



TRADITIONS

HEATHWOOD

THE SOUTHWIND MODEL HOME

The stunningly gorgeous and very popular 3 bedroom Southwind model boasts 2 family rooms, one on the main and one on the upper level as well as a finished basement!

Above and beyond our luxury standard features this home also includes the following:

LUXURY FEATURES THROUGHOUT

- Smooth ceilings on first floor
- 7" cornice moulding throughout first floor
- 3 ¼ oak "Pewter" hardwood flooring in lower hall, dining room, great room, second floor family room and upper hall
- Stained oak stairs with metal pickets
- Pot lights throughout including master bedroom and finished basement
- ENERGY STAR® central air conditioning
- Humidifier
- Cold cellar
- Security system
- Speakers installed in ceiling (1st & 2nd floor)
- 4 x exterior Pot lights in soffit
- Upgraded light fixtures throughout including chandeliers and track lighting
- All installed window coverings
- ENERGY STAR®

GOURMET KITCHEN

- Stainless Steel Kitchen Aid appliances including over the range microwave
- 30" slide-in electric self clean range, french door fridge and Rough in dishwasher.
- Upgraded Tacoma maple sandstone cabinets with chocolate glaze
- Upper angled cabinet and base pie corner cabinet with lazy susan
- Pot and pan drawers
- Wine rack
- 6th upgrade tiled backsplash
- Group 5 granite, "Brown Eyes" with bevel edge and Blanco wave undermount sink
- Wiring for future valance lighting
- Kitchen light above breakfast bar
- Single hole Moen faucet
- Variable speed fan kit
- Rough in ice maker for fridge

FOR MORE INFORMATION CALL: 905-876-3140 OR VISIT US AT HEATHWOOD.COM



Development Charges, All Levies & HST are included in the purchase price.*As per FINISHED BASEMENT PLAN. DEPOSITS-10K with Offer, 10% Total within 120 Days
ASK SALES REP FOR DETAILS. Prices & terms subject to change without notice E&O.E. Prices effective October 21, 2011. Printed on October 21, 2011





THE SOUTHWIND MODEL HOME

THE LUXURY FEATURES CONTINUED:

LUXURIOUS MASTER ENSUITE

- *Upgraded maple cabinets with chocolate glaze*
- *Upgraded marble counter top*
- *Frameless shower with Waterhill Rainfall showerhead*
- *Upgraded marble tiles throughout*
- *Pot lights*
- *Soaker tub with upgraded Moen faucet*
- *Reverse std. location of master ensuite soaker tub*

POWDER ROOM

- *Upgraded vessel sink*
- *Upgraded faucet*
- *Upgraded toilet*

GREAT ROOM AND SECOND FLOOR FAMILY ROOM

- *Gas fireplaces in Great room and second floor family room*
- *Recessed clock plug with conduit installed above fireplace*
- *Remote control for both fireplaces*
- *TV cable Rough in in Bedrooms 2 and 4*

MAIN BATHROOM

- *Upgrade maple chestnut cabinets with chocolate glaze*
- *Upgraded hardware*
- *Upgraded floor tile*
- *Upgraded American Standard sink*

FINISHED BASEMENT AND BATHROOM

- *Group 3 granite counter with undermount sink*
- *Upgraded cabinets and hardware*
- *Upgraded cork flooring in finished recreational room*
- *Upgrade basement Windows with window wells*
- *8 Pot Lights on main floor including 2 switches*
- *Upgrade to Stain oak stairs to basement*
- *3 Pc. rough in in basement*



**BUILT TO
ENERGY STAR®
STANDARDS.**



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artist concept

TRADITIONS

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THE BRONTE MODEL HOME

*One of the most popular model homes we have ever featured is now for sale
This home has it all for the buyer with discerning taste including a fabulous finished basement!*

As well as our incredible standard features this home will also come with the following:

LUXURY FEATURES THROUGHOUT

- Smooth ceilings throughout home
- 7" cornice moulding in foyer, main hall, living and dining room, powder room, and main floor office
- Oak stairs from basement to second floor
- Upgraded carpet in bedrooms as well as upgraded carpet runner
- Combination of upgraded 12"x24" ceramic tiles and upgraded laminate flooring throughout 1st floor
- Pot lights throughout the home including the finished basement
- Energy Star Air conditioner
- Humidifier
- Cold cellar
- Security system
- Speakers installed in the ceiling (1st & 2nd floor)
- Upgraded light fixtures throughout including stunning chandeliers and track lighting
- All installed window coverings
- ENERGY STAR HOME

