

KINGSWOOD

COBOURG







SURROUND YOURSELF WITH EVERYTHING THAT'S IMPORTANT TO YOUR LIFESTYLE.

Conveniently located in southern Northumberland County — just a stone's throw from neighbouring Port Hope — the town of Cobourg is the perfect setting for those looking to make their move to a lakeside community that, while close to endless amenities, still offers a full helping of the laid back character and charm that's so much a part of small town living.





KINGSWOOD

COBOURG

Site Plan





-  SINCLAIR
-  DONEGAN
-  COVERDALE
-  HAMILTON



Illustration is artist's concept. Specific landscape details may vary and may not be exactly as shown. E.& O.E.



KING STREET EAST

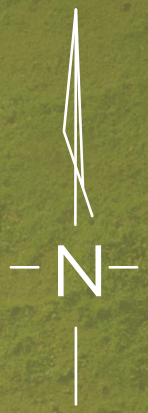
ORCHARD AVENUE

ORCHARD AVENUE

BLOCK 1

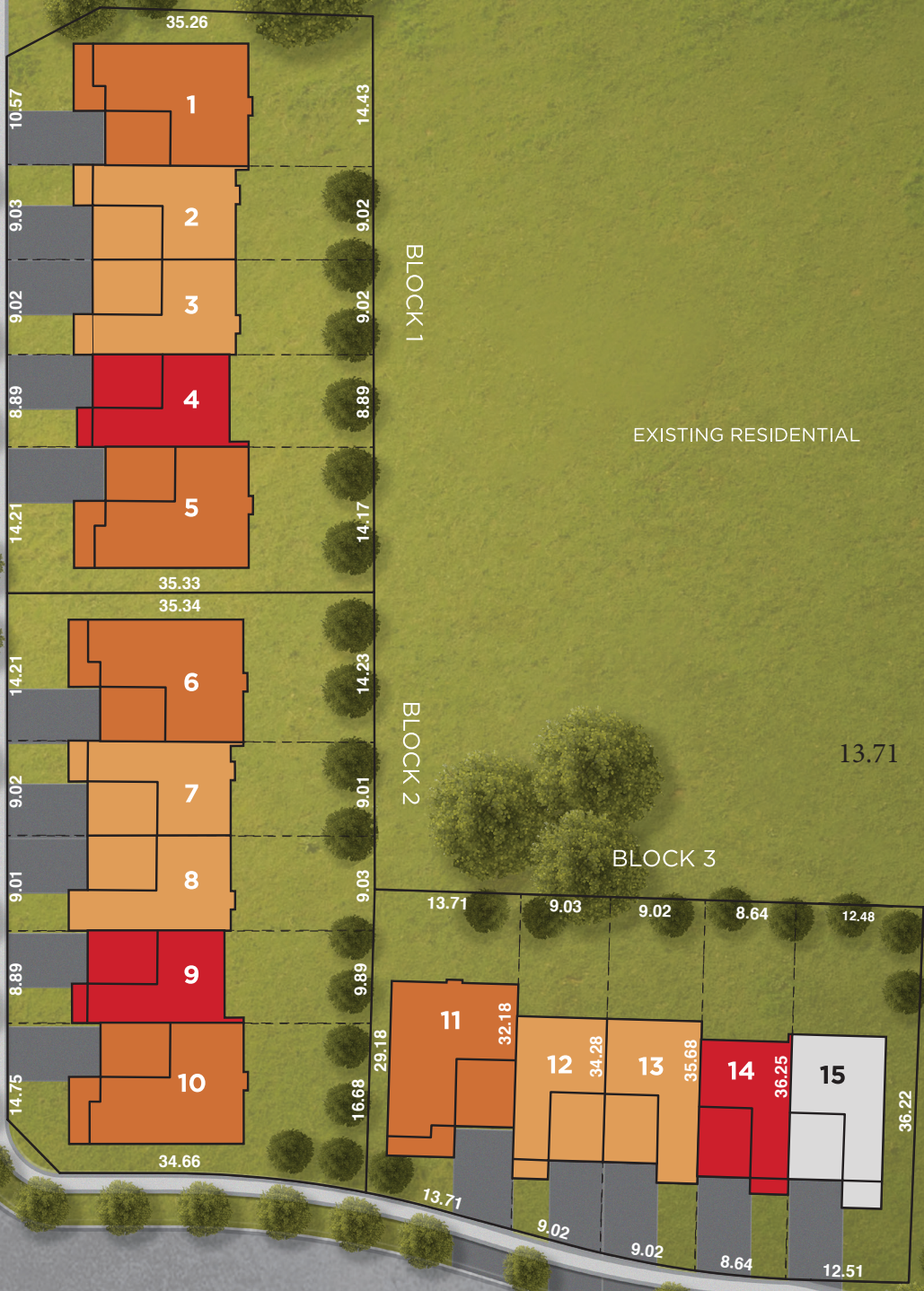
BLOCK 2

BLOCK 3

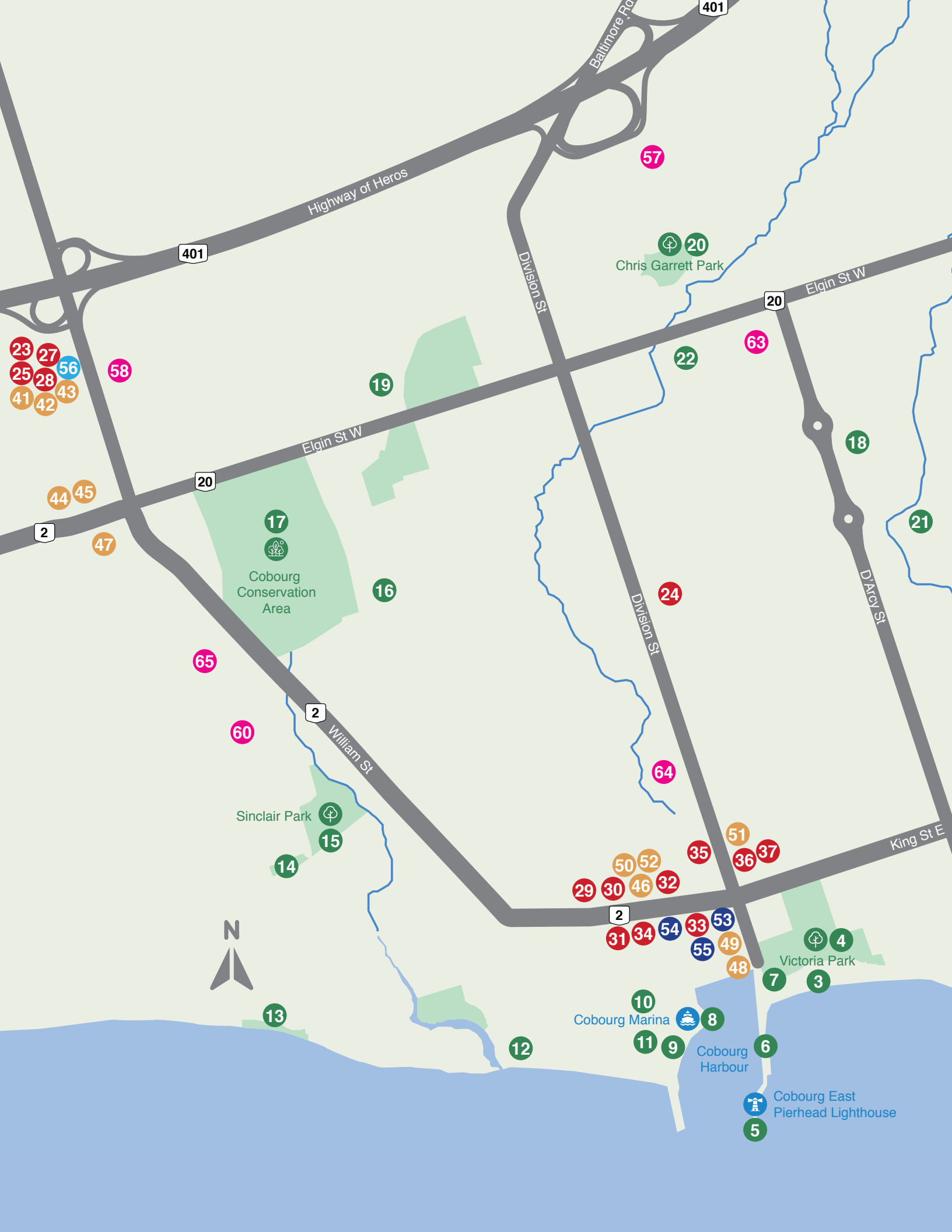


EXISTING RESIDENTIAL

13.71



EXISTING WALKING TRAIL





COMMUNITY AMENITIES

Parks & Recreation

1. Lookout Point Park
2. Donegan Park
3. Cobourg Beach
4. Victoria Park
5. Cobourg East Pierhead Lighthouse
6. East Pier
7. Victoria Park Campgrounds
8. Cobourg Marina
9. Cobourg Boat Launch Ramp
10. Waterfront Nature Park
11. Cobourg Ecology Garden
12. Cobourg West Beach
13. Monk's Cove Park
14. Burnham Manor Park
15. Sinclair Park Tennis Courts
16. Cobourg Dog Park
17. Cobourg Conservation Area
18. Cobourg Community Centre
19. The Mill Restaurant & Golf Course
20. Chris Garrett Park
21. Legion Fields
22. Lions Community Centre

