIM

- Modern trim package throughout including baseboards, door, and window casings
- Moulded panel interior passage doors
- Brushed nickel finish lever style door handles and hinges
- Wire shelving installed in all closets

LAUNDRY

- White front load stackable washer and dryer with stacking kit and vented to the exterior (credit allowance provided in case of supply chain challenges)

ELECTRICAL

- Decora style switches and receptacles throughout
- 100 Amp service
- Smoke detectors and carbon monoxide detectors installed as per Ontario Building Code 30. Living room and master bedroom roughed-in for cable TV

PAINT

- All interior walls painted with a single colour of latex paint from Builder's standard colours
- Smooth painted ceilings in kitchen area and bathrooms. Stipple ceilings in all other areas

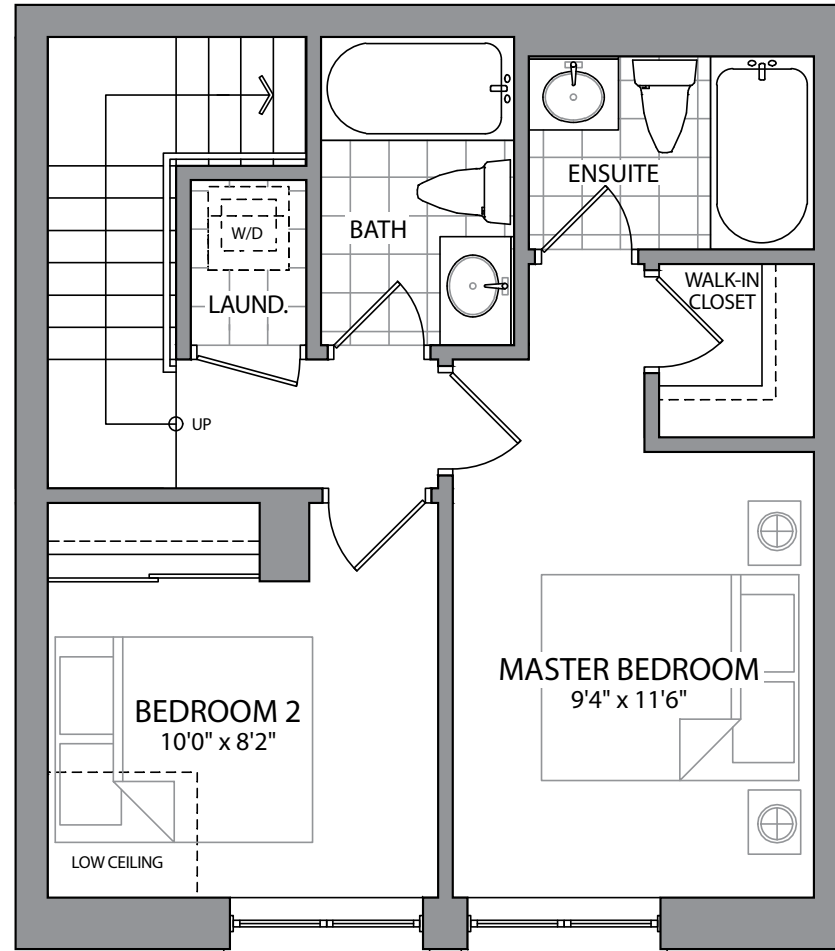
ADDITIONAL FEATURES

- 9' ceiling height throughout living areas, except where ducts and venting for mechanical systems are required. 8' ceiling on 4th level bedroom level and lower-level basement unit
- High efficiency hot water tank power vented to exterior. Hot water tank, combo heating system and air conditioner are rental units. Purchaser to execute agreement with designated supplier prior to closing
- Natural Oak handrail and pickets
- Paint grade stringers with carpet tread
- Closet shelving as per plan
- Shut off valves on all hot and cold-water lines for all sinks and toilets to maximize water efficiency