GOURMET KITCHEN

- 36" Dual Fuel Wolf range with gas line
- 36" low profile hood fan with classic stainless steel finish
- 36" Sub Zero Wolf refrigerator in classic stainless steel finish
- Wolf under counter wine fridge with 46 750 ml bottle capacity
- Upgraded maple cabinets
- 5th level granite counters
- Gorgeous level 4 backsplash in subway design
- Pot and pan drawers
- Open upper angled cabinets
- Upper angled glass front cabinets
- Wine rack
- Fantastic Chandler front apron double bowl kitchen sink with Moen Waterbill 2 handle stainless steel bridge kitchen faucet with side spray
- Door panels on front of island to complete the look

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THE BRONTE MODEL HOME

THE LUXURY FEATURES CONTINUED:

LUXURIOUS MASTER ENSUITE

- *Bordeaux vanity's with marble tops and matching mirrors*
- *Upgraded tiles throughout*
- *Frameless shower door*
- *Eros freestanding tub with upgraded "retro" style faucet*
- *Potlights*

MAIN BATHROOM AND SHARED BATH

- *Upgraded cabinets*
- *Upgraded tiles in both including glass tile in shared ensuite*
- *Granite counter in bedroom 4 ensuite*
- *Upgraded faucets in both*

GREAT ROOM

- *Torly's Provence laminate*
- *Da Vinci Chateau Mantel with flush hearth and pewter trim*
- *Fan kit and remote for fireplace*

FINISHED BASEMENT AND BATHROOM

- *Upgraded maple cabinets with antique white glaze*
- *Granite counter*
- *Upgraded faucets and shower head*
- *Finished rec room with additional office or guest room*
- *Electric fireplace*
- *Upgraded berber carpeting and underpad*



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TRADITIONS

HEATHWOOD

THE SOMERSET B ~ \$799,900

LOT # 397 ~ 170 Forbes Terrace, Milton ~ Elevation B ~ 3,266 Sq. Ft.

Last chance for the largest lot remaining in our fabulous Traditions neighborhood!

The popular Somerset B model is well on its way to being ready for your family to move in and it is loaded with numerous stunning standards and upgrades for your enjoyment!

LUXURY FEATURES THROUGHOUT

- 9' ceilings on main floor
- Gas fireplace in family room with Nero Assoluto flush granite hearth
- 3 ¼ Ebony stained ash strip hardwood flooring throughout the home (except tiled areas)
- Elegant Oak staircase from the basement to the 2nd floor including hand applied stain
- 5 ¼ inch baseboards
- ENERGY STAR®
- Air Conditioning
- Recessed clock plug above family room fireplace
- Upgraded oversized 30" x 30" basement windows
- Three-piece bathroom rough in for basement
- Custom painting throughout
- All window coverings
- Driveway with interlock pavers
- Fully landscaped front yard

GOURMET KITCHEN

- Cream cabinetry with upgraded handles
- Upgraded Silestone countertops

- 3 state-of-the-art Kitchen-Aid appliances
- Kitchen-Aid stainless steel hoodfan
- Moen Chateau single-lever kitchen faucet
- Vasa Laguna double bowl undermount kitchen sink
- Upgraded backsplash
- Upgraded floor tile
- Kitchen pot-lights
- Rough-in for valance lighting
- Above-breakfast bar lighting

LUXURIOUS BATHROOMS

- Marble counters and upgraded tile in master bath
- Master ensuite features a frameless glass shower
- Moen Mason polished chrome accessories in all bathrooms

MASTER BEDROOM

- Gas fireplace with Nero Assoluto flush granite hearth
- T.V Cable rough in

If you are looking for that home with a little bit more and stunning views of the forest then this is the home for you!

TRADITIONS SALES OFFICE: 905-876-3140 OR VISIT US AT WWW.HEATHWOOD.COM



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HEATHWOOD

THE SOMERSET B

LOT # 397 ~ 170 Forbes Terrace, Milton ~ Elevation B ~ 3,266 Sq. Ft.

Last chance for the largest lot remaining in our fabulous Traditions neighborhood!

The popular Somerset B model is well on its way to being ready for your family to move in and it is loaded with numerous stunning standards and upgrades for your enjoyment!

THE LUXURY FEATURES OF THIS HOME ARE:

- 9' ceilings on the first floor,
- 2 gas fireplaces, one in Family room and one in Master bedroom
- 3 ¼ Ebony stained ash Strip hardwood flooring throughout the home (except tiled areas),
- Elegant Oak stairs from the basement to the 2nd floor including hand applied Stain,
- 5 ¼ baseboards,
- Energy Star and Air Conditioning are just some of the standard features you will find in this home!
- As well, cream coloured cabinets with upgraded handles help to show off the upgraded Silestone countertops in the kitchen!
- Marble counters in the master ensuite and upgraded tiles throughout give this home a very luxurious and current feel!
- Even the pot lights in the kitchen and family room, along with other electrical upgrades like rough in for valance lighting, conduit and recessed plug above the family room fireplace plus much more, add to the beauty of this home!

If you are looking for that home with a little bit more and stunning views of the forest then this is the home for you!

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