Shopping

23. The Home Depot
24. Cobourg Home Hardware Building Centre
25. Petsmart
26. Young's Convenience
27. Winners
28. Walmart
29. Shoppers Drug Mart
30. We Made It
31. Cobourg Health Shoppe
32. Jake's
33. Skye's Clothing Boutique Cobourg
34. Audrey's In Town Fashion
35. Best Wishes In A Basket
36. Gemini Boutique
37. Nessie's British Shop

Food & Drink

38. The County Heaven Pub
39. Tim Hortons
40. 123 Chinese Food
41. East Side Mario's
42. Popeyes Louisiana Kitchen
43. Swiss Chalet
44. Stacked Pancake & Breakfast House
45. CJ's Tap and Grill
46. Grandma's Kitchen
47. Home Plate Restaurant
48. Cucina Urbana Italian Kitchen & Wine Bar
49. Craft Food House
50. The EL
51. The Ale House
52. The Buttermilk Cafe

Arts & Entertainment

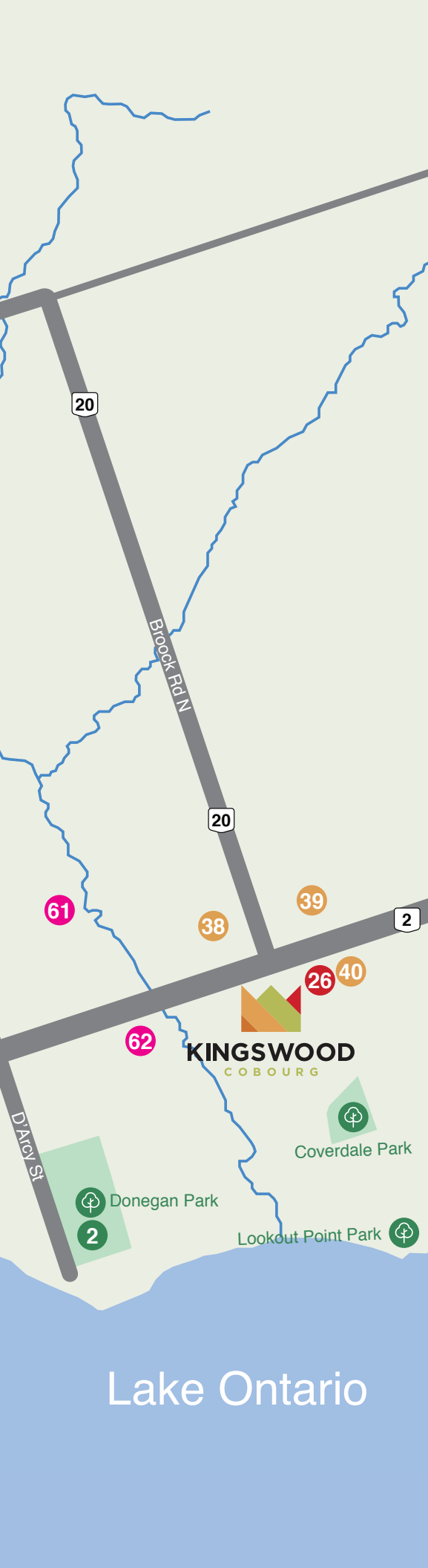
53. Concert Hall at Victoria Hall
54. Northumberland Players
55. Art Gallery of Northumberland

Schools

57. St. Mary Catholic Secondary School
58. Terry Fox Public School
59. Merwin Greer School
60. Burnham Public School
61. CR Gummow School
62. Cobourg Collegiate Institute
63. St. Joseph Catholic Elementary School
64. St. Michael Catholic Elementary School
65. Notre Dame Catholic Elementary School

Health & Wellness

56. Northumberland Hills Hospital



Lake Ontario



THIS CHARMING
LITTLE LAKESIDE
TOWN IS BIG ON
LIFESTYLE!





Kingswood has something for even the most discerning buyer looking to enjoy a more relaxed small town lifestyle while taking advantage of a full offering of city amenities and attractions.

From your new Kingswood home, you're mere minutes to Highway 401 which means the GTA is just over an hour and a half away, with Oshawa and Port Hope accessible in 45 and 15 minutes respectively.

For your convenience the area is served by an on demand Regional Bus Transit Network, as well as VIA Rail service.



LIVE, PLAY,
DINE, SHOP,
EXPLORE.



It's what's at your door that makes Cobourg and its surrounding environs such a great place to call home. Whether it's biking, kayaking, canoeing, boating, swimming or just soaking up the sun, there's lots to do on and around Cobourg Beach!

If sun and sand isn't your forte, downtown Cobourg features a variety of casual and formal dining opportunities to tempt every palette, as well as a full offering of year round cultural, sport, leisure and entertainment opportunities.

Cobourg also enjoys a lively arts scene including the popular Concert Hall at Victoria Hall, the Art Gallery of Northumberland and the Fire Hall Theatre which is home to the Northumberland Players theatre group.





KINGSWOOD

COBOURG





FORWARD-THINKING DESIGN MEETS AWARD-WINNING QUALITY AND VALUE.

It's here, tucked away in this very special corner of the world, that Mason Homes invites you to discover Kingswood — and with it, a collection of just 27 spectacular bungalow+loft and two-storey executive freehold urban townhomes.

These exceptional 30 and 40 foot residences showcase the highest level of construction and design innovation, while providing the very best in luxury appointments, finishes and features.

Available in Mason's ever popular, award-winning "Classic" designs, these wonderful executive freehold urban townhomes are unique, stylish and breathtakingly beautiful.







EXCEPTIONAL DESIGN INFLUENCES DEFINE EACH RESIDENCE AT KINGSWOOD.

Two, three and four bedroom freehold townhomes range from 1,584 to 2,250 square feet and are available in a choice of two storey and bungalow+loft configurations.

Available in Mason Homes' ever popular "Arts & Crafts" designs, exteriors are warm and inviting, creating a lasting first impression that's guaranteed to impress.

With Mason's "Classic" designed homes, double car garages are integrated into the footprint of the homes for a more visually appealing streetscape, while wider lots allow for welcoming porches and an abundance of windows at front and rear for plenty of natural light.







UNIQUE, STYLISH AND BEAUTIFUL INTERIORS - THE DIFFERENCE IS IN THE DETAILS.

Within each Kingswood residence, luxurious top quality features, fixtures and finishes enhance flowing, open-concept interior spaces, creating a home that is uniquely yours.

Popular design highlights include soaring 9-foot main floor ceilings, gourmet-inspired kitchens with an abundance of stainless steel and available granite countertops, inviting Great Rooms with optional fireplaces, and striking primary retreats complete with spa-inspired ensuites.

For added convenience, finished basements are also available to maximize living space with the addition of another bedroom, home office or recreation room.

At Kingswood we're putting more into your new home, so you'll get more out of it.





KINGSWOOD

COBOURG



THE MASON HOMES ADVANTAGE

Kingswood townhomes will deliver affordable luxury by combining cutting-edge building products and technology – something that has earned Mason Homes numerous industry accolades, including the Peterborough & Kawartha Home Builders' Association's Builder of the Year and Green Builder of the Year.

As with every new Mason home, each residence is built to Energy Star® standards, offering homeowners more comfort, lower energy consumption, and total peace of mind for today and the years ahead.

Celebrating more than 60 years of excellence in development, design and new home construction, Mason Homes remains one of Ontario's most successful and forward-thinking new home construction companies.