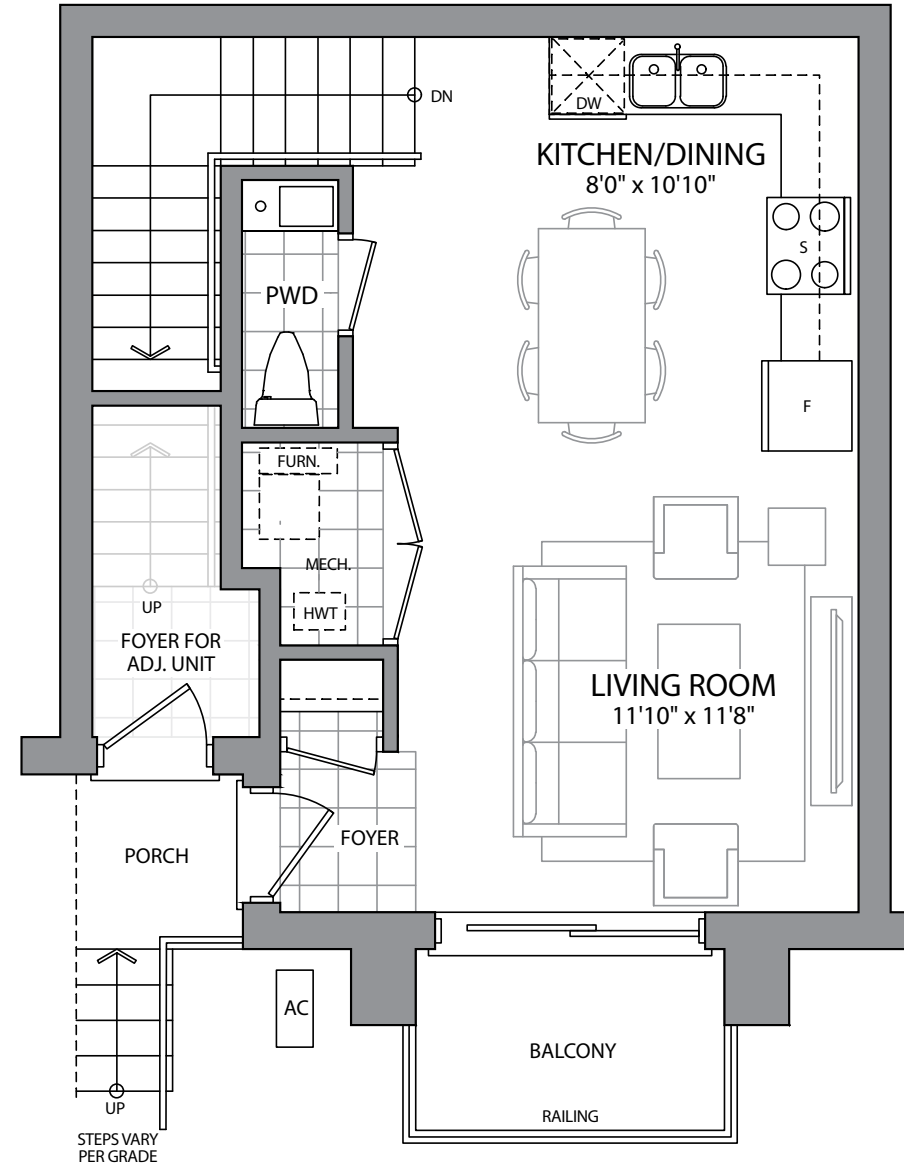
WARRANTY

- Your new home will be registered with the Tarion Warranty program. The details of the warranty can be found at www.tarion.com

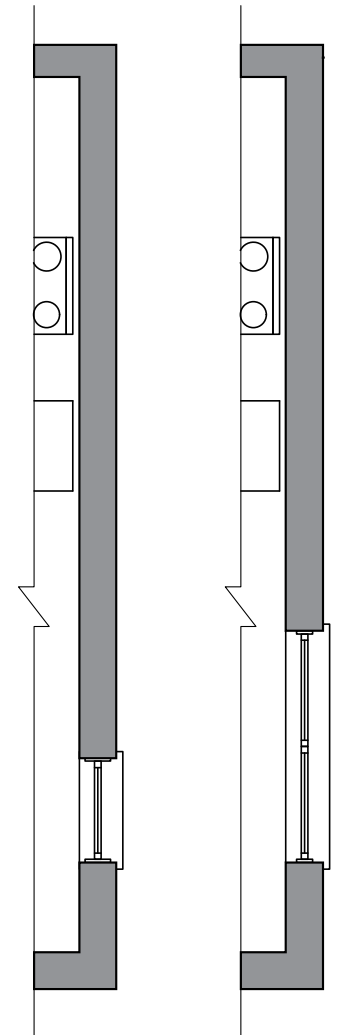
DISCLAIMER: The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. E & O.E. All photographs and illustrations do not necessarily depict standard features but represents products of similar quality that will be offered at Dellwood Park. Features and finishes may vary by suite designs. See Sales Associates for details. Materials and specifications are subject to change without notice. E. & O. E.