30' CLASSIC COLLECTION
SINCLAIR



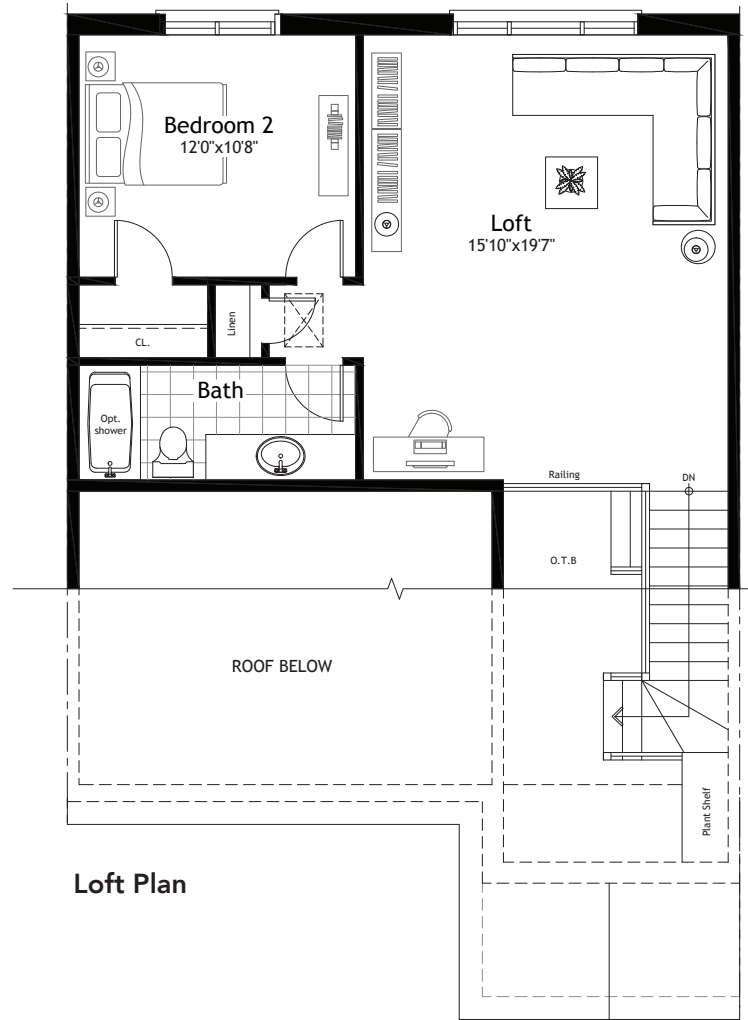
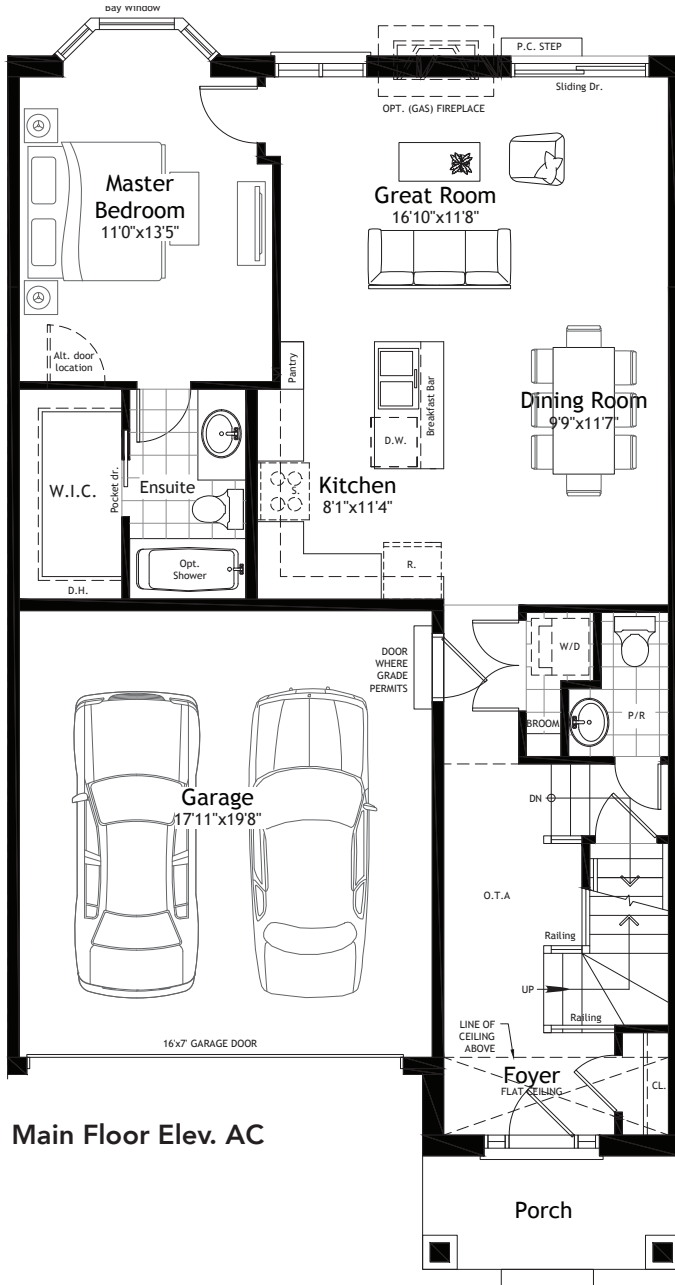
Illustrations are artist concept only

1,584_{SQ.FT.}



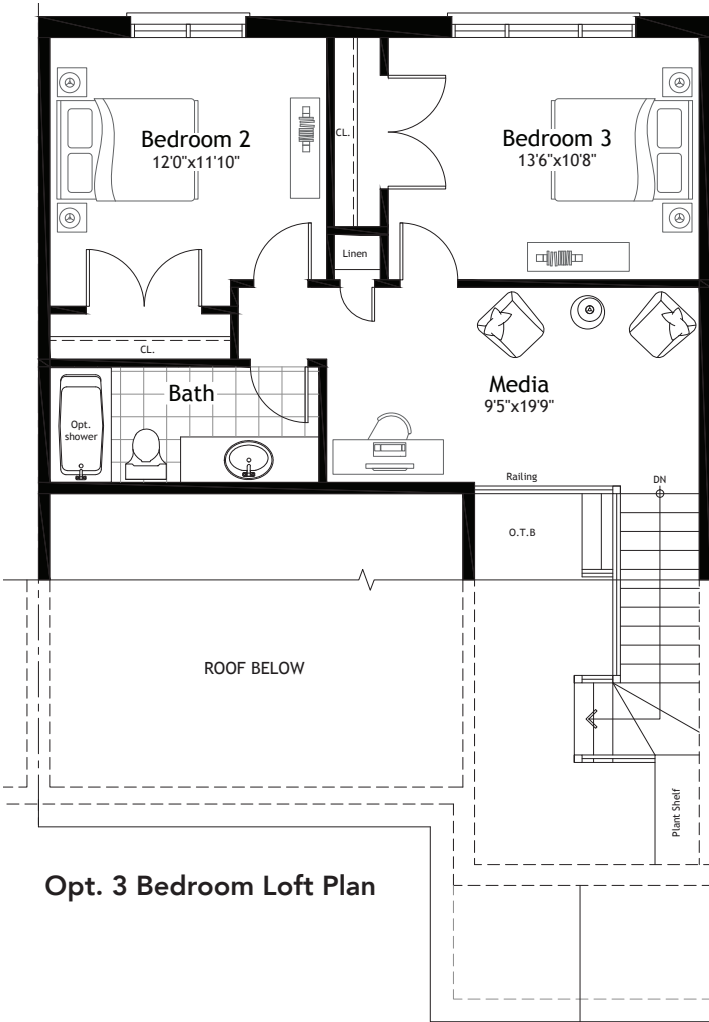
30' CLASSIC COLLECTION

SINCLAIR

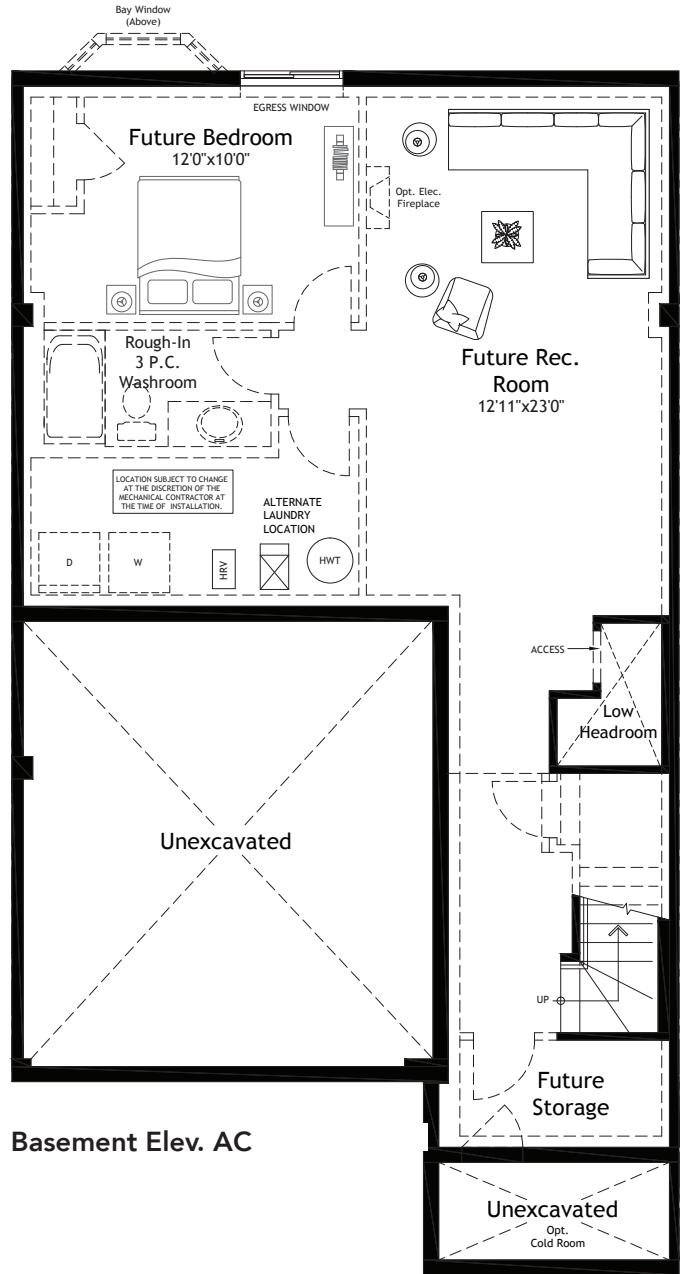


In an effort to develop a better product, Mason Homes reserves the right to change dimensions, elevations, specifications, materials, design and prices without notice or obligations. Window sizes and styles may vary based on elevation. These drawings may reflect some exterior upgrades. Please see your sales consultant for details. Actual usable space may vary from the stated floor area. E.&O.E.

1,584_{SQ.FT.}



Opt. 3 Bedroom Loft Plan



Basement Elev. AC



30' CLASSIC COLLECTION
DONEGAN



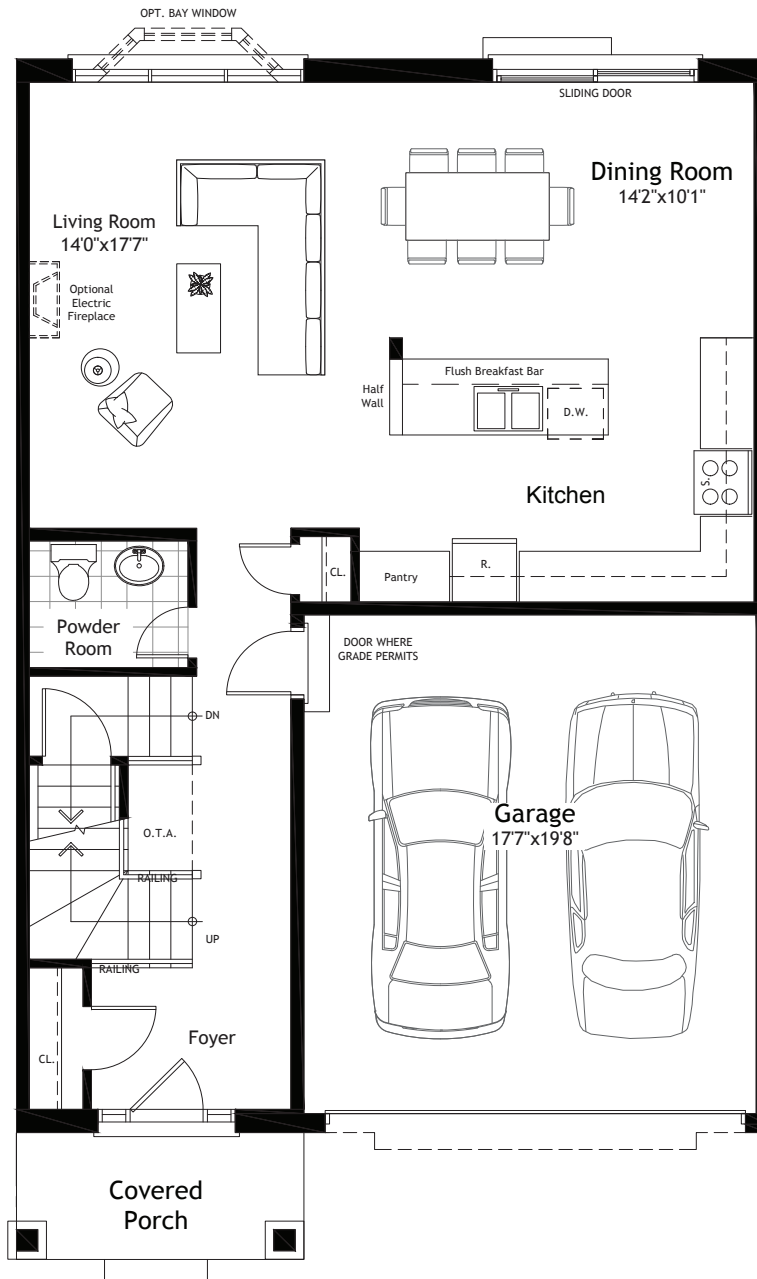
Illustrations are artist's concept only.

2,110_{SQ.FT.}

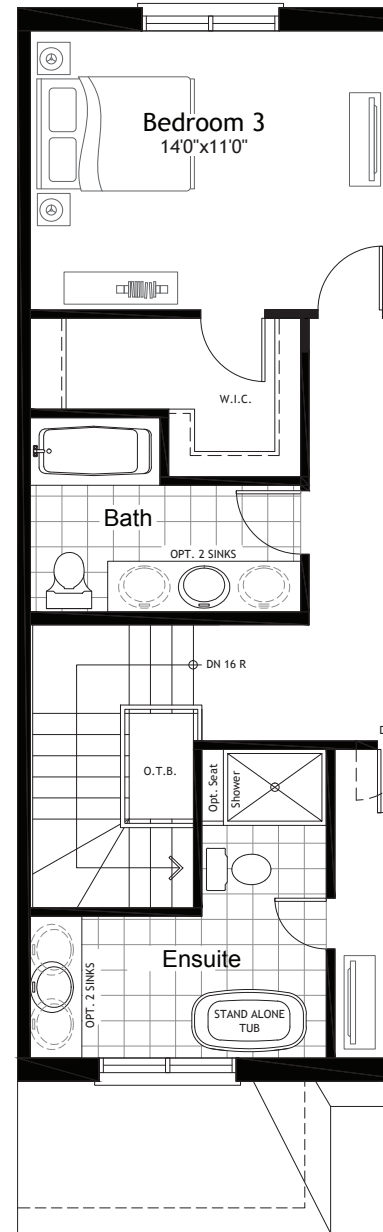


30' CLASSIC COLLECTION

DONEGAN



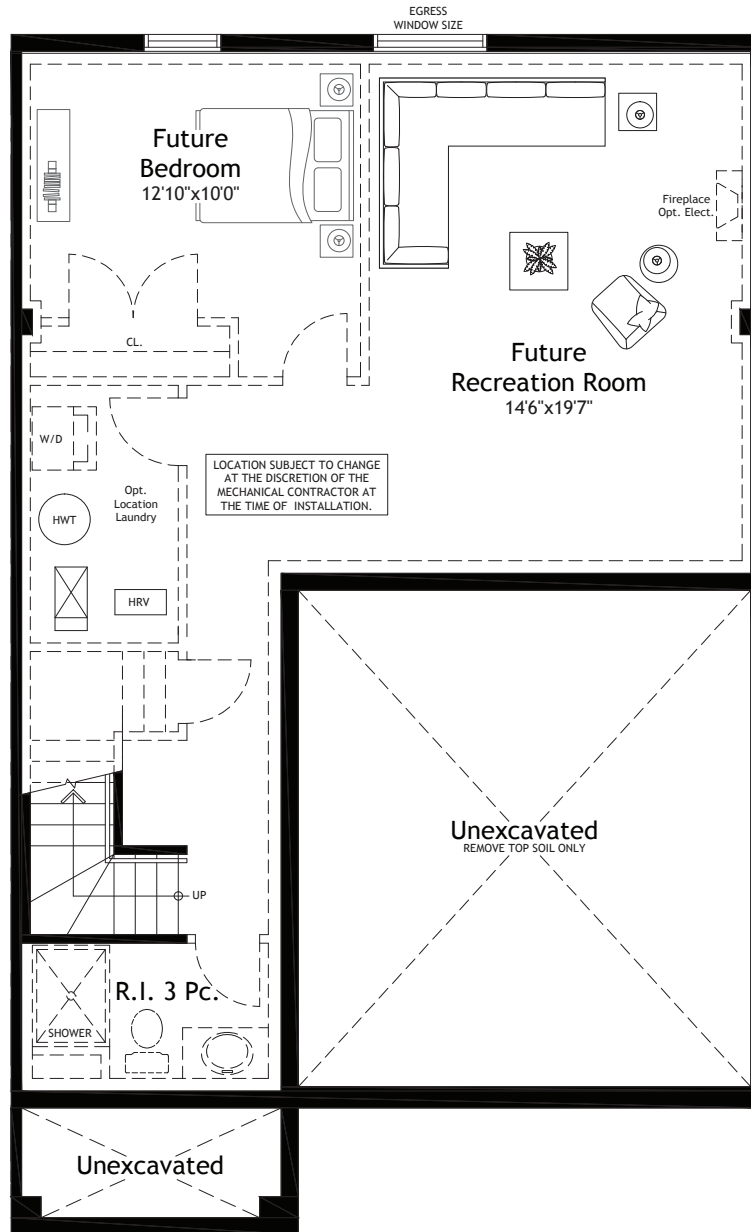
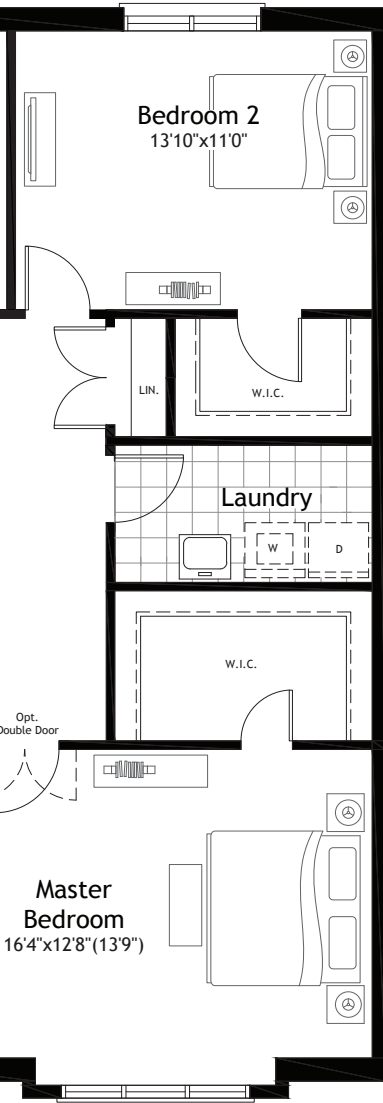
Main Floor Elev. AC