LOWER FLOOR
MODEL 2A

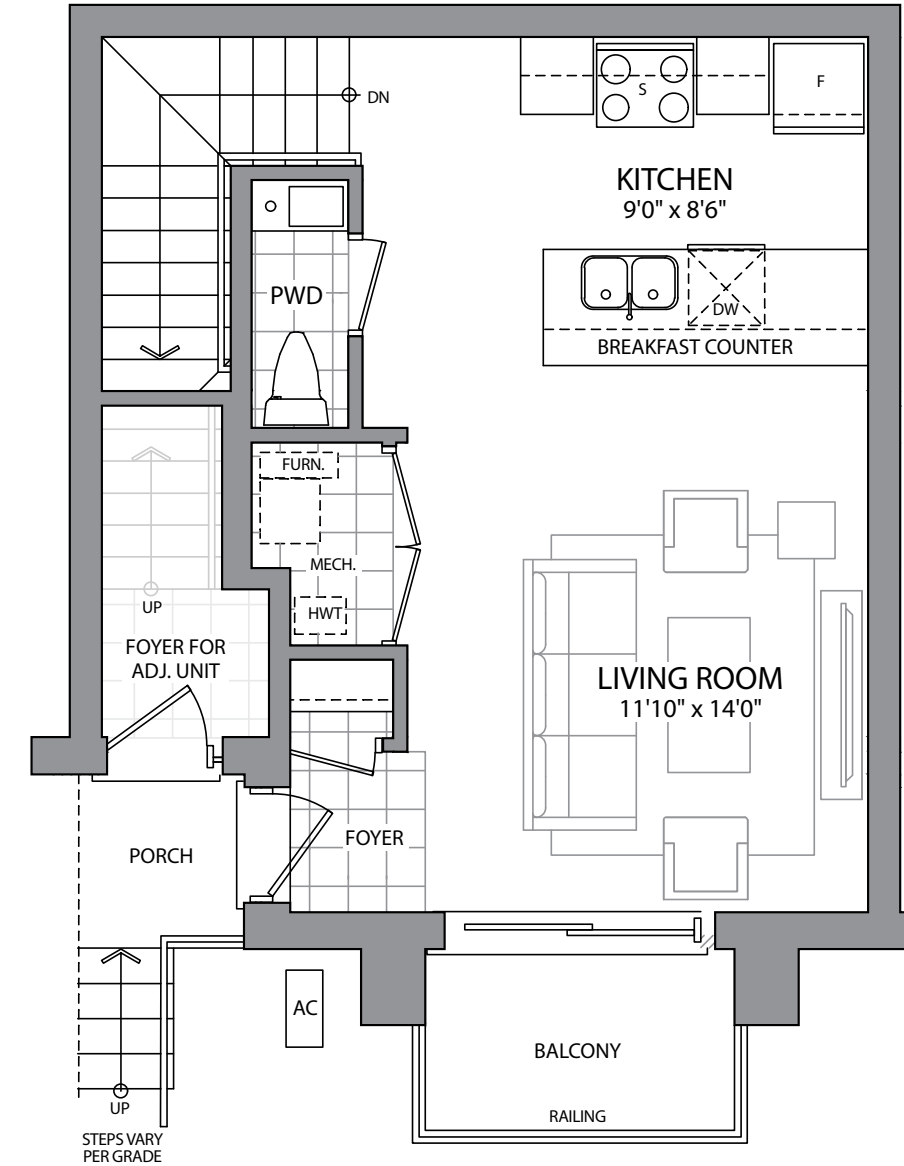


GROUND FLOOR
MODEL 2A

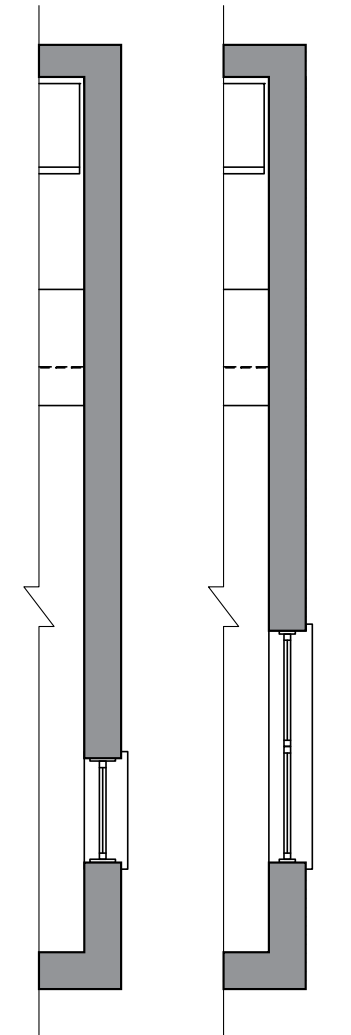


PART. GROUND FLOOR