Second Floor Elev. AC

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2,110_{SQ.FT.}



Basement Elev. AC



30' CLASSIC COLLECTION
COVERDALE

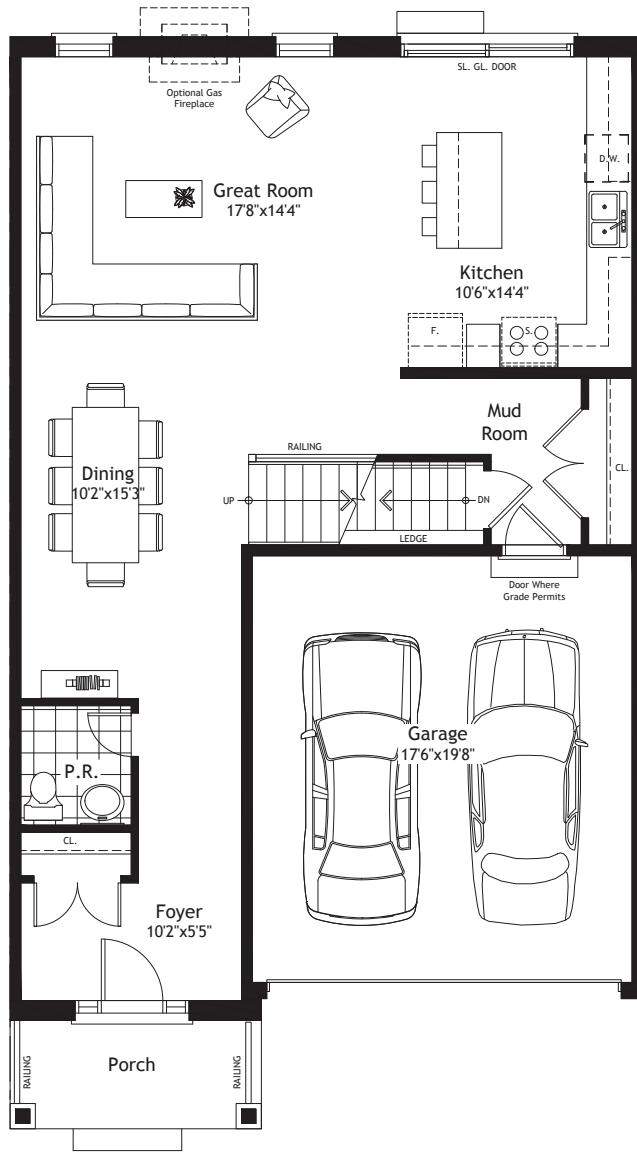


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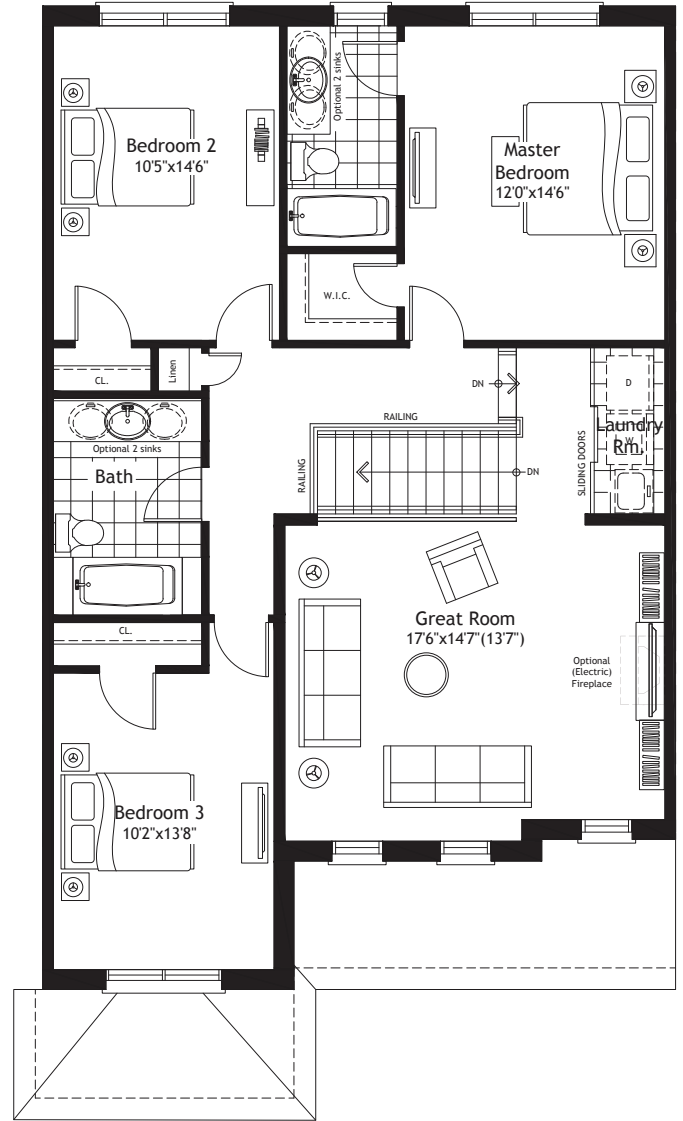
2,149_{SQ.FT.}



30' CLASSIC COLLECTION COVERDALE



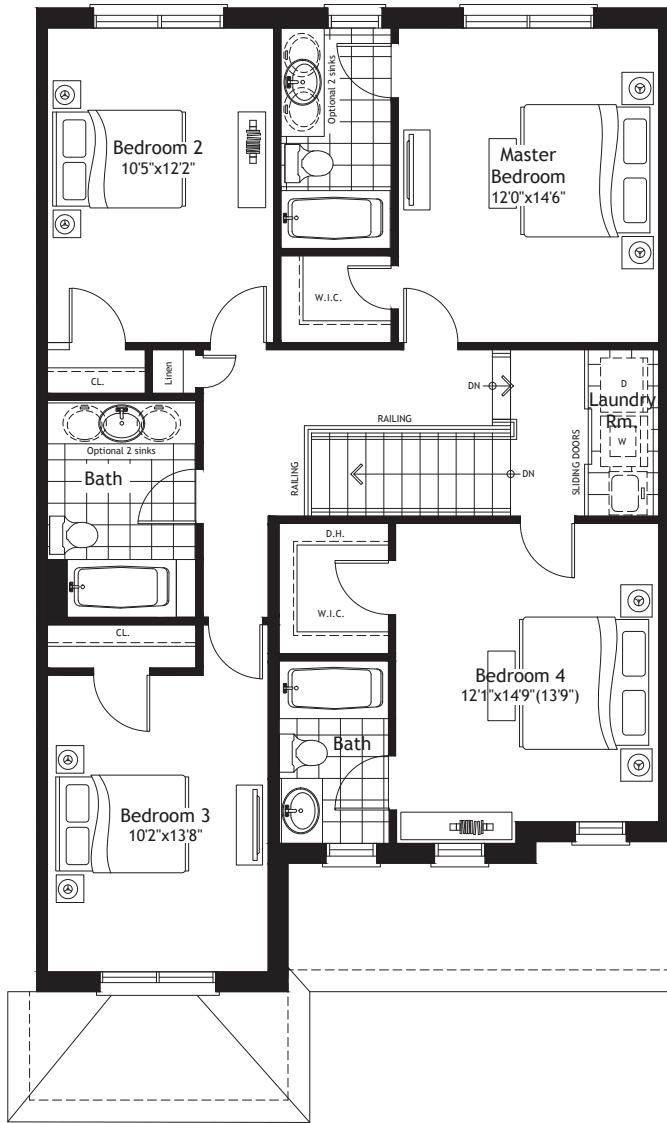
Main Floor Elev. AC



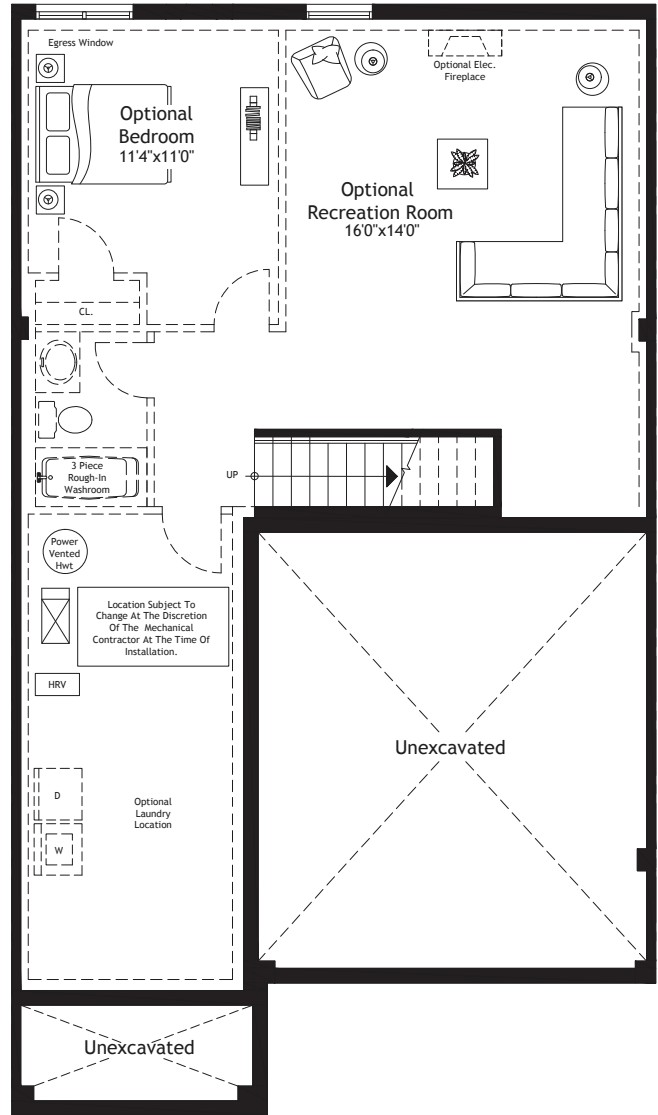
Second Floor Elev. AC
3 Bedroom With Great Room

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2,149 SQ.FT.



Second Floor Elev. AC
Optional 4 Bedroom



Basement Elev. AC



40' CLASSIC COLLECTION
HAMILTON



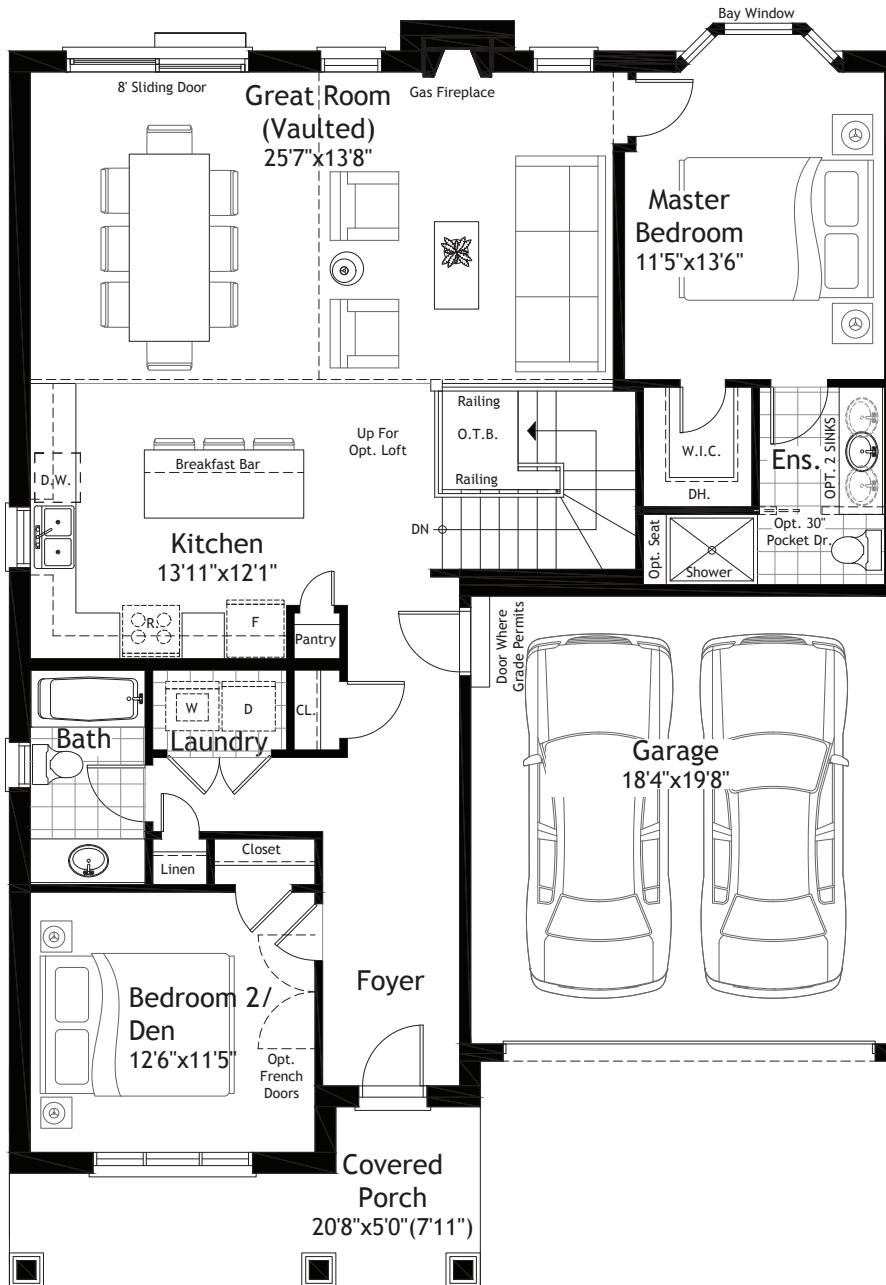
Illustrations are artist's concept only.