MODEL 2AE

PART. GROUND FLOOR
MODEL 2A-E2



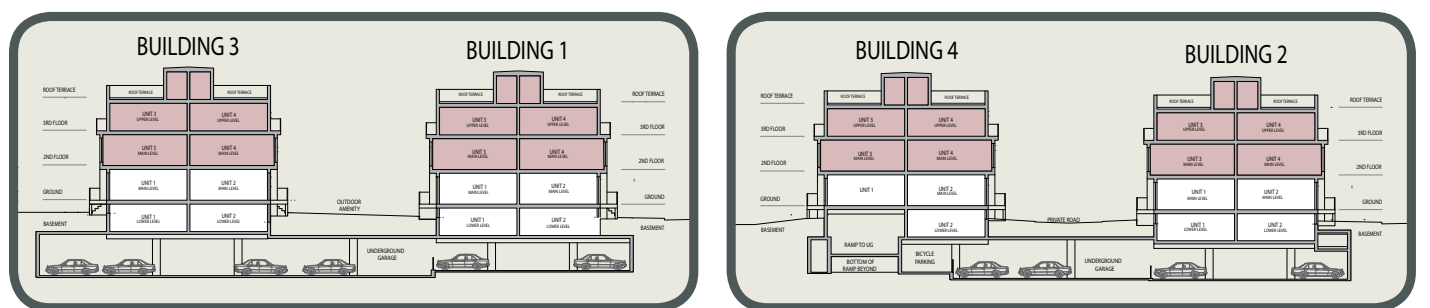
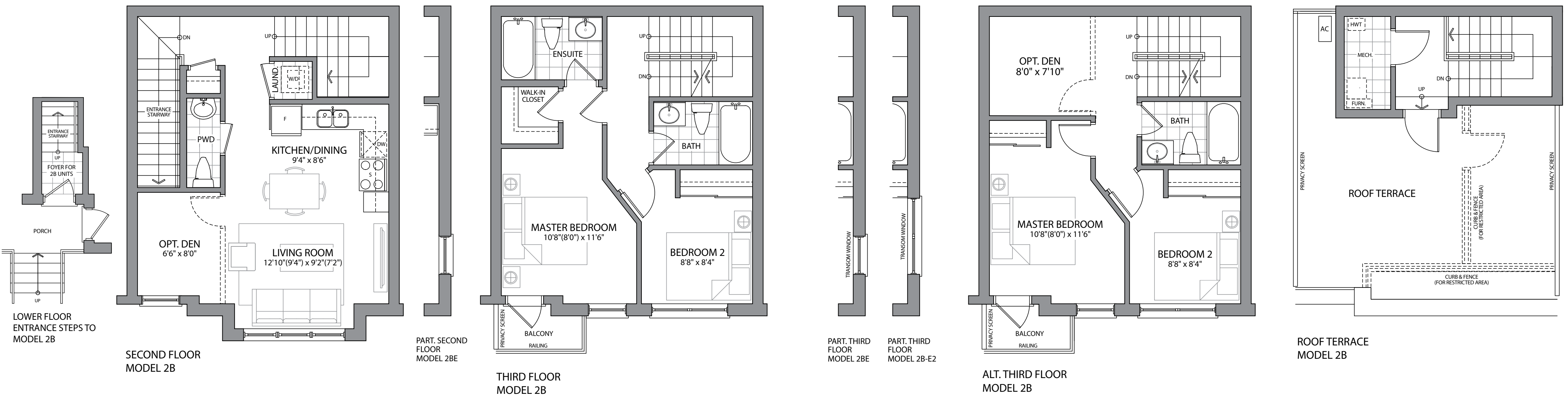
ALT. GROUND FLOOR
MODEL 2A