2250_{SQ.FT.}

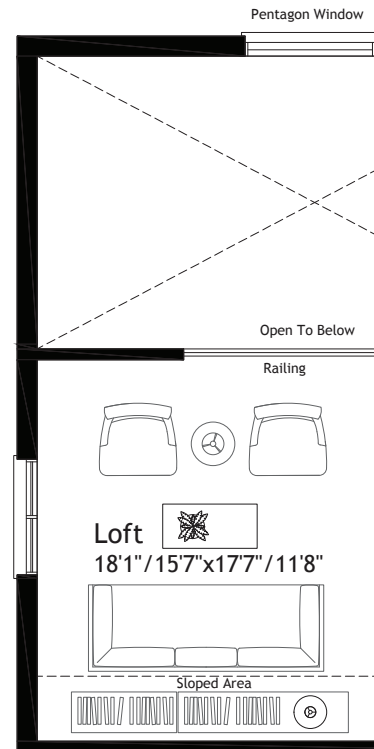


40' CLASSIC COLLECTION

HAMILTON



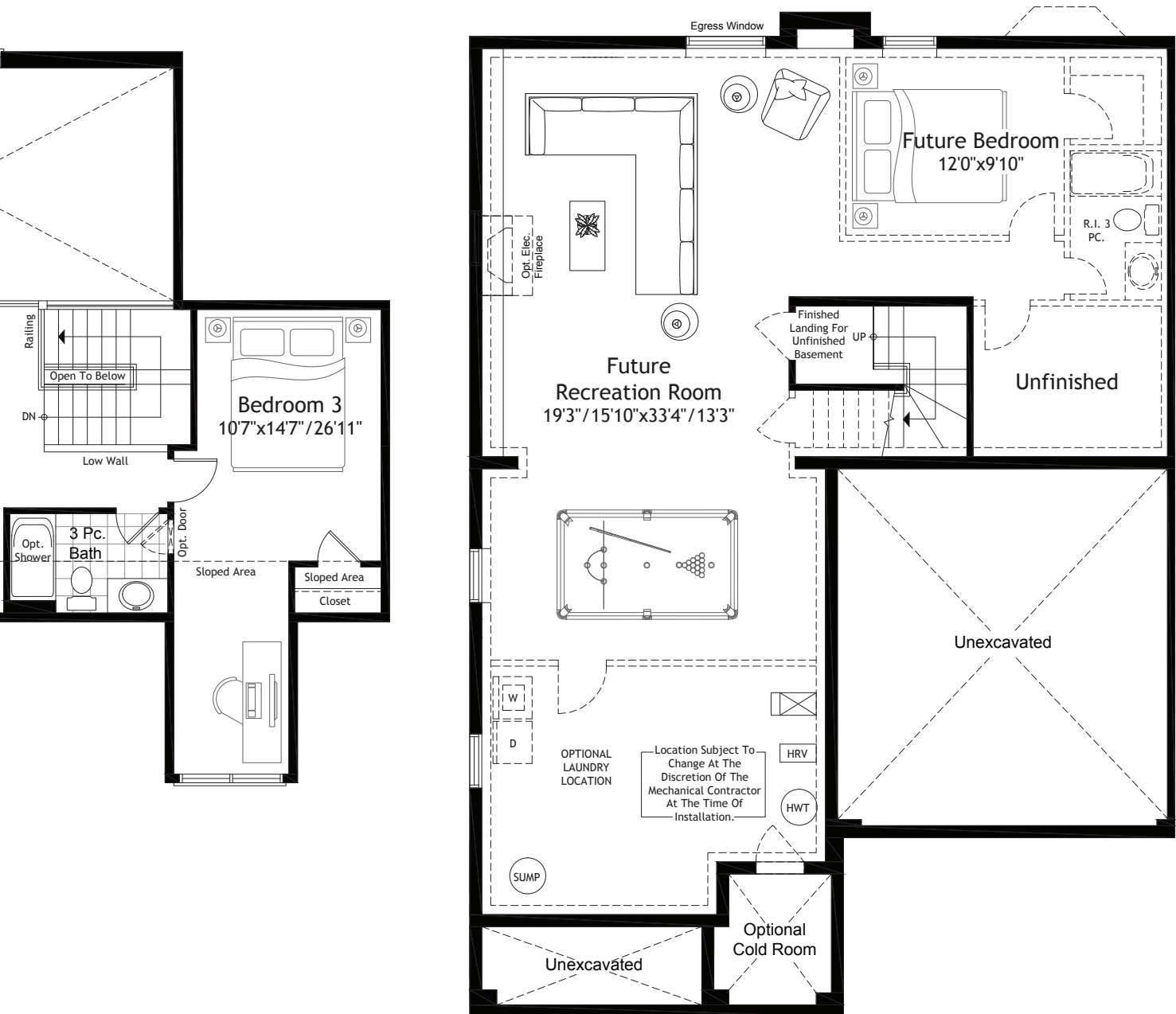
Main Floor Elev. AC



Loft Plan Elev. AC

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2250_{SQ.FT.}



Walkout Basement Elev. AC





KINGSWOOD COBOURG

FEATURES AND FINISHES

ENERGY STAR® FEATURES

1. ENERGY STAR qualified high efficiency gas heating system c/w digital thermostat 95% efficiency AFUE.
2. ENERGY STAR nominal R-60 blown-in attic insulation.
3. R-31 blown-in insulation for vaulted ceilings with no access to attic.
4. Nominal R-24 blown-in blanket system (BIBS) ENERGY STAR qualified insulation in exterior studded walls above grade.
5. ENERGY STAR nominal R-20 “full-height” basement insulation (6” off basement floor), on exterior walls only.
6. Nominal ENERGY STAR R-31 blown-in insulation in garage ceilings, where applicable.
7. Foam insulation and tape around exterior doors and windows.
8. Solar ready conduit rough-in from attic to mechanical room.
9. Integrated Heat Recovery Ventilation (HRV) rental system, with supplementary ENERGY STAR exhaust fans as required.
10. **Energy efficient air conditioning system.**
11. Air tight self-sealing electrical boxes.
12. ENERGY STAR qualified “low E” argon gas, triple glazed windows, with insulated spacers. Vinyl maintenance free windows on side, front and rear elevations. Operable windows and sliding doors c/w screens and locks.*
13. ENERGY STAR qualified “low E” argon gas double pane insulated vinyl exterior 6’ or 8’ sliding glass doors.*
14. ENERGY STAR rated exhaust fans.
15. All light bulbs are Energy Star qualified lights.
16. Copper drain water heat recovery pipe.

CHARMING EXTERIOR DETAILS

17. **Large complimentary lifestyle porches.***
18. Professionally selected exterior colour themes to choose from.
19. Architecturally designed windows on all elevations making your home bright and creating an attractive streetscape.
20. Corner lot homes are architecturally designed to enhance streetscape appearance.
21. Exteriors may include a combination of some or all of the following: concrete, stone, clay brick, low maintenance vinyl siding, fiber cement board and decorative architectural features, as per plan.

- Railings will be installed on side and rear doors (where required by grading conditions and OBC requirements).*
22. Aluminum soffit, fascia, eaves and downspouts.
 23. Architecturally enhanced, double-layer laminate shingle.
 24. Recessed exterior pot lighting in front porch ceiling. Recessed exterior pot lighting in soffit over garage.*
 25. **All driveways fully paved with asphalt. (Driveways will be completed in two stages after approximately two full seasonal cycles.)**
 26. Lot and boulevard graded and sodded.
 27. Concrete porch with pre-cast concrete steps at front and side entrances. Rear entrance with pre-cast steps or railing, as per grade and OBC requirements.
 28. Decorative street numbers, exterior paints and stains, where applicable.
 29. Fiberglass front entry doors with dent resistant finish, sealed window inserts and multi-point lock system, as per plan. Insulated foam core increases the insulating value compared to that of a wood door. Decorative satin nickel grip set and deadbolt for front door.
 30. Brick soldier coursing, stone window sills, keystones, other masonry details, decorative shutters for windows where applicable.*

QUALITY CONSTRUCTION

31. Engineered flooring system “I” joists on first and second floors, creating an open basement with minimal posts.
32. Engineered sub-floors with 5/8” tongue and groove or better OSB sub-flooring, sanded, glued and screwed.
33. Pre-engineered roof trusses.
34. Optimal value engineered 2”x 6” exterior wall construction with dimensional or finger-joint studs, as per plan and Builder’s discretion.
35. 2”x 4” interior walls are used in most areas. **Optimal value engineered 2”x 6” interior walls** where necessary to accommodate structural, vents, plumbing waste pipes and stacks and heating ducts. 2”x 4” load bearing basement interior walls.*
36. **(+/-) 9” interior ceilings on main floor with (+/-) 8” second floor ceilings.** (Except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings).*
37. **Resilient channel drywall ceiling application to lessen sound transmission and ensure a better drywall finish.**
38. Exterior house wrap air barrier system.



INTERIOR FINISHES

39. Interior passage doors, pocket doors and closet doors.*
40. **Brushed nickel lever** interior door hardware, with privacy sets on all bathroom doors.
41. 3" window casing and 5 1/4" baseboard with shoe mold to tile or hardwood floors, throughout finished areas.*
42. Vendor's standard selection finish, oak wooden pickets for all overlooks and stairways.*+
43. **Smooth drywall ceilings throughout.**
44. **Jut-out gas fireplace on Main Floor, as per plan (Hamilton, Coverdale, and Sinclair floorplans only).*+**
45. **Oak veneer stairs with oak hand rail, pickets, and nosing in Vendor's standard selection finish to finished areas.*+**
46. Ventilated closet wire shelving. Double hanging closet, with shelf in a portion of the master bedroom walk-in closet.*
47. Swing front entry closet doors.*
48. All columns in finished areas are drywalled, unless specified on plan.
49. **Drywall rounded corner beads where applicable (square corners substituted at Builder's discretion).**
50. **Low VOC paint on interior walls and ceilings, low VOC semi-gloss on trim and doors.**
51. **As much as possible, low VOC adhesives, caulks and sealants will be utilized.**
52. **Interior low VOC base paint colour (1 colour throughout home); interior doors and trim painted white.+**

KITCHEN FEATURES

53. **Generous selection of quality cabinetry from Vendor's select Level 1 samples with valance box and soft-close hinges and glides.**
54. **Stone kitchen countertop with 2cm modern standard square edge, from Vendor's value group with under mount double stainless steel sink and with single lever pull-out faucet. Flush stone breakfast bar with 2cm modern standard square edge, from Vendor's value group.*+**
55. Rough-in plumbing, stubbed at sink and electrical c/w cabinet space, for future dishwasher. Hook up not included.
56. **Stainless steel two-speed kitchen exhaust fan vented to exterior.**

BATHROOM FINISHES

57. Acrylic shower base with ceramic tile wall and tempered frameless glass door.*
58. Grab-bar rough-in, as per Ontario Building Code.
59. **Comfort-height vanities in Main and Ensuite washrooms with 2cm modern standard square edge stone countertop, from Vendor's value group.+**
60. Pedestal sink in powder room.*
61. **Water efficient faucets, showerheads, and low consumption toilets.**

FLOORING

62. Ceramic floor tiles with low VOC grout in tiled area.*+
63. **12"x 24" ceramic floor tiles (applies to floor tile in tiled areas as per plan).*+**
64. **Level 1 Vinyl Plank (12mm) in main floor living areas, excluding any and all tiled areas.*+**
65. Plush carpeting c/w low VOC underpad in balance of finished areas.+

WATER SAVING PLUMBING

66. Acrylic tub and ceramic tile enclosure to ceiling w/ water resistant drywall, c/w single lever pressure balance faucet, **water efficient showerhead** and shower curtain rod.
67. Acrylic shower base with ceramic tile walls and tempered frameless glass shower door.*
68. **White oval vanity sinks c/w water efficient single lever faucet** and pop-up drain.
69. Shut off valves at all sinks and toilets.
70. Two exterior hose bibs: one in front and one at rear (one of these two will be in garage as per model).
71. **ENERGY STAR qualified rental gas hot water heater.**
72. Sealed sump pump, as per municipality, as required.
73. Back flow preventer installed on the sanitary line.

ELECTRICAL

74. 200 amp electrical service with circuit breakers, conduit, panelboard, and electrical outlet box for future installation for electric vehicle (EV) supply equipment.
75. 220 volt outlet for stove and dryer.
76. Two weatherproof exterior electrical outlets, one each at front and rear of home.
77. Outlets in bathrooms and kitchen countertops on ground fault interruption (GFI) circuits.

*AS PER PLAN

+AS PER VENDOR'S STANDARD SAMPLES

- 78. Smoke detector with electrical connection on all floors and all bedrooms.
- 79. Carbon monoxide detector on every floor.
- 80. Ceiling light fixtures in finished areas. Wall mounted in bathroom(s) and powder room.
- 81. **“Rhythm” collection light fixtures throughout home.**
All lights c/w energy efficient light bulbs.
- 82. White Decora switches and receptacles throughout the home.
- 83. Wall receptacle ceiling light, plus ceiling plug, in garage.*
- 84. Two telephone and two cable jacks roughed-in (one in family room or great room and one in the master bedroom).
- 85. Basement three-way lighting connected to wall switch.
- 86. Electrical door chime at front entryway.
- 87. Rough-in central vacuum to basement.

LAUNDRY ROOM FINISHES

- 88. Conveniently located main floor or second floor laundry.*
- 89. Dryer vent ducted to exterior (w/ exterior cover).
- 90. Hot and cold water supply and grey water discharge pipe in main floor laundry area only, built into wall housing.*

BASEMENT FINISHES

- 91. Concrete basement walls with damp-proofing, weeping tiles, and exterior drainage membrane.
- 92. Basement window wells may be required according to grade.
- 93. **Basement exterior walls with R20 insulation full height to approximately 6” above basement slab on exterior walls only.**
- 94. **32” x 24” basement vinyl windows, with egress window, location as per plan and/or per Builder’s discretion. Some basement windows may be larger as per site plan grading.**
- 95. Three piece rough-in bathroom in optional basement bathroom.*

YOUR GARAGE

- 96. One or two car garage, with hose bib and additional electrical outlet on inside wall.
- 97. **Automatic garage door opener (one per house with one transmitter).**
- 98. Wall receptacle, ceiling light plus ceiling plug in garage.*
- 99. Garage walls remain unfinished unless otherwise necessitated by OBC.