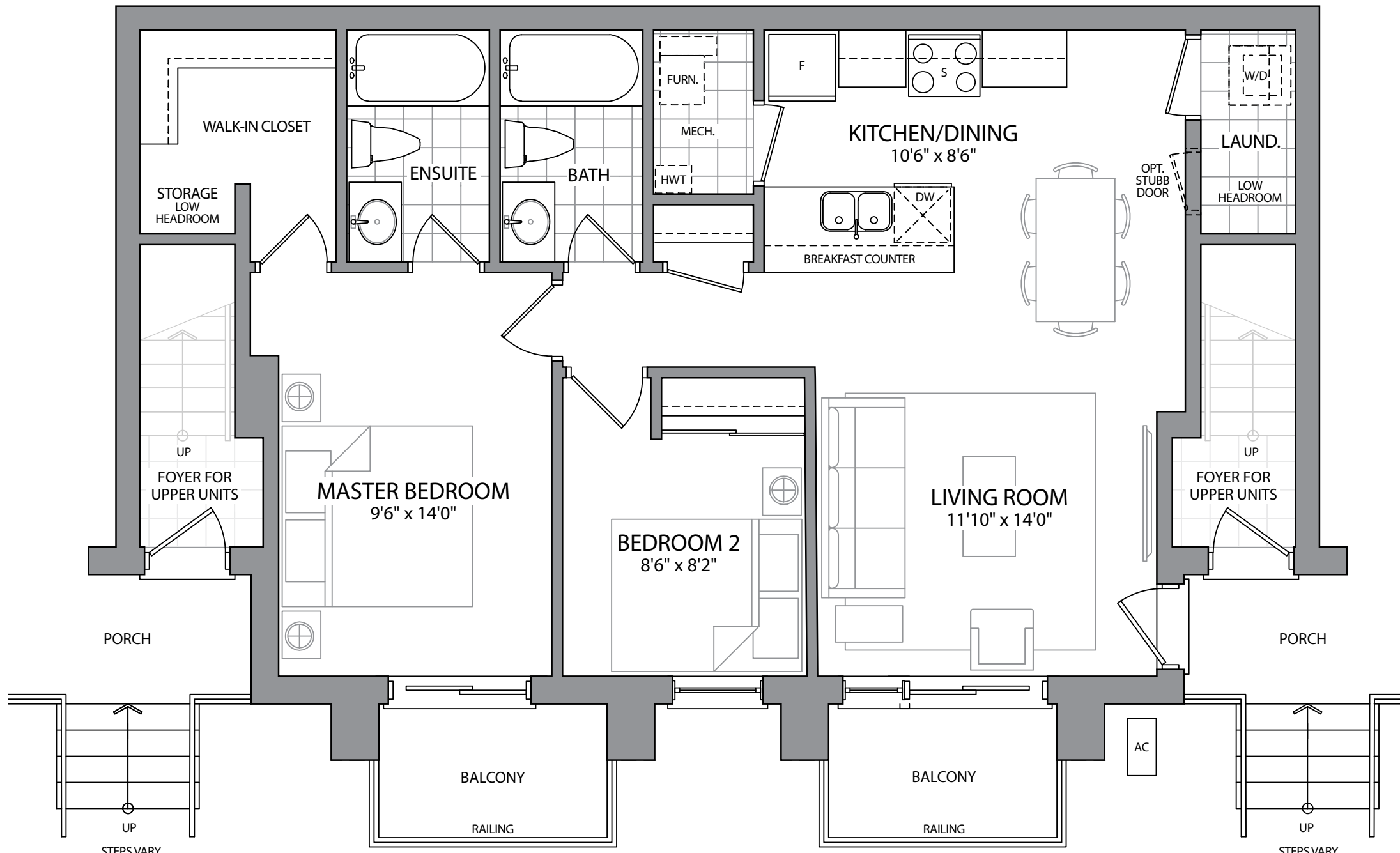
PART. ALT. GROUND FLOOR
MODEL 2AE

PART. ALT. GROUND FLOOR
MODEL 2A-E2

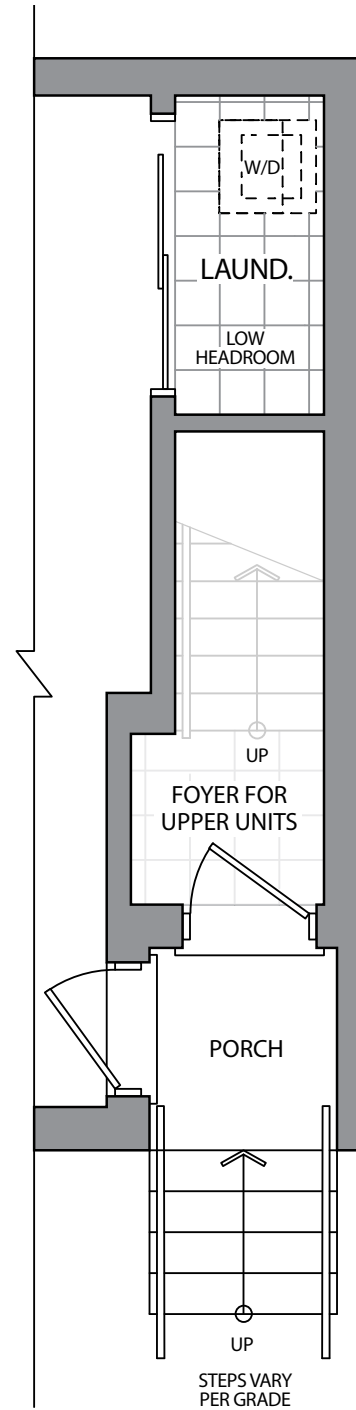




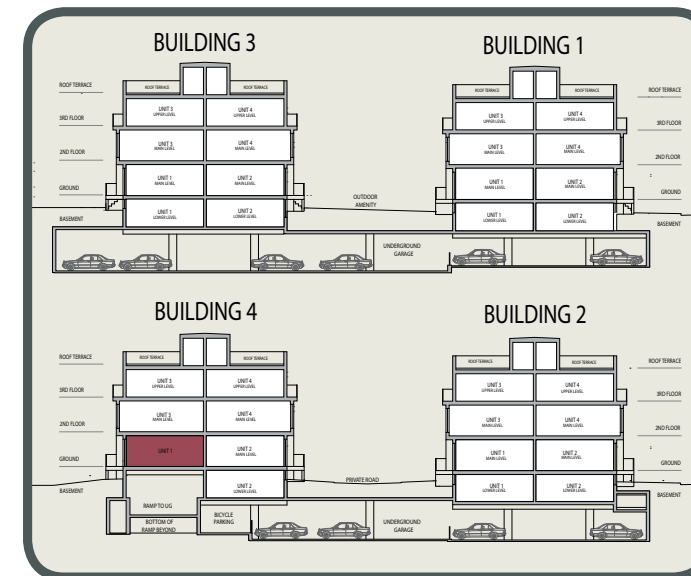
All plans and dimensions are approximate and subject to change at the discretion of the Vendor. Landscaping and park layout is artist's concept only. E.&O.E. March 2022



GROUND FLOOR
1 STOREY - DOUBLE WIDE UNIT



PART. GROUND FLOOR





THE URBAN
LIFESTYLE,
YOURS TO
EXPLORE





ORIONCAP™



OLD ORCHARD

ROSEWOODURBANTOWNS.COM