FOR YOUR PEACE OF MIND

- 100. Property survey prepared by an Ontario Land Surveyor provided on closing.
- 101. All homes are backed by Tarion. Mason Homes is a registered member of Tarion in good standing and shall comply with all warranty requirements.
 - i. 7-Years – Major structural

- ii. 2-Years – Plumbing, heating, electrical systems, and building envelope
 - iii. 1-Year – Builder comprehensive warranty
102. All homes are independently tested for **ENERGY STAR Certification**. Save on your energy costs.

THE NOT SO SMALL PRINT ... In an effort to build a superior product, in terms of livability, structure and energy efficiency, Mason Homes reserves the right to alter dimensions, areas, footage, location of doors, windows, etc., and to operate within allowable TARION and OBC parameters. Lot widths are determined at appropriate front yard set-back of home. Prices, specifications, terms and conditions are subject to change without notice. Substitute materials and fixtures of comparable or better value are allowable at Builder’s discretion. **The Purchaser agrees to not enter any house during any stage of construction unless invited and accompanied by a Mason Homes Rep.** The Purchaser acknowledges that an unauthorized entrance onto the Real Property constitutes an unacceptable health and safety risk for the Vendor and will, at the very least, cause the Vendor to incur administrative costs associated with enforcement of this provision. In the event the Purchaser enters the Real Property without the Vendor’s authorization, the Purchaser agrees to compensate the Vendor in the amount of \$250 per violation for the estimated administrative costs of enforcing this provision, which shall become due and payable prior to Closing. The Purchaser shall indemnify and save the Vendor, its servants and agents harmless from all action, claims and demands for, upon or by reason of any damages, loss or injury to person or property of the Purchaser, or any of his friends, relatives, workmen, or agents who have entered on the Real Property or any part of the subdivision of which the Real Property forms a part, whether with or without the authorization expressed or implied by the Vendor.

The Vendor offers an extensive array of optional items and upgrades, at an additional cost.

The Purchaser acknowledges and agrees to accept that variations in colour, grain and shade uniformity may occur and the colours, patterns and availability of samples displayed in the Sales Centre, Décor Studio and Model Homes may vary from those displayed and those available at time of colour selection. The Purchaser shall have the right to choose the style or colour of an item, where a choice exists, from the Vendor’s samples. However, the Purchaser agrees that if he/she fails to select within fourteen (14) days (or more if allowed) of being given notice by the Vendor, then the Vendor may proceed with his selection and the Purchaser will deem to have accepted such selection. **Upgrades and options selected by Purchaser and accepted by Vendor, cannot be changed, added or altered by Purchaser, after acceptance by Vendor.** The Purchaser acknowledges the Vendor’s Sales Office, Décor Centre and Model Homes may be decorated for public display purposes and contains certain feature upgrade finishes, optional items and custom changes that are not included in the basic model. Purchaser agrees to perform due diligence to ensure proper care, cleaning and maintenance of all finishing materials such as, but not limited to, flooring, tile, stone, carpet, and stairs.

NATURAL MATERIALS - The Purchaser acknowledges that wood grain, laminate floors, marble finishes and other natural materials to be installed within the Dwelling may vary in texture, finish, appearance and consistency due to the natural composition of these products and therefore agrees to accept all inherent cosmetic variations of such natural products.

HARDWOOD - Hardwood flooring may react to normal fluctuation in humidity levels producing gapping or cupping or both, which is considered to be within acceptable industry standards. The Purchaser acknowledges that any hardwood and laminate flooring installed in the Dwelling is made of a natural material which is subject to normal shrinkage and board separation, and, expansion due to changes in humidity for which the

Purchaser agrees is not the responsibility of the Vendor and agrees to fully indemnify the Vendor in respect of such Issues. The Purchaser further acknowledges being advised that the Vendor recommends the additional purchase of a humidifier for the Dwelling in which hardwood flooring is installed and that ceramic tiling is recommended at entry points to the home due to the possibility of water exposure to hardwood. The purchaser agrees to the proper maintenance of laminate floors. The Purchaser acknowledges and agrees that various types of flooring, such as carpets, marble, tile and/or hardwood floors in the Dwelling may result in different heights (to be established by the Vendor in its sole discretion) in the transitional areas between them, and that the Vendor may use appropriate reducers in the area.

STAIR FINISHING - IT IS UNDERSTOOD AND AGREED by the Purchaser(s) that the stain colour chosen for the stairs, railings, pickets, nosing, and hardwood, if applicable, may not be identical to floor samples or to each other due to the many variables that can affect the outcome of a stain colour on wood. Factors such as density, age, humidity, air temperature and the uniqueness of each piece of wood can result in darkness or lightness. The Vendor cannot be responsible for results which differ from the samples. The Vendor offers factory stained, pre-finished laminate and hardwood products and unfinished, hand stained wood stairs, pickets and railings. An exact colour match of pre-finished laminate and wood elements that are stained in place is not possible.

GRANITE/MARBLE/STONE - The Purchaser(s) acknowledge(s) that as granite/marble is a natural product, there may be variances in the colour, pattern and waves within an individual slab of granite/marble or between two different slabs, and accordingly there may be variances in compared to the sample on display at the Décor area. The Purchaser therefore acknowledges this condition and agrees to accept variances in colour, pattern and waves in the granite/marble countertop to be supplied and installed herein.

FLOORING - The Purchaser acknowledges and agrees that all light coloured materials, especially flooring, may be subject to fading or yellowing after use or exposure to sunlight and such fading or yellowing will not be covered by any warranty. The Purchaser further acknowledges that light coloured and white carpeting may be subject to discolouring at walls and sub-floor joints due to the filtering process that occurs with forced air heating, generally caused by pollutants and candles and both exterior and interior air quality and is not covered by any warranty provided for herein. The Vendor is not responsible for shade differences occurring from different dye lots on all materials such as, but not limited to, ceramic tile or broadloom, stain, paint, roof shingles, hardwood flooring, wood stairs, railing, kitchen cabinets, countertops, brick, stone and all exterior finishes. Colours and materials will be as close as possible to Vendor's samples but not necessarily identical. Purchasers may be required to reselect colours and/or materials from the Vendor's samples as a result of unavailability or discontinuation.

The Purchaser acknowledges that the hot water heater and HRV is a rental/finance unit and agrees to execute a rental/finance agreement on or before closing with local supplier. Furnace and hot water tank locations are subject to change without notice. Vendor will not allow the Purchaser to do any work and/or supply any material to finish dwelling or to enter the dwelling, prior to the closing date. Exterior elevations will be similar to pictures shown, but not necessarily identical. Mason Homes has the right to drop landings and porches if necessary. Room sizes on brochures are based on exterior building materials/finishing. Basement stairs to be finished as per plan. Some glazing on exterior renderings may be decorative glass and not see-through as per plan. Regardless of floor plan shown, some man-doors from garage are optional at customer's cost and dependent upon being allowable by grade conditions. Artistic renderings of house elevations are artist's impression and detailing may vary from that shown. Ceilings and walls may be modified to accommodate mechanical systems. HVAC mechanical locations are subject to change without notice. Number of steps at front and rear may vary from that shown according to grading conditions and municipal

requirements, same as for exterior side yard man-doors, and throughout interior of dwelling. Basement windows may vary in location. Mason Homes reserves the right to substitute different brands of similar quality to those specified here dependent upon availability, pricing and selection. "Alternate" and "Optional" partial plans may involve extra charge. All Extras and Optional pricing is subject to change when reviewed and approved by Vendor. Some structural changes may be present in the model homes. These will not be included in the house unless they are specifically requested and purchased by the Purchaser and approved by Mason Homes. Purchaser acknowledges that, as per plan, some homes have two-car garages in rear of yard. Mason Homes builds in a method that we believe is a more environmentally friendly manner to promote a healthier and energy efficient lifestyle, however this is not a substitute for an individual's lifestyle choices, nor do we claim any future health benefits from our products or construction methods. Green features and finishes represent an element of construction that, in the builder's opinion, constitutes an environmentally more sustainable process and/or product than conventional alternatives. All items listed as "low VOC" cannot be guaranteed though the use of these items are specified for use in Mason Homes to trades people. All items specified "as per plan". House plan may be reversed and purchaser agrees to accept same. The parties acknowledge that there is no representation, warranty, collateral agreement or condition affecting the agreement or the Real Property except as contained in the agreement. Any statement or representation made by the new home sales professional, employees of the Vendor or contained in any sales brochure, website or any other document shall not be legally binding upon the Vendor unless contained in the agreement of purchase of sale. From time to time the contents of our purchase and sale agreements including all schedules may change without express notice. This document forms a binding amendment to any existing Agreement of Purchase and Sale Contracts. This agreement may not be amended other than in writing. E. & O. E. KINGSWOOD – July, 2023



*AS PER PLAN

+AS PER VENDOR'S STANDARD SAMPLES







KINGSWOOD

COBOURG



PREVIEW
FLOORPLANS

Our Kingswood Sales Centre is temporarily located
at Lakeside Village, 325 Ridout St., Port Hope.